



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF February 3, 2016

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

1055 Norfolk Avenue - Material Deconstruction - Significant designation. PL-15-02827 41
The applicant is proposing a remodel restoration: Raise the house, restore
Planner Astorga
existing historic home, add basement and garage and rear addition.
Public hearing and continuation to April 6, 2016

REGULAR AGENDA – Discussion and possible action as outlined below

1450 Park Avenue – Relocation — Significant House. The applicant is PL-15-03029 43
proposing to relocate the existing historic house on its lot.
Planner Grahm
Public hearing and possible action

1460 Park Avenue – Relocation — Significant House. The applicant is PL-15-03030 63
proposing to relocate the existing historic house on its lot.
Planner Grahm
Public hearing and possible action

1259 Norfolk Avenue – Determination of Significance PL-15-02645 83
Public hearing and possible action
Planner Turpen

569 Park Avenue – Determination of Significance PL-15-02879 127
Public hearing and possible action
Planner Turpen
Planner Grahm

1406 Park Avenue – Determination of Significance PL-15-02883 189
Public hearing and possible action
Planner Grahm

Annual Preservation Award - Staff recommends the Historic Preservation GI-15-02972 227
Board choose one (1) awardee for the annual Preservation Award, select
Planner Grahm
three (3) members to form an Artist Selection Committee, and discuss
awarding commemorative plaques.
Public hearing and possible action

Design Guideline Revisions- Staff recommends that the Historic Preservation GI-13-00222 299
Board take public comment on the proposed changes to the Design
Planner Grahm

Guidelines for Park City’s Historic Districts and Historically Significant Buildings. Sections Universal Guidelines and Specific Guidelines A. Site Design will be reviewed for: Building Setback & orientation, topography & grading, landscaping & vegetation, retaining walls, fences, paths, steps, handrails, & railings (not associated with porches), paths, steps, handrails, & railings (not associated with porches), gazebos, pergolas, and other shade structures, parking areas, & driveways. The Board will provide specific amendments to be made to the document if necessary; and make a recommendation to City Council (Council review will be after the entire Guidelines are reviewed by the HPB)

Planner Turpen

Public hearing and possible action

WORK SESSION – Discussion items only, no action taken

Historic Sites Inventory Review – Update on the CRSA Intensive Level Survey (ILS) and provide staff with any comments or questions

*Planner Grahm 337
Planner Turpen*

Historic Preservation Updates— Review with HPB in preparation for 3.31 City Council quarterly update on Design Guidelines, Material Deconstruction applications, HPB’s authority to conduct design reviews, and Historic Site Inventory (HSI) Updates.

Planner Grahn 341

ADJOURN

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF FEBRUARY 3, 2016

BOARD MEMBERS IN ATTENDANCE: David White, Lola Beatlebrox, Cheryl Hewett, Hope Melville, Douglas Stephens, Jack Hodgkins

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

ROLL CALL

Chair White called the meeting to order at 5:04 p.m. and noted that all Board Members were present except Puggy Holmgren, who was excused.

PUBLIC COMMUNICATIONS

There were no comments.

ADOPTION OF MINUTES

January 3, 2016

Board Member Melville referred to page 3 of the Staff report where corrections were made to the December minutes. She corrected the "Silver Queen and 65 Main Street" to correctly read "...and **625** Main Street.

MOTION: Board Member Beatlebrox moved to APPROVE the minutes of January 3, 2016 as amended. Board Member Hewett seconded the motion.

VOTE: The motion passed unanimously.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Hannah Turpen handed out a brochure which was the Staff version of the article for this month. She recommended that the Board read through it and consider how it will impact the discussion when looking at the design guidelines. Planner Turpen informed the public where they could obtain a copy of the brochure online from the Utah Heritage Foundation.

Planner Turpen stated that the brochure talks about compatible design and it outlines a lot of what is being done in the Avenues in Salt Lake. She noted that some buildings from Park City were also featured in the brochure.

Director Erickson introduced Ashley Scarff as the newest member of the Planning and Historic Preservation team. Ms. Scarff will be helping with historic preservation and larger scale planning projects.

Board Member Melville asked for an update on the Rio Grande Building on Park Avenue. She did not think any of the siding looked original. It was the same modern siding that was being put on the condo project.

Planner Grahn replied that it was not the same siding used on the condo project. The siding for the Rio Grande Building is siding that was milled to match what was on the building historically. Planner Grahn explained that when they removed the corrugated metal yellow siding two years ago, they found that most of the siding was cut down to create a skirt around the base of the building. Much of that wood was rotted and chipped beyond repair. She stated that the Staff considered having them reuse the existing siding, but the boards varied in length and width due to deterioration. Therefore, they decided the better option was to mill new siding that matches the profile, which is mostly barn board. Planner Grahn remarked that when it was first put up the Staff was concerned that the new siding on the Rio Grande structure looked similar to the siding on the condo project. The developer has assured the Planning Department that the siding would be painted. Planner Grahn believed the painting would make the siding look different than the condo project and it should make the Rio Grande stand out more.

Director Erickson clarified that the developer had provided samples and Planner Grahn was able to compare it to the historic board and see the paint color.

Board Member Melville thought it was board and batten. Planner Grahn replied that the Staff had that same thought from looking at the initial photographs, but when they visited the site they found that it was the same board you would find on a barn. It was just vertical boards next to each other. Ms. Melville stated that it currently did not look historic at all. Planner Grahn pointed out that it is new wood and they do not want it to look that historic because it is a new material. She assured Ms. Melville that once the wood is painted it would look very different from the condo project.

Planner Turpen stated that the historic board and a sample of the new board was available in the Planning Department if any of the Board members were interested.

Board Member Melville asked about the original historic plan for the Rio Grande building. Planner Grahn believed they originally intended to use the historic material. However, the exploratory demo was done in selective places and at that time they did not realize the extent to which the historic siding had been removed and lost. When the Staff visited the site during the winter they found

that the original siding was only around the base of the building and not all the way up as everyone had anticipated. Ms. Melville thought the historic photos showed either corrugated metal or board and batten. Planner Grahn explained that the corrugated metal was historic only in the sense that it was from the 1960s and 1970s, or possibly the 1940s; but it was not original to the actual building. She thought the photo was unclear as to whether it was actually showing board and batten. It could be showing the groove between the vertical boards. Ms. Melville requested that the Staff relook at the historic photos.

CONTINUATIONS (Public Hearing and Continue to Date Specified.)

Planner Grahn reported that the list of continuations were Determination of Significance applications and the Staff requested that they be continued to the meeting on March 2nd. The items will be noticed in accordance with recent LMC changes, and will include a property notice, a mailing, and a letter to the property owner. Planner Grahn stated that a sign would be posted on the property and neighbors within 100 feet will be noticed by mail.

1. 569 Park Avenue – Determination of Significance

Chair White opened the public hearing. There were no comments. Chair White closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE 569 Park Avenue – Determination of Significance to March 2, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

2. 210 Grant Avenue – Determination of Significance

Chair White opened the public hearing. There were no comments. Chair White closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE 210 Grant Avenue - Determination of Significant to March 2, 2016. Board Member Stephens seconded the motion.

VOTE: The Motion passed unanimously.

3. 921 Norfolk Avenue – Determination of Significance

Chair White opened the public hearing. There were no comments. Chair White closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE 921 Norfolk Avenue – Determination of Significance to March 2, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

4. 1406 Park Avenue – Determination of Significance

Chair White opened the public hearing. There were no comments. Chair White closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE 1406 Park Avenue – Determination of Significance to March 2, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

5. 1259 Norfolk Avenue – Determination of Significance.

Chair White opened the public hearing. There were no comments. Chair White closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE 1259 Norfolk Avenue – Determination of Significance to March 2, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

WORK SESSION – Discussion of recent LMC Amendments to Chapter 15-11.

Planner Grahn stated that the Staff thought it would be helpful for the HPB and the Staff to quickly review the LMC changes that the City Council adopted in December.

Planner Grahn referred to page 39 of the Staff report which outlined the changes to the noticing requirements. The change would allow the Staff to do further community outreach as far as noticing for HPB review of material deconstruction, the determination of significance, and other items reviewed by the Board.

Planner Turpen noted that page 40 outlined the expansion of the purpose of the Historic Preservation Board to include review of material deconstruction applications.

Planner Grahn stated that pages 42-43 outlined the expanded criteria that the Staff and HPB worked to create in terms of the Historic Sites Inventory and the different designations. She noted that the criteria had been modified because the City Council had excluded the buildings that were not historic to Park City but had been moved. Those buildings would not be on the historic sites inventory. Planner Grahn noted that retained language included that it retains its historical form and the historical scale and mass as the Board previously discussed.

Planner Grahn commented on the new designation of "Contributory Site" and the criteria for contributory. She pointed out that the designation does not protect the structure from demolition.

Planner Grahn referred to page 44 and noted that criteria was adding stating that after any panelization or reconstruction project, the HPB would review the project to determine whether or not it retained its Landmark or Significant status.

Planner Turpen noted that page 44 also outlined the process for material deconstruction, which includes the HPB review. The process also includes that relocation and reorientation of any building would be reviewed by the HPB.

Planner Grahn referred to pages 46-47 and noted that the criteria for reorientation and relocation of historic buildings had been modified. Previously it was up to the Chief Building Official and the Planning Director to find unique conditions that warranted the relocation or reorientation. The modification leaves it up to the HPB. Planner Grahn reviewed examples of unique conditions as provided in the Staff report. Planner Turpen noted that the same process applied for reconstruction, which would be reviewed by the HPB.

Planner Grahn commented on a change to the appeal process to make it consistent. Since the HPB will be doing the material deconstruction reviews, their decision could be appealed to the Board of Adjustment. To make it consistent, any Staff determination on a design guideline would also be appealed to the Board of Adjustment on an HDDR application.

Planner Turpen noted that the definitions were updated beginning on page 51 of the Staff report.

Director Erickson remarked that the purpose of this review was to update the HPB on the changes made by the City Council with respect to historic homes that were moved into Park City. The Staff was assessing the impacts. Director Erickson believed the new noticing requirement was important for the entire Historic District and responds to the Board's request for additional notification.

Planner Grahn explained that the noticing requirement for material deconstruction is to notice neighbors within 100 feet, which is the same

requirement for HDDR applications. Director Erickson stated that prior to this change public noticing did not occur for material deconstruction. In addition to the mailed notice, a sign will be posted on the property so the adjacent property owners are aware of what is occurring. There will be two notices; one of the HDDR action and a second one for the actual material deconstruction.

Board Member Stephen asked if the HPB would be using what was passed by the City Council in reviewing the relocations on the agenda this evening. Planner Grahn answered yes.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

Planner Grahn reviewed the next two items simultaneously. Two separate actions were required.

1. 1450 Park Avenue – Relocation and Material Deconstruction – Significant House. The applicant is proposing to relocate the existing historic house on its lot. In addition, the applicant will be removing non-historic vegetation, non-historic rear additions, removing the roof for structural upgrades, temporarily removing a historic chimney for restoration, removing non-historic cladding on exterior walls, removing the non-historic porch, removing a historic door and non-historic doors, removing existing non-historic windows. (Application PL-15-03029)
2. 1460 Park Avenue – Relocation and Material Deconstruction – Significant House. The applicant is proposing to relocate the existing historic house on its lot. In addition, the applicant will be removing non-historic vegetation, non-historic rear additions, removing the roof for structural upgrades, removing non-historic cladding on exterior walls, removing the non-historic porch, removing a historic door and non-historic doors, removing existing non-historic windows. (Application PL-15-03030)

Planner Grahn stated that because these projects are similar and the work being done is consistent on both, she had broken the discussion into two sections. One was to talk about the difference between the two properties and the second was to discuss the similarities. She thought the Planning Commission would find that the findings and reasoning for these changes were the same for both projects.

Rhoda Stauffer, the City's Housing Specialist, and Hans Cerny, the project architect, were present to answer questions.

Planner Grahn stated that she was disoriented when they visited the historic houses and the places where they entered the historic houses were actually the kitchen additions that would be removed. She had mistakenly identified the wrong portion of the house but it was correct in the Staff report. Rhoda Stauffer clarified that they walked into the kitchen addition at 1460 Park Avenue, but they actually walked into the living room at 1450.

Planner Grahn referred to the site plan on page 185 of the Staff report. The applicant was proposing to relocate each of the houses. She noted that 1450 Park Avenue would be moved 8'6" to the west, and 1460 Park Avenue would be moved 5'5" to the west. It would be closer to Park Avenue but within the setback.

Planner Grahn remarked that these historic houses used to be in a neighborhood full of other historic houses. It was a neighborhood similar to Upper Park Avenue where there was a clear rhythm and scale and pattern going on in the streetscape due to smaller surrounding houses. However, much of the historic context of the neighborhood has been lost with the addition and construction of new condo buildings and multi-family dwellings. The Staff had conducted an analysis and found no significant impact on the historic integrity of the structures by moving forward to the west.

Planner Grahn stated that even if these houses get renovated and become more historic looking in appearance they would still not be eligible for the National Register because of the setting and the surrounding condo units.

Planner Grahn asked for comments or questions regarding the relocation.

Board Member Beatlebrox wanted to know the exact setback once the houses are moved. Planner Grahn replied that it would be approximately 15 feet from Park Avenue. Board Member Hodgkins asked how it compared to the other historic buildings at 1410 and 1406 Park Avenue. Planner Grahn did not know the setback on those structures.

Board Member Melville understood that the proposal was to move the structures forward towards the street but it did not involve panelization. Planner Grahn replied that she was correct. The structures would be moved intact. Ms. Melville asked if the renovations being proposed could be done in the current location without moving the homes. Planner Grahn answered yes. She stated that one of the concerns, especially when they had looked at the Greenpark Co-housing project, was that getting enough units to make the project feasible required adding additional units on-site. If the houses are not pushed forward to the street, the separation between the new construction behind it and the historic house becomes more limited. Planner Grahn felt that would be more detracting than pushing the houses forward and create additional separation between this and new cottage housing that will be constructed behind it. Ms. Melville clarified

that the houses were being moved forward in order to accommodate more units on the property. Planner Grahn replied that she was correct.

Ms. Melville recalled that when Greenpark Co-Housing requested to move those building the request was denied. Planner Grahn could not recall the specifics of why it was denied. However, she reminded the Board that new Code amendments were adopted that defines unique conditions. Prior to that it was up to the Chief Building Official and the Planning Director to find the unique conditions. Ms. Melville stated that it had not come before the HPB, but she remember reading in the newspaper that Greenpark Co-Housing wanted to move the structures so they could fit ten units on the property. She reiterated that their request was denied. Now that it was a City project, they were proposing to move the buildings for the same reason. Ms. Melville understood that they could still put in cottage units without moving the houses, but it would be a lesser number than what was being proposed. Planner Grahn stated that the number of units proposed would still fit and meet the building requirements for the separation. However, the concern about the separation is more about its impact on the historic structure. A greater separation isolates the historic structures and makes them stand out more clearly. Ms. Melville believed they could reduce the number of cottages and achieve the same separation without moving the historic homes. Planner Grahn agreed, but noted that the discussion was not to dictate the number of cottage units.

Board Member Melville was concerned that when the public asked to move the historic moves they were denied; but now that the City is the applicant they have found a way to allow it. She questioned the fairness.

Assistant City Attorney McLean remarked that the Code has changed since Greenpark Co-Housing made their request. Ms. Melville wanted to know what new Code criteria they were using to justify a change in thinking. Ms. McLean did not believe a prior application was submitted to move the structures.

Council Member Cindy Matsumoto commented on her recollection of the discussion with the City Council regarding the project that was proposed as Greenpark Co-Housing. She stated that an RFP went out and the Council asked to have the buildings remain in their existing location and to have the greatest degree of rehabilitation of the buildings. The Council did not want panelization. Ms. Matsumoto stated that the City Council worked hard with Greenpark to try to come up with a workable solution. She recalled that there were a number of reasons besides moving the structures that kept the project from moving forward; and financing was the primary reason. Ms. Matsumoto remarked that the City Council granted extensions and made changes to the Code to allow access off Sullivan Road in an effort to make the project work. Ms. Matsumoto stated that when the Greenpark Co-Housing project ended because it was not feasible to move forward, there were two questions. One was whether something different

could be done. They were advised that since they had gone out for a public RFP they could not change the rules in midstream and allow Greenpark to move the buildings. When that project became moot the City decided that the fastest way to get affordable housing was for the City to take on the project themselves. The City Council once again specified that the goals were to preserve the buildings and to have attainable housing. They knew it would be controversial and that the City would be scrutinized because they were asking to have the buildings moved. Ms. Matsumoto clarified that it was really about separation and a better project. She remarked that the City was proposing to build fewer homes than what was proposed in the Greenpark project and the amount of parking was reduced. They were trying to achieve the best project possible.

Director Erickson referred to page 46 of the Staff report and noted that Criteria #3 was the criteria used for recommending that the houses be moved. Criteria #3 gives the power to the HPB and not the Planning Director and Chief Building Official. Director Erickson read, "The historic context of the buildings have been so radically altered that the present setting does not appropriately convey its history". He explained that the Staff determined that because the structures are locked between 1970 condos and there are no historic homes immediately adjacent, moving the buildings a couple of feet allows greater separation from the new development, and would not affect the historic character of the buildings after the proposed renovation.

Board Member Beatlebrox asked for the setback requirement in that neighborhood. Planner Grahn replied that it was 15 feet. Ms. Beatlebrox assumed there were no other non-conforming buildings and that they were all set back 15 feet or more. Planner Grahn stated that there might be some legal non-conforming buildings. She was not sure what the setbacks were for the 1970s condos. It appeared that there were a variety of issues and the Staff would review each unit individually as they came in to determine whether or not it was legally non-conforming.

Board Member Beatlebrox stated that when she visited the site she looked at the setbacks and some seemed closer than 15 feet. She did not believe this request was non-conforming.

Board Member Stephens asked if the proposed location would be 15 feet back from the property line. Planner Grahn answered yes. He asked how far back the property line was from Park Avenue. He thought the curb cut was different than the property line. Mr. Cerny replied that the property line was behind the sidewalk. Mr. Stephens pointed out that these homes would be sitting back further than some of the other homes on Park Avenue. Mr. Stephens suggested that it might be better to move the homes closer to Park Avenue to greater separation from the buildings in the back. He understood that moving them closer to the street would require a Board of Adjustment hearing.

Board Member Hodgkins had concerns with the relocation. From the standpoint of a Historic Preservation Board, moving a historic building should not be preferable. If the role of the HPB is to protect the historic integrity of the City, he thought they needed to spend more time making this decision. He understood where in the Code it might be allowable, but he thought that argument could be debated. Mr. Hodgkins questioned whether the research that was presented fit the definition of continuity, rhythm and pattern that they previously discussed; particularly if they do not understand the other setbacks on adjacent structures. Mr. Hodgkins stated that as he stood on this site and across the street from this site other historic buildings could easily be seen. Without understanding where those are, he was not sure he could approve moving the two structures as close to the street as proposed. In addition, being able to get behind the buildings and allowing them to breathe was not historically as important as the streetscape.

Board Member Beatlebrox wanted to know the actual footage between the historic buildings and the proposed affordable housing unit immediately behind. Mr. Cerny stated that it was approximately 10 to 12 feet. Ms. Beatlebrox asked for the footage between the adjacent buildings if these homes were not moved. Mr. Cerny stated that if the homes are not moved they would have to reorganize the entire site. Ms. Beatlebrox asked if it would be ten feet between the two buildings immediately behind if the buildings are moved, but only five feet if they remain in their current location. Mr. Cerny explained that several things would need to be considered. One is the Building Code that requires a minimum separation between buildings that would need to be addressed. He pointed out that it was more than an aesthetic issue or finding a comfortable distance between units.

Board Member Beatlebrox stated that she was sensitive to the fact that the City needs affordable housing. These two buildings were affordable housing and it would be wonderful to keep them as affordable housing. She thought it would be a shame to lose a number of affordable housing units by not moving these structures. Ms. Beatlebrox asked if the structures were stable enough to be moved. Mr. Cerny stated that the structures would have to be stabilized in order to be moved. At this point he was unsure which method would be used but it would likely be some type of constructed frame around the house. Ms. Stauffer explained that the houses would be raised regardless because they need to put footings and foundations underneath them.

Chair White stated that if the historic houses are not moved forward and the same number of affordable units are built as shown, there would be less than five feet between the structures.

Chair White opened the public hearing on the relocation portion of the applications.

Clark Baron, the owner of the Struggler Unit adjacent to this property, appreciated the hard work of the Planning Department in trying to save these two historic dwellings because he shares that interest. He knew the owner of the home closest to his unit and the history of that house and would like to see it preserved. Mr. Baron approved the idea of reworking the homes and making them stable and up to Code and still retain their historic locations and shape. He supported the current proposal. Mr. Baron stated that in looking at other homes around Park City he recognizes that quite a few were built very close to the road and have no front yard. Mr. Baron noted that unlike many of the other historic homes in the area these homes were built away from the city center and actually have moderate front yards historically. He would like to see the front yard maintained because it is a unique feature of historic homes. Mr. Baron believed that moving the homes closer to the road would decrease the value of the home for future homeowners.

Mr. Baron clarified that he would not address any issues with the housing behind at this point because he was told that it was not part of this hearing. However, he was supportive of the concept of the cottages because it was a good use for the back of the property. Mr. Baron stated that if possible he would like to see the historic setbacks maintained, but he was willing to accept whatever the City chooses to do. Mr. Baron was pleased with the concept of this project.

Ruth Meintsma, a resident at 305 Woodside, asked about the root cellar.

Planner Grahn stated that the root cellar would be addressed during the material deconstruction portion of the discussion.

Ms. Meintsma noted that the root cellar is part of one particular house and it appeared to be attached now but in history it was not attached. Planner Grahn replied that she was correct. Ms. Meintsma stated that root cellars can be used today in the same way they were used historically or in other ways. She hoped that relationship and association would not be lost in the move.

Marianne Cone stated that she was part of the Greenpark Co-Housing. She had the pre-application conference notes for the HDDR process. She understood that that LMC had changed since the time of the Greenpark project and asked if it was changed specifically for these two homes or if they would see the changes applied to other structures. Planner Grahn replied that it would be applied in other places. Ms. Cone reiterated that Greenpark Co-Housing was not allowed to move anything at all. She pointed out that the buildings are not parallel and one is kind of askew. They asked if they could at least make them parallel to make them look better and the answer was no. Ms. Cone noted that Dina Blaes was the Preservation Consultant at the time and she was adamant that the building would not be moved. She pointed out that the argument of unique

conditions did not work for that project. Ms. Cone stated that one reason the Greenpark Co-Housing project failed because it went on for so long with the Planning Commission. If it had not been such a long process she believed they would have been able to obtain the financing. With more cooperation from the City she believes the project would have moved forward and people would have been living there for a year. They had proposed seven affordable housing units, paid for the architect and had worked out a system for co-housing. She encouraged the Board members to research co-housing if they were unfamiliar with the concept.

Ethel Preston appreciated Board Member Melville's concern about fairness. Ms. Preston thought it was a good idea to move the houses forward; but she thought it was a good idea when they proposed it for the Greenpark project. There was an issue about separation of one unit from the main house and their architect redesigned the unit to make the separation more distinctive to set off the historic house. Ms. Preston stated that as a citizen she was not opposed to moving the houses forward. She understood that as a Historic Preservation Board they may see it differently based on the guidelines. Ms. Preston wanted it on the record that Greenpark Co-Housing was denied this ability and the City, who now owns it, has changed the Code to make it work for them.

Chair White closed the public hearing on the relocation.

Planner Grahn stated that the next part was the material deconstruction. She explained that the major difference between the two historic houses were the additions that would be removed.

Planner Grahn referred to page 90 of the Staff report and noted that the orange outline showed what would be remaining after the additions have been removed on 1450 Park Avenue. She pointed out that it included the root cellar. Page 86 of the Staff report contained the Sanborn maps from 1907 and 1927. She did not believe the root cellar had been constructed at that point. Planner Grahn stated that the footprint in 1907 and 1927 consisted of the T-shaped cottage with an awkward L addition off the rear. Over time a root cellar and additional additions were constructed off the back. She stated that the additions were causing significant strain and weight on the house because of how they were built over the existing roof. The applicant was proposing to remove everything except what was shown in the orange outline on 1450 Park Avenue.

Board Member Melville referred to page 92 which showed the side view of an existing side elevation. She understood that everything would be removed starting with the middle chimney back. Planner Gran answered yes. Ms. Melville referred to page 92 and asked if she was reading it correctly that there was an original root cellar in 1904. Planner Grahn stated that it was part of a report Sandy Hatch did for the City in 2010 or 2011. She had used her drawings;

however, as they compared it to the Sanborn maps they found inaccuracies, such as when different portions of the building were constructed. Planner Grahn stated that the Sanborn maps are more consistent with what was there in 1904. She thought it was important to understand that the additions were tacked on to the house, and while they tell the history of development of the site, they do not necessarily contribute to the 1904 house itself. Planner Grahn commented on the importance of looking at the whole project and what they were trying to accomplish. In this case, the applicant was requesting to restore the structure to the 1904 form.

Mr. Cerny stated that part of what helped them determine what was historic was going up into the attic and seeing the original structure. Planner Grahn agreed that Sandy Hatch's exploratory demolition was much more limited than what was done recently.

Board Member Melville asked for the age of the additions. Planner Grahn believed the additions were post 1927 based on the Sanborn maps. That would put them outside of the historic period, but they could be over 50 years old. In response to the question asked by Ms. Meintsma, Ms. Melville understood that they would be removing the root cellar. Planner Grahn replied that the applicant was proposing to remove the root cellar. Ms. Stauffer stated that the stairway from the house goes down into the root cellar and it has been used as debris for years.

Planner Grahn referred to page 198 which showed the proposal for 1460 Park Avenue outlined in orange. The applicant was proposing to restore the house to the 1901 original, which was the T-shape cottage. They were proposing to remove the rear additions, which were not outlined in orange. Planner Grahn stated that based on the Sanborn maps a number of additions were made early on to the back of the house; however, the Staff did not believe those were the same additions that exist today. They were likely removed and replaced based on the forms of construction; specifically in the attic.

Board Member Beatlebrox wanted to know the square footage now and what it would be once the additions are removed. Mr. Cerny stated that the new square footage proposed for 1460 was 825 square foot footprint, including porches. The gross was 710 square feet of occupied space. For 1450 the square footage proposed was 858 square foot footprint and 800 gross square feet occupied space. Mr. Cerny believed the existing square footage could be found in the existing conditions report.

Board Member Beatlebrox clarified that the structures would remain small cottages and they would retain the porches in front for the entrance. Planner Grahn stated that they would talk about the porches later in the discussion. At this point she wanted the Board to focus on the additions.

Chair White understood that only the T-shape portion would be built. Planner Grahn explained that the T-shape portion would be preserved. The rest would be removed. Chair White stated that the site plan shows that area as part of the finished footprint. Planner Grahn stated that the applicant was proposing to remove the additions. An existing shed addition sits on that side of the house and the applicant was proposing to construct a new addition in that location that from the street would look similar to the projections seen today. It would help with the structural supports in the back and actually make the height of those areas walkable. Currently the ceilings are very low. Chair White clarified that what was proposed on the site plan was actually a new addition to the T-shape. Planner Grahn answered yes, and noted that it was true for both 1450 and 1460. She had included the site plan to give the Board an idea of where they were being relocated.

Planner Grahn reviewed the proposal to remove the roofs and noted that the roofs were different on each house. On 1450 Park Avenue the sheathing of the roof and the asphalt singles would be removed. The existing structure would have new beams to support a new roof, new sheathing and new asphalt shingles. The entire roof needed to be replaced.

Planner Grahn stated that on 1460 Park Avenue, the attic has suffered severely from fire damage. Rather than try to sister the beams in the existing structure with new members to bring the roof up to Code, the applicant was proposing to remove the roof structure and reconstruct it. Planner Grahn noted that in both cases the gables would be structured and preserved in order to maintain the pitch as opposed to trying to reconstruct the pitch. Chair White clarified that the pitch and massing would remain the same. Planner Grahn replied that this was correct.

Planner Grahn pointed out that there were three chimneys on 1450 Park Avenue; however, there were no chimneys on 1460 Park Avenue. The Staff suggested that the applicant maintain the original chimney, which is visible from the right-of-way. The chimney will be decorative as a character defining feature, but it will not be functional. Planner Grahn stated that Park City is losing a lot of the chimneys around town and chimneys were an important part of the Park City vernacular in how terms of how these houses looked. The two chimneys on the back of the house were added as part of the later additions and the Staff did not believe they were historic. They do not serve a purpose and they are not structurally sound. The Staff requested that the applicant be allowed to remove the two back chimneys as part of this rehab project.

Planner Grahn stated that the rest of the items being proposed for both houses were fairly similar and she requested that they be discussed together rather than individually.

The first item is that the applicant was proposing to remove much of the landscaping as part of the grading on site. The Staff was concerned about the loss of mature vegetation on the site and added a condition of approval stating that if the applicant removes mature vegetation it needs to be replaced. In addition, the applicant will be required to revegetate the site with lilacs and fruit trees consistent with what would have historically been there.

Planner Grahm stated that the applicant was also proposing to remove the Masonite and asbestos shingle siding to uncover the original wood siding. Since the extent of how much wood siding is still in existence or the condition of the siding, a condition of approval was added requiring a review by the Preservation Planner to make sure that any discarded material is severely damaged.

Planner Grahm reported that the applicant was also proposing to put in new foundations which would mean removing any rubble under the historic houses. The aluminum porches would be removed and reconstructed to be more in keeping with the historic photograph for 1450 Park Avenue. The windows would also be removed and the original window openings restored. The windows would be replaced with wood double-hung windows.

Planner Grahm noted that the last item were the doors. The applicant would like to keep the historic doors but relocate them to the rear elevation so they could widen the front door for ADA access. Planner Grahm stated that the Staff and the Building Department finds that ADA access could be created off the back of the structure to meet the ADA requirement, and that would allow the front door to remain in place and to be maintained and preserved to keep the original look of the house. The Staff requested input from the Planning Commission regarding the doors.

Board Member Beatlebrox stated that she had noticed the doors right away. The decoration on them is elaborate. Planner Grahm noted that it was not clear exactly what year the doors were put on, but one house dates from 1901 and the other house from 1904. Ms. Beatlebrox did not want the door to be moved.

Board Member Hodgkins asked for the difference in width of the new door. Mr. Cerny was unsure of the exact width. The current width is less than 3 feet. Mr. Cerny stated that if they were allowed to make the door ADA accessible, they would reuse the historic door in another part of the house. Ms. Stauffer remarked that the intent is to create a door to look exactly like the historic door only wider. It would have the same historic detailing.

Board Member Stephens thought the size of the door was more important than the detailing. Putting a door wide enough for ADA access changes the proportions. Mr. Stephen preferred having the ADA access off the back. He

asked if all the buildings on the site would be ADA Accessible or just these two. Ms. Stauffer stated that only these two structures would be ADA accessible because they are single story homes.

Board Member Melville agreed that the historic size and look of the door is important to the house. If they start changing the proportions it impacts the house and the streetscape. She thought it was important to keep the historic door in the front and comply with the ADA requirements in a different portion of the house.

Board Member Beatlebrox asked for the difference in feet between front access and back access in terms of how far a handicapped person would have to travel. Mr. Cerny replied that there would be 10-12 feet of travel from the driveway to the front door. It could be as much as 25 feet to the back of the house. In looking at the site plan, Ms. Beatlebrox thought there was room for a car to pull further back in the driveway.

Board Member Hewett asked if Unit E was a two-story structure. Ms. Stauffer stated that all of the new units on the property would be two-story. Ms. Hewett thought it made more sense to make one of the new units ADA accessible.

Mr. Cerny verified that per Code the clear width for ADA access is 32 inches. Mr. Hodgkins believed that was the clear width with the door open. Mr. Cerny agreed.

Board Member Stephens stated that the HPB was trying to make a decision on the historic significance of the front door and its importance in keeping the integrity of the home. He did not believe the HPB should be focused on design issues in terms of where to put the ADA access. That issue should be left to the design community. Mr. Stephens thought the Board should focus their discussion on whether or not the historic door is important to how the house looks from the street, and whether or not it is important to keep the historic door on the front of the house. In his opinion, ADA and affordable housing were not issues for the HPB.

Planner Grahn pointed out that if ADA access is put in the front, the door becomes wider and the HPB would have to approve the demolition of additional materials to make it wider. Mr. Stephens clarified that his point was that the HPB should be deciding whether the historic door could be removed and replaced with a wider door. Whether or not it is for ADA access should not be the issue. Planner Grahn agreed with his point.

Board Member Beatlebrox asked if the decorative pieces on the door were milled with wood. Planner Grahn believed that it was wood. She noted that the physical conditions report shows the front door for each property in detail.

Planner Grahn remarked Sandy Hatch had stated in her report that it was unclear whether or not the doors were original, but they were certainly historic doors. Mr. Hodgkins asked if anyone knew the width of the historic door. Mr. Stephens was almost certain that it was a 2'4" door, because that was what was consistently built at that time. Chair White thought the door shown in the photograph looked wider than 2'4".

Planner Turpen noted that the report identifies it as 32" wide. That would mean that the applicant could use one of the new type of hinges that clears the door, in which case they could use the existing door. She suggested that it might be something the applicant should research and come back with a new proposal for the door.

Board Member Beatlebrox asked for an explanation of the windows. Planner Grahn replied that all the windows in both houses have either been replaced or were beyond repair. She recalled that there was only one historic double-hung window on the back gable at 1460, but there is no glass and the wood is rotted. The applicant was proposing to remove all of the windows, restore the window openings on the historic portion of the house, and replace it with wood-double hung windows, which is consistent with what was there historically. Planner Grahn stated that on the back of 1460 the window will be shifted slightly to the north to accommodate a door and window on that gable.

Board Member Hodgkins noted that the proposal includes a number of items and he asked if it would be an all or nothing vote at the end. Director Erickson replied that it did not have to be an all or nothing vote. The Board could take action on the relocation of the building, a separate action on the material deconstruction, and take a separate action on the doors and request that the applicant return to the HPB if there is the need for additional material deconstruction for the doors on the front. Director Erickson noted that these actions should be taken separately for each house. Planner Grahn pointed out that the Staff recommendation is for approval of all items except the relocation of the historic doors.

Ms. Stauffer stated that if the Board felt strongly about the front door, they would rather have an approval to keep the front doors as they exist rather than request that the applicant come back with a new proposal.

Board Member Stephens clarified his earlier comment. He had mixed up the houses and referred to the wrong house when he said the door was 2'4". He stated that 1450 Park Avenue actually has the 2'4" door. 1460 Park Avenue has a wider door now, but it would have been a 2'4" door originally. If the applicant was restoring the window openings to the original size he thought they should also restore the front door opening to the original size. Board Member Beatlebrox concurred.

Director Erickson suggested that the Board discuss the doors and provide clear direction.

Chair White thought it was the opinion of the Board to maintain the historic openings and proportions for both houses. The Board concurred.

Chair White opened the public hearing on the deconstruction of materials.

Ruth Meintsma, 305 Woodside Avenue, noted that in her report Sandy Hatch states that the root cellar was probably original to the property. That would mean 1904, as indicated in the drawing. Ms. Meintsma understood that the root cellar was not included in the Sanborn map, but those were particularly fire maps. If there was a structure or element that would not be involved in fire insurance, it was not always included on the map. She pointed out that a concrete structure with a tin roof would not be a fire issue. Ms. Meintsma stated that in looking at the picture she thought Ms. Hatch would have been able to tell if the materials and/or the construction were historic. She remarked that accessory structures are now protected because they are important to the context of the historic houses. She did not think they should be allowed to remove the root cellar without first proving that it was not historic, as opposed to proving that it was historic. If it has historic significance she thought it should be kept and incorporated if they find that it is associated with the original structure. Ms. Meintsma pointed out that there was no tax appraisal card for 1450 Park Avenue, and she asked why it was missing from the Staff report.

Planner Grahn remarked that it was not included in the Historic Sites Inventory form. She pointed out that the HSI form also does not note historic accessory buildings. Ms. Meintsma asked if the tax appraisal card was accessible. Planner Grahn stated that Dina Blaes was very thorough about including the documentation when she created the HSI forms and it was possible that the Museum did not have a copy of the tax card. Board Member Melville suggested that Ms. Meintsma check with the Museum.

Ms. Meintsma referred to page 101 of the Staff report, Findings of Fact #16, which states that the window on the north of the 1904 structure are not original to the building because they are horizontal as opposed to vertical, and they likely date from the 1920s and 1930s. She thought anything within the Mining Era was relevant, which would include the 1920s and 1930s. They may not be contributory to the original building form but they were contributory to the way people lived in the house.

Planner Grahn thought it was clear that the craftsman windows which were more of the 1920s, 1930s were added after the house was constructed in the 1904 era. She explained that historically the windows would have been vertical double-

hung windows. She believed the additions were added later on. If the applicant was choosing to restore the structure to its 1904 appearance, they would not want to keep 1920 features if the goal is to look like a 1904 house.

Chair White closed the public hearing.

Board Member Hodgkins referred to the house that was built in 1904. He noted that the original portion was the T-shape and he asked if putting on the newly proposed addition would actually take it back to 1904, or whether they should require a transitional element for any additions. Planner Grahn replied that they could require a transition element if the Board preferred. She pointed out that the Staff had not completed the HDDR. Planner Grahn noted that the footprint of those additions were so small and the applicant was replacing an existing addition with an addition that is shorter than the house. Mr. Hodgkins understood the explanation; however, the additions did not date back to 1904. He asked if the structure was actually being restored to a later date in which case it might capture the 1930s windows. Mr. Hodgkins stated that he was looking for clarification. Planner Grahn felt there were a number of things going on. The applicant was requesting to restore the home to 1904 with the new addition. The footprint is so small the Staff did not think a transitional element would do it justice. However, they could look at adding one.

Board Member Stephens stated that the object this evening was to look at removing non-historic additions, but when the design review takes place it would have to comply with the current guidelines. Board Member Hodgkins clarified that the additions being removed are over 50 years old so they are not non-historic. The HPB is being asked to approve the demolition of the additions because the applicant would like to restore it back to the 1904 house. At that point he believed they would be required to have a transitional element to the addition. Board Member Melville agreed.

Director Erickson thought the current Design Guidelines would require the transitional element. He explained that the applicant was proposing to restore all portions of the current historic home to the 1904 home. If a new addition is added there would need to be a transition in accordance with the Guidelines and the addition could not detract from the historic home.

Board Member Hewett referred to public comment that having a front yard was part of the original house. She asked if it was beyond the purview of the HPB to know whether or not the front yard could be maintained. Planner Grahn stated that the Design Guidelines talk about the amount of paved green space allowed in the front yard. Someone could not make it into a gravel parking lot.

Board Member Stephens asked if this was a PUD or condominium project. Ms. Stauffer replied that it was a condominium project. Mr. Stephens assumed that a

portion of the condo fees would go towards maintaining the property. Chair White pointed out that part of the HDDR includes landscaping.

Board Member Melville had concerns with the relocation. She thought the materials deconstruction and eventual reconstruction of these homes could be accomplished and done well with the buildings remaining in their historic location. The setback is the historic setback and it has always been that way. Ms. Melville did not agree that the historic context of the building has been so radically altered that the present setting does not appropriately convey its history. Ms. Melville did not believe that relocating the building was required.

Board Member Melville thought there was an unfairness issue or at least the appearance of unfairness by denying relocation for a similar project but allowing it for a City project. She had concerns regarding that issue from both a public perspective and the appearance of unfairness. Ms. Melville understood that the Code had changed, but she did not believe it met the new criteria because the historic context was not changed.

Board Member Melville emphasized that their decision was not about ADA compliance or affordable housing. The HPB was only making a decision on whether the house should be moved, and she felt they set a precedent when they allow those types of things. Ms. Melville remarked that there needs to be significant justification to allow moving a building from its historic location. In this case, the home can be renovated and reconstructed without moving it.

Board Member Melville supported the deconstruction as proposed, but she was opposed to moving the house. She also wanted to maintain the historic door in its original proportions.

Board Member Stephens did not believe moving the homes forward 5 to 8 feet would alter the effect of how these homes relate to the street. It would leave a 15' setback and an additional five to ten feet to the curb. Mr. Stephens stated that if it were 15' he would be more inclined to agree with Ms. Melville. However, if these homes would still have a large front yard and the perception of the historic front yard from the street would not be altered.

Board Member Stephen supported relocation. He thought it would be more cumbersome to have the historic homes sit closer to the new homes behind. Mr. Stephens also supported taking the home back to 1904 as long as they were restoring the original openings for the windows and maintaining the front doors.

Board Member Hodgkins agreed with Board Member Melville. He thought the argument being made that allows the homes to be relocated based on the LMC was relatively weak. Mr. Hodgkins was unsure whether moving the homes met the definition of continuity when it would be moved in front of the neighboring

building. He pointed out that they were not even sure how close the other historic buildings are that are relatively close to the arch of the street. Mr. Hodgkins found the arguments for moving the building very weak and he could not support it.

Board Member Beatlebrox had no concerns with moving the buildings. There is significant land and the setback is legal. They would also be setback further than the most of the other structures she noticed on the street during the site visit.

Board Member Beatlebrox like the cottage idea and the idea of having two historic homes and the cottages behind. She understood that they were not supposed to consider the cottages behind, but the massive condos on each side as being one long façade versus the smaller homes consistent with the historic homes makes more sense.

Board Member Beatlebrox supported moving the buildings 5 to 8 feet. She also thought the façade should be restored to 1904 in the same proportions.

Board Member Hewett thought this was a good example of how they start getting into the constraints in trying to make the decision. If she just looks at the facts she would agree with Ms. Melville that these are historic homes and they should not be moved. However, there are other considerations and it is hard not to bring that part into it. Ms. Hewett stated that it is difficult to make a decision in a box.

Assistant City Attorney McLean understood her position, but they need to live by the Code without taking into effect any extraneous items. She counseled the Board members to look closely at the criteria in Chapter 15-11-13, items 1, 2, 3 and sub (i) through (iii) and use those to make their determination. Ms. McLean clarified that the appeal process was basically adhering to the Code as well.

Board Member White agreed with Board Members Melville and Hodgkins. He could not find a strong reason for moving the historic homes.

Assistant City Attorney advised the Board to frame their decision on the criteria she had mentioned. Director Erickson referred the Board to pages 46 and 47 of the Staff report, 15-11-13, Relocation Criteria. If the Board chooses not to allow relocation they would deny it on the basis that it did not meet the tests of a substantial change because the site has not been radically altered, as well as reasons not met in criteria 4 (i) through (iv). Assistant City Attorney McLean explained that it is helpful for the record to have the reasoning behind why it does or does not meet the criteria.

Chair White stated that he could not support relocation because it did not meet the criteria.

Board Member Beatlebrox read from page 84 of the Staff report, Criteria 3(i) "The historic context of the building has been so radically altered that the present setting does not appropriate convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building in the District. She noted that was one reason they choose but she did not think it applied. She then read 3(ii) "The new site shall convey a character similar to that of the historic site in terms of scale and neighboring buildings, materials, site relationships, geography and age". She believed this criteria applied because the new site, which was only 5 feet away, would convey that character. Ms. Beatlebrox felt that having other buildings of the same kind of character around it would help convey the character.

Board Member Stephens stated that he was trying to make his decision based on the LMC as it exists from what was passed in December. Like it or not, there was specific wording "radically altered the present setting" and he could not see where moving the building 5' or 8' and still having a yard in front would radically alter the present setting. Secondly, it does not change the character of the historic site, especially in relationship to the neighboring building because the historic neighboring buildings are now gone. Mr. Stephens did not believe the integrity and the significance of the historic building would not be diminished by relocation. Based on how the LMC was written, he could not see how this would be a radical difference.

Chair White understood the logic, but the HPB was not supposed to be considering the buildings behind it or what happened before.

Assistant City Attorney McLean requested that the Board make individual motions for relocating the homes at 1450 and 1460 Park Avenue.

MOTION: Board Member Melville moved to DENY the request of the applicant to relocate and move the structure at 1450 Park Avenue based on failure to meet the criteria in Land Management Code 15-11-13, and because the historic context of the building has not been so radically altered that the present setting does not appropriately convey its history, and that the building currently is on its historic setback. Board Member Hodgkins seconded the motion.

VOTE: The motion failed on a 3 to 3 vote. Board Members White, Melville and Hodgkins voted in favor of the motion. Board Members Stephen, Beatlebrox and Hewett voted against the motion

Assistant City Attorney McLean explained that in order to take an action there needed to be a majority. Another alternative would be to continue the item until there was a full Board to vote.

MOTION: Board Member Melville moved to DENY the request of the applicant to relocate and move the structure at 1460 Park Avenue based on failure to meet the criteria in Land Management Code 15-11-13, and because the historic context of the building has not been so radically altered that the present setting does not appropriately convey its history, and that the building currently is on its historic setback. Board Member Hodgkins seconded the motion.

VOTE: The motion failed on a 3-3 vote. Board Members White, Melville and Hodgkins voted in favor of the motion. Board Members Stephens, Beatlebrox and Hewett voted against the motion.

MOTION: Board Member Melville moved to APPROVE the proposal for the materials deconstruction at 1450 Park Avenue with the exception of the front door, which would remain in its current location and proportion as recommended by Staff and based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

MOTION: Board Member Melville moved to APPROVE the proposal for the materials deconstruction at 1460 Park Avenue as recommended by Staff and based on the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report.

Board Member Stephens asked how they should address the front door on 1460 Park Avenue. Planner Grahn stated that the Staff thought the door on 1460 was historic; however, Mr. Stephens thought the original door would have been narrower than the existing door.

Chair white recalled that the Board wanted to maintain the historic proportion and size. Planner Grahn stated that the HPB would be approving the removal of the front door and bringing back a smaller door. Board Member Hodgkins asked if that fit in with the demolition issue. Planner Grahn replied that in this case they would only be approving the removal of the door. Board Member Stephens pointed out that the new door would have to comply with the Guidelines.

Chair White called for a second on the motion. Board Member Stephens seconded the motion with the amendment to remove the front door and have it restored through a review by the Planning Department to be restored back to their perception of the original size in relationship to the patterns of windows and doors.

Board Member Melville noted that the amendment would be a change to Condition of Approval #4. Planner Grahn suggested language for the amendment to say, "Restore the original door opening and door."

Board Member Stephens accepted the language recommended by Planner Grahn.

VOTE: The motion passed unanimously.

Findings of Fact – 1450 Park Avenue

1. The property is located at 1450 Park Avenue, Lot 2 of the Retreat at the Park Subdivision.
2. The historic house is listed as Significant on the Historic Sites Inventory.
3. The house was originally constructed c. 1904, per the Historic Site Inventory (HSI) Form, as a cross-wing. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. Material alterations, such as the asbestos siding, aluminum windows, and metal porch, were added starting in the 1940s.
4. On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house at 1450 Park Avenue; the application was deemed complete on December 17, 2015. The HDDR application is still under review by the Planning Department.
5. The applicant intends to remove all of the landscaping as part of the relocation of the historic houses at 1450 and 1460 Park Avenue as well as a non-historic retaining wall, wood fence, and chain-link fence. These landscaping additions to the historic site are non-contributory to the historic integrity or the historical significance of the site, and, thus, can be removed.
6. Following the initial construction of the cross-wing c. 1904, several additions were made to the original form. These additions are non-contributory as they largely obscure the original historic form and make the developmental history of the site nearly indiscernible. The removal of these additions is required for the rehabilitation of the historic structure; these proposed exterior changes do not destroy the exterior architectural features which are compatible with the character of the historic site; the proposed work mitigates any impact that will occur to the visual character of the neighborhood; and the removal of these non-contributory additions will not impact the historical significance of the structures nor impact their architectural integrity.
7. The applicant is proposing to improve the structural integrity of the existing roof form by removing the existing asphalt shingles, wood shingles, and roof sheathing. New plywood and OSB sheathing will be applied and the existing roof rafters will be sistered with new members to improve its

- structural strength. The proposed scope of work is necessary for the rehabilitation of the historic building; the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property; and the proposed scope of work mitigates any impacts that will occur to the architectural integrity of the building and will improve the structural stability of the historic building.
8. The applicant will temporarily dismantle the original chimney, located on the north-south stem of the c.1904 cross-wing for restoration purposes. This is a necessary as part of the rehabilitation of the building and the proposed scope of work for this chimney's restoration will mitigate any impacts that will occur to the architectural integrity of the object.
 9. The applicant will remove the two (2) remaining chimneys on the rear additions that are not visible from the primary public right-of-way (Park Avenue). These later additions to the Historic Building are non-contributory to the historic integrity or historical significance of the structure or site and may be removed.
 10. On the exterior, the original wood lap siding has been covered by Masonite and asbestos shingle siding. This material will be removed in order to restore the original wood lap siding. The Masonite and asbestos shingle siding does not contribute to the historic integrity or the historical significance of the structure and may be removed.
 11. The applicant proposes to replace the existing, limited stone rubble and concrete foundation with a new code-compliant concrete foundation. The work is necessary in order to rehabilitate the building, improve its structural stability, and preserve the floor structure into the future. The proposed exterior change will not damage the exterior architectural features of the subject property which are compatible with the character of the historic site as the new foundation will have limited visibility from the primary public right-of-way.
 12. The historic wood porch was likely replaced by the existing porch—consisting of the metal awning, metal posts, and concrete slab—in the 1940s or 1950s. The existing porch is non-contributory to the historic integrity or historical significance of the structure or site and may be removed.
 13. The applicant proposes to remove the existing kitchen door, as part of the larger demolition of the non-contributory rear additions. This is acceptable as any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site may be removed.
 14. The applicant will remove the existing 1970s-1980s aluminum windows on the front (west) façade in order to restore the original window openings and window configuration. The existing windows are non-contributory and may be removed.
 15. The wood windows on the north and south elevations of the historic c.1904 structure are not original to the building as they are horizontal-

oriented rather than vertically-oriented. They likely date from the 1920s or 1930s and are not contributory to the original building form. The removal of these windows shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and these windows may be removed.

Conclusions of Law – 1450 Park Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-13. Relocation and/or Reorientation of a Historic Building or Historic Structure

Conditions of Approval – 1450 Park Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 23, 2015. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for providing an updated landscape plan as part of the building permit application. Any significant vegetation that needs to be removed shall be replaced in-kind or a multiple of trees of the same caliper shall be provided to match the diameter of the existing tree. The updated landscape plan shall incorporate fruit trees and lilac bushes, consistent with the current vegetation that exists on site. If possible, the applicant will preserve the lilac bushes.
3. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
4. The applicant shall maintain the historic front door opening, front door, and door surround in its existing location on the front (west) façade.

Findings of Fact – 1460 Park Avenue

1. The property is located at 1460 Park Avenue, Lot 2 of the Retreat at the Park Subdivision.
2. The historic house is listed as Significant on the Historic Sites Inventory.

3. The house was originally constructed c. 1901, per the Historic Site Inventory (HSI) Form, as a cross-wing. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. Material alterations, such as the asbestos siding, aluminum windows, and metal porch, were added starting in the 1940s.
4. On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house at 1460 Park Avenue; the application was deemed complete on December 17, 2015. The HDDR application is still under review by the Planning Department.
5. The applicant intends to remove all of the landscaping as part of the relocation of the historic houses at 1450 and 1460 Park Avenue as well as a non-historic retaining wall, wood fence, and chain-link fence. These landscaping additions to the historic site are non-contributory to the historic integrity or the historical significance of the site, and, thus, can be removed.
6. Following the initial construction of the cross-wing c. 1901, several additions were made to the original form along the rear (east) elevation. These additions appear in 1927 Sanborn Fire Insurance map; however, were altered after 1927 to create the unbroken wall of the rear addition that exists today. The applicant is proposing to remove these additions in order to restore the c.1901 form and construct an addition that will largely mimic the c.1927 kitchen addition that exists today. The removal of these additions is required for the rehabilitation of the historic structure; these proposed exterior changes do not destroy the exterior architectural features which are compatible with the character of the historic site; the proposed work mitigates any impact that will occur to the visual character of the neighborhood; and the removal of these non-contributory additions will not impact the historical significance of the structures nor impact their architectural integrity.
7. The applicant is proposing to improve the structural integrity of the existing roof form by removing the existing asphalt shingles, wood shingles, and roof sheathing. New plywood and OSB sheathing will be applied and the existing roof rafters be replaced due to fire damage. The gable ends will be structured from the interior to prevent their removal. The proposed scope of work is necessary for the rehabilitation of the historic building; the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property; and the proposed scope of work mitigates any impacts that will occur to the architectural integrity of the building and will improve the structural stability of the historic building.
8. On the exterior, the original wood lap siding has been covered by Masonite and asbestos shingle siding. This material will be removed in order to restore the original wood lap siding. The Masonite and asbestos shingle siding does not contribute to the historic integrity or the historical significance of the structure and may be removed.

9. The applicant proposes to replace the existing, limited stone rubble and concrete foundation with a new code-compliant concrete foundation. The work is necessary in order to rehabilitate the building, improve its structural stability, and preserve the floor structure into the future. The proposed exterior change will not damage the exterior architectural features of the subject property which are compatible with the character of the historic site as the new foundation will have limited visibility from the primary public right-of-way.
10. The historic wood porch was likely replaced by the existing porch—consisting of the metal awning, metal posts, and concrete slab on or after 1958. The existing porch is non-contributory to the historic integrity or historical significance of the structure or site and may be removed.
11. The applicant proposes to remove the existing kitchen door, as part of the larger demolition of the non-contributory rear additions. This is acceptable as any addition to a Historic Building, Site, or Structure that has been found to be non-contributory to the historic integrity or historical significance of the structure or site may be removed.
12. The applicant will remove the existing pre-2006 aluminum window and the fixed pane window on the front (west) façade in order to restore the original window openings and window configuration. Further, the applicant will be restoring the original historic window on the south elevation as well as the original window opening on the east elevation. A new door opening will be cut into the east elevation, where it will not be visible from the primary right-of-way. The existing windows are non-contributory and may be removed.

Conclusions of Law – 1460 Park Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and the pending ordinance.

Conditions of Approval – 1460 Park Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 23, 2015. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for providing an updated landscape plan as part of the building permit application. In regards to the mature tree in the front yard, the applicant will need to specifically show that the construction activity is detrimental to the tree prior to its removal. Any significant vegetation that needs to be removed shall be replaced in-kind or a multiple of trees of the same caliper shall be provided to match the diameter of the existing tree. The updated landscape plan shall

- incorporate fruit trees and lilac bushes, consistent with the current vegetation that exists on site. If possible, the applicant will preserve the mature tree.
3. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
 4. The applicant shall maintain the historic door opening, door, and door surround in its existing location on the front (west) façade.

Assistant City Attorney McLean referred to the two motions on the relocation and noted that the motions were made based on the findings, conclusions and conditions found in the Staff report; however, those were drafted for approval. If the Board votes to deny then new findings for denial would have to be prepared. Ms. McLean stepped out to contact the City Attorney on the procedure of a tie.

Assistant City Attorney McLean returned. She had consulted with the City Attorney regarding procedure. The motions on the relocation failed because there was not a majority; however, the Board had several options. They could continue until the all seven Board member were present, they could request more information and/or have more discussion to see if someone could be persuaded to change their vote, or those who voted to deny could state reasons with findings reflecting the basis for denial.

Chair White preferred to continue the relocation item until they have a full Board. Board Member Stephen stated what during the site visit he did not realize the relocation would be such an issue. The Staff report was complete but he did not believe it fully described the surrounding situations with regards to setbacks in the neighborhood and how this might radically alter the setting. He requested a continuance so he and others would have the opportunity to revisit the site and/or to have the missing information included in the packet for the next meeting. Board Member Beatlebrox preferred to continue because this was the first test of the new criteria and she thought they needed to understand it better.

Board Member Stephen stated that setbacks are measured from the property line and he would like to know where the property line is in relationship to the curb. Board Member Beatlebrox wanted to know what the setbacks are opposite the property and on the sides both contiguous and further down. Planner Grahn offered to provide that information for the next meeting.

MOTION: Board Member Stephens moved to CONTINUE the relocation of the homes at 1450 and 1460 Park Avenue to March 2, 2016. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed 5-1. Board Member Melville voted against the motion.

3. Administrative – Staff recommends the Historic Preservation Board choose one (1) Awardee for the Annual Preservation Award.
(Application GI-15-02972)

Board Member Melville noted that the minutes of November 18th and December 2nd reflected her recollection that a number of the Board member had suggested awarding multiple plaques rather than limiting the award to one project. She asked why the Staff was recommending that they only choose one awardee.

Planner Grahn clarified that it was not limited to one. The Staff was suggesting that they give plaques to the previous award winners. The Board could discuss whether to award to multiple properties each year or just one. Planner Grahn stated that her concern with awarding to multiple properties is that the Preservation Award would become a participation award. She thought they needed to honor projects that were exceptional work in the community rather than just give an award to every rehab project.

Board Member Melville understood the concern, but she did not believe that was the case in this year because there were a number of exceptional projects. She specifically mentioned 562 Main, 651 Park Avenue, 343 Park Avenue, 1049 Park Avenue, and the Alaska House at 125 Main Street. She recognized that other projects were done that were good but they were not exceptional enough to qualify. Ms. Melville thought it was difficult to choose just one of the ones she had mentioned.

Planner Grahn stated that the intent this evening was not to pick one or multiple awards. The Board had requested that the Staff discuss the history of the program, whether or not they wanted to continue with the paintings, whether they wanted to award a plaque. She reported that a City Resolution allows for the Historic Preservation Award, which was included in the Staff report, and they need to discuss whether or not to amend the resolution.

Planner Grahn stated that the recent Staff in the Planning Department did not realize that a Resolution was adopted in 2011 that allowed for this award. She noted that the awards are usually given out in May to help promote National Historic Preservation Month and bring attention to the cause. She asked if the HPB wanted to recommend that the City Council amend the Resolution to ensure that the awards are given in May in conjunction with National Historic

Preservation Month. Planner Grahn stated that a second issue is to talk about the goals of the Historic Preservation Award. She noted that when the award was first created the goal was that a painting would not only decorate the halls of City Hall, it would also showcase and promote the local artists. Planner Grahn remarked that when plaques are handed out, over time it is easy to forget who was awarded a plaque. A painting is a lasting remembrance because everyone can see it. She had outlined the goals based on previous meeting Minutes and Staff reports that were done in 2011 when this program was started. Planner Grahn stated that a third issue for discussion was the success of the program moving forward. Her research found that High West, who had received the first award, had also received a plaque. It was not a plaque to hang on a building but something smaller that would go on a desk. She commented on different types of plaques and requested input from the HPB on what they would prefer. Planner Grahn noted that there were pros and cons to each type and it was something the Board needed to discuss. Planner Grahn remarked that budget was another issue for discussion as outlined on page 308 of the Staff report. She thought they could increase the budget for a painting if it was limited to one painting. They also included the cost for bronze plaques, depending on size.

Planner Grahn recommended that the Board discuss the issues before they look at award recipients. It is important that the program is consistent year to year.

Board Member Hodgkins announced that he needed leave the meeting. However, he supported the changes recommended by Staff. Mr. Hodgkins stated that based on the changes to the LMC, some of the Board's concern with preservation in Park City was new construction. If he was to vote on nominees, he would support the new construction only because it makes a statement.

Board Member Hodgkins left the meeting.

Board Member Beatlebrox stated that she is a big fan of art. When she read the background of the program and that they wanted to put art in City Hall to patronize local artists as part of this program, she strongly favored continuing with the art piece and having the plaque be ancillary. Ms. Beatlebrox stated that she is a former education curator at the Park City Museum and she favored putting historic information on plaques.

Chair White asked if they change the program to have multiple winners, whether it would have to go back to the City Council to amend the resolution. Planner Grahn replied that she would have to double check the language in the ordinance. She read from the ordinance, "That you wish to identify and award exemplary historic preservation projects in compliance with the Historic Guidelines." She did not believe the ordinance limited the number of recipients in one year. The ordinance was primarily the goal of the program.

Chair White stated that he was a proponent of the artwork and he would like that to continue. However, he did not believe they could do more than one art piece each year.

Board Member Melville was not opposed to the art. She pointed out that the \$800 to \$1000 payment was actually asking the artist to make a donation to the City, and she wondered how many artists would be interested. Ms. Melville also questioned whether the City wanted to clutter City Hall with artwork.

Planner Grahn stated that it was created as a legacy gallery. She suggested that the best project could be awarded a painting and a plaque, and the rest get plaques. Ms. Melville thought the plaques were important because if they were trying to encourage preservation and public outreach, very few people see the paintings in the Marsac Building. However, many people see the plaques on the buildings or other structures as they walk by. Ms. Melville suggested something similar to the historic plaques from the National Register that are seen on houses and buildings. It provides historic information that people walking by can read, and the information is more useful than just identifying it as a Historic Preservation Award recipient. She believed it would encourage people to research the history of their house a little more when they plan to do these projects. Ms. Melville agreed with the idea of choosing one piece of art, but she felt strongly that multiple plaques should be awarded on very good projects.

Board Member Stephens concurred with Ms. Melville. If the purpose is to help the residents and the visitors interact with the historic fabric, they need something on the building to indicate its history. It may be less efficient in the winter, but during the summer people walk around and when they see the ribbons they find it unique, and a plaque would say more. As a homeowner on Main Street he would not want more on his plaque than maybe the year the house was built, because he would not want people standing on his front porch reading a lot of history. Mr. Stephens stated that from his own experience, when he is outside people will ask him when the house was built. Mr. Stephens suggested that the year it was built and the year it received the award would be sufficient information, and it would also lower the cost of the plaque.

Board Member Stephens is a proponent of art and he has his own art collection, but he did not think they should spend the money on art. If the City wants art in its building, they should contract with artists to put art in the building. He agreed with Ms. Melville that few people coming to town see the art and how it relates to historic preservation. Until it was mentioned in a previous meeting, he was unaware that the paintings were from historic preservation awards. Mr. Stephens stated that as a homeowner he personally would rather have a plaque than a print of a piece of art.

Board Member Stephens wanted the opportunity to give out more than one award when there is good restoration, but when there is no restoration the Board should not be obligated to give an award.

Planner Grahn went through the items discussion. She asked if the Board supported giving the award in May during Historic Preservation Month, or whether they wanted to keep with the current resolution which states June. Ms. Melville noted that the Board has been giving the award in May. Planner Grahn replied that they have been doing it in May, but that is not what the resolution states. The question was whether they wanted to recommend that the City Council amend the resolution. Ms. Melville asked if the resolution needed to be amended.

Assistant City Attorney McLean noted that the resolution states specifically that the recipient is to be selected during the month of June. Planner Grahn pointed out that the resolution does not specify when the award is presented. Ms. McLean agreed. However, if the Board changes when the award is presented, it should be formalized in a recommendation to the City Council to amend the ordinance. It would also apply if they choose to change any of the criteria of the program.

Chair White questioned why the Board could not select the recipient in June. Planner Grahn replied that they could. The issue is that waiting until June to select means the award is not given until the Fall, and that misses Historic Preservation Month in May. Chair White asked if the intent was to give the award in May during Historic Preservation Month. Planner Grahn answered yes. Chair White clarified that in order to give the award in May the resolution would need to be changed. Planner Grahn answered yes. However, this year may be an exception to the rule considering that it was already February and they still needed to choose a recipient.

Director Erickson did not believe that changing the resolution would be a problem. Chair White thought it should occur in May. Board Member Stephens agreed. Chair White asked if it required a motion. Director Erickson replied that they were only giving direction to Staff to prepare the final report. No action was required this evening.

Board Member Stephens asked the Staff to see if there was any interest in leveraging this further to see if the Park City Historical Society has any desire to partner with the HPB on this. He thought it might be a way to honor these preservationists. Planner Grahn understood that the first year the HPB did partner with the Historical Society to present the award to High West. From what she was told it did not get a good turnout, but she would reach out Sandra Morrison to see if there is a way to partner on this again and find a different way to publicize it.

Planner Grahn asked if the HPB wanted to move forward with a painting and a plaque, or just a plaque. Chair White personally wanted to do a painting for the top recipient and then recognize other recipients with a plaque for good work that was done in that year time frame. Director Erickson asked if the Board was thinking of a total of three recipients with the top recipient getting the artwork, or a total of five. Board Member Melville thought it should be based on the projects that were done because the number may change each year.

Board Member Beatlebrox liked the idea of a painting for the top recipient and plaques for other projects. Board Member Hewett concurred.

Planner Grahn asked if the Board wanted a standardized plaque or something more like a historical marker, and keeping the historic information brief. She suggested adding the year the house was built, the year it received the Historic Preservation Award, and possibly the first owner or the person who built it. She asked if that was enough information on the plaque.

Board Member Beatlebrox thought they should add more history on something like a restaurant where people could get close to the building to read it. If it is a plaque on someone's house, they would not want to encourage people to come up on the porch. Ms. Melville agreed that people should not be driven to private porches, but she thought the plaque could be placed on a retaining wall or some other place associated with the house where it could be read and more history could be provided. Board Member Beatlebrox liked the idea of adding a name of who lived there, such as a miner working at the Daly mine. Ms. Melville noted that they usually refer to the historic houses by the name of the person who built it. Planner Grahn stated that the house is usually identified by either the person who built it or the person who lived there the longest.

Chair White thought the plaques on a couple of Mr. Stephen's homes give the original owner and the year built. He was comfortable with that amount of history. Ms. Melville pointed out that Mr. Stephens personally had the plaques done by an artist. They were very nice but different from what the City would award.

Planner Grahn referred to page 308 which listed a few options that were quoted for size and cost of the bronze plaques. It could either be 6" x 6" x 3" thick, or 10" x 10" x 3" inches thick. If the Board wanted a different size she would have to get another quote. Board Member Stephens thought 3" was too thick. The Board agreed. Planner Grahn offered to double-check on the thickness.

Planner Director reported that the money spent on the plaques and the artwork comes out of the Planning Department budget each year. He has to submit a budget request each year to be approved by the City Council. That was why

Planner Grahn had put together a budget for Historic Preservation Award that was included in the Staff report. Director Erickson asked the Board which plaque size was appropriate on a residential structure or whether they wanted to make a distinction between commercial structures and residential structures. He noted plaques should probably be smaller for buildings with porches and beams so it would not overpower. A larger façade may need a larger plaque.

Chair White thought rectangular was more proportional than square. Board Member Melville thought there were examples around the City because there has been a variety of plaques over the years. Planner Grahn offered to contact a bronze company and obtain a proposal for how the plaque would look. It would give the Board a starting point to discuss what type of plaque they would like.

Board Member Melville asked Director Erickson if he could increase his budget for this program; and if the money is not used it could roll into the next year. Director Erickson stated that he fully intends to support this program. The program is important to the Planning Department and he will be making a budget request to make it all happen. Before he requests an increase he wanted to make the Staff understand what the HPB wants.

Board Member Melville thought the first criteria should be a plaque in a size that the public could see. In addition, when projects move forward she would suggest that the Staff work with the applicant to do the historic research because that would get the applicant more involved in the historic aspect. Planner Grahn did not disagree, but she thought it was important to look at the cost. The more standardized they make it the more affordable it will be and more plaques could be awarded. She suggested that they continue to look into the design.

Director Erickson stated that if the Board was going to give direction this evening, the Staff would like to know how many awards they were thinking to give out. If they want one painting and the rest plaques, he would also like to know that so he could consider that in his budget.

Board Member Stephens thought the Board should have the option to do four awards. He has noticed a number of nice restorations in progress and he believed that might continue for a while. At some point it will slow down. Mr. Stephens clarified that he would like the option for four but they should not give out four just because they can. He believed the projects should definitely merit the award. Mr. Stephens reiterated his earlier comment that the information on the plaque should be minimal. He pointed out that adding a name could change the type set on each plaque. Mr. Stephens thought they should err on the side of a smaller plaque. He thought 10" x 10" was a good size.

Board Member Melville reiterated her suggestions to be added to the list of potential recipients; 562 Main, 651 Park Avenue, 343 Park Avenue, 1049 Park

Avenue and 125 Main Street. Planner Grahn asked if there was agreement among the Board with those being the five award recipients. The Board concurred. She asked which one should be the top recipient for a painting. Chair White stated that 562 Main was the only one he could visualize at this point.

Board Member Stephens thought they were talking about the maximum number of recipients this year. He was not ready to make a decision on the top choice. Planner Grahn suggested that they continue this discussion until the March or April meeting. Board Member Beatlebrox noted that they need to give the artist time to do the painting. If they want to award in May they would need to make a decision on March 2nd.

MOTION: Board Member Beatlebrox moved to CONTINUE the discussion of the Historic Preservation Awards and the selection of the awards to March 2, 2016. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously.

4. Design Guideline Revisions- Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for Park City's Historic Districts and Historically Significant Buildings; provide specific amendments to be made to the document if necessary; and make a recommendation to City Council (Council review will be after the entire Guidelines are reviewed by the HPB) Application GI-13-00222

Director Erickson stated that the HPB needed to open the public hearing and take public comment on this matter. If there were few changes or corrections to the Design Guidelines the Staff would request that the HPB take action this evening. However, if there are a number of comments from the public that the Board would like the Staff to address or if the Board has questions, they could continue this item for further clarification by Staff.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

Board Member Stephens recommended that the HPB continue this meeting. He was not questioning what they were trying to accomplish, but when he read through it he wanted to make sure he was aware of the intended consequences of these Guidelines. Because this would be going to the City Council, he thought

it was important to make sure they understood it fully. Mr. Stephens preferred to continue to give the Board the time to have a healthy discussion on the issues.

Assistant City Attorney McLean pointed out that these revisions were the ones that the Board discussed at the last meeting. The only changes were the ones Staff had made based on Board input at the last meeting. Ms. McLean clarified that there was nothing new in this section. Mr. Stephens understood there was nothing new, but he also understood when they discussed these at the last meeting that there would be an opportunity to review them again. He wanted the chance to look at them as a whole rather than piecemeal, and since this meeting was long already, he thought it was better to wait and have that discussion.

Board Member Melville understood that the Board was asked for input at the last meeting in terms of what they would like to see, but they would have the opportunity to see the changes in writing. She thought that was what they were given in the Staff report and she was satisfied with what was presented. However, if some of the Board members wanted additional time for discussion she was not opposed. Ms. Melville pointed out that some definitions were not included that the Board had asked to see. One was “complimentary” that Ms. Beatlebrox had asked for a definition. Ms. Melville requested that the Staff include that for the next meeting. She had no further comments because she believed the changes were what they had discussed at the last meeting.

Chair White was comfortable with the proposed changes. Board Member Beatlebrox preferred additional time for discussion.

MOTION: Board Member Stephens moved to CONTINUE this item to March 2, 2016. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 7:40 p.m.

Approved by _____
David White, Chair
Historic Preservation Board

Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Subject: 1055 Norfolk Avenue
Project #: PL-15-02827
Author: Francisco J Astorga, AICP, Senior Planner
Date: 02 March 2016
Type of Item: Administrative – Material Deconstruction

Summary Recommendations

Staff recommends the Historic Preservation Board (HPB) conduct of Public Hearing and continue the Material Deconstruction request at 1055 Norfolk Avenue to April 6, 2016, to allow Staff additional time to work through the request. The file and plans are available to view at the Planning Department office.

Description

Applicant/Owner: Carabiner Capital, LLC, represented by David Baglino
Architect: Kevin Horn, Horn Partners Architecture
Location: 1055 Norfolk Avenue
Historic Designation: Significant
Zoning: Historic Residential-1 (HR-1) District
Adjacent Land Uses: Residential
Reason for Review: Material Deconstruction of Historic Sites requires HPB Review

Proposal

This is a request for HPB review of a Material Deconstruction application for removal of non-historic material associated with a current Historic District Design Review (HDDR) application for the rehabilitation and restoration of the structure located at 1055 Norfolk Avenue to the year 1900 footprint.



Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Relocation Review
Address: 1450 Park Avenue
Project Number: PL-15-03029
Date: March 2, 2016
Type of Item: Administrative –Relocation

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve relocation of the historic house at 1450 Park Avenue pursuant to the findings of fact, conclusions of law, and conditions of approval as stated in this report.

Topic:

Address: 1450 Park Avenue
Designation: Significant
Applicant: Park City Municipal Corporation, represented by Rhoda Stauffer
Proposal: Relocation of the house 8'6" to the west

Background:

Application for Historic District Design Review (HDDR) and Historic Preservation Board Review (HPBR) for Relocation

On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1450 Park Avenue. The application was deemed complete on December 17, 2015. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval and the request for relocation of the house 8'6" to the west.

The Historic Preservation Board reviewed the request for Material Deconstruction and Relocation on February 3, 2016. The HPB approved the request for Material Deconstruction, but the vote failed due to a tie, therefore the Board voted to continue the discussion for relocation.

Three (3) HPB members expressed concern about relocating the houses closer to Park Avenue as it may diminish the historic character of the site; whereas the other three (3) members found that the move was so small and within the existing lot that it would not change the character of the site. Half of the HPB found that the historic integrity of the site had not been so radically altered by the construction of the surrounding condos that it supported the relocation of the houses. The HPB asked for further information regarding the setbacks of neighboring historic houses to Park Avenue and greater clarify on the impacts of relocation closer to Park Avenue.

A more detailed background is provided in the February 2nd staff report, attached as Exhibit 1, as well as the February 2nd meeting minutes included in this packet.

The applicant has provided additional materials for the HPB's review, included as Exhibit 2.

Analysis: Relocation of the Historic House

As described in Exhibit A, the applicant proposes to relocate the existing historic house 8'6" to the west as part of this renovation. By relocating the house closer to Park Avenue, the applicant will gain additional space to construct three (3) new affordable-housing cottages behind the historic house (Exhibit E). The relocation will comply with the required fifteen foot (15') front yard setback, as dictated by the Historic Residential-Medium Density (HRM) zoning district, described in Land Management Code (LMC) 15-2.4-4 (C)(1).

The *Design Guidelines for Historic Sites* provide guidance on the Relocation and/or Reorientation of Intact Buildings (pages 36-37). The guidelines recommend that the relocation of historic buildings only be considered after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action. The Design Review Team finds that relocating the historic building on its existing lot will not significantly change the context of the site, nor diminish its historical significance, as described below. Further, the applicant will be making structural upgrades to ensure that the building will be structurally sound in order to survive the move.

Additionally, any relocation of a historic building or historic structure must comply with LMC 15-11-13. This section of the LMC was recently amended and shifted the review authority from the Planning Director and Chief Building Official to the Historic Preservation Board (HPB). The HPB shall review staff's analysis and find that the project complies with the following criteria in order for the relocation to occur:

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

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

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

This is not applicable as the structure is not threatened by demolition.

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

This is not applicable as the structure is not threatened by demolition.

- (3) The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site, which include but are not limited to:

Staff finds that these criteria are applicable. Staff, including the Chief Building Official and Planning Director, find that there are unique conditions that warrant the proposed relocation of the historic structure on the existing site.

- (i) The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district; or

As seen in Exhibit 2, the 1907 Sanborn Fire Insurance map shows this neighborhood characterized by smaller single-family residences and accessory structures on large lots. Unlike other parts of Park City, this area did not have consistent setbacks, lot sizes, or a high urban density. Rather, the structures are spread out, with thirty to eighty foot side yards. Over time, many of these historic houses were replaced by larger, multi-family condominiums that now dwarf this historic house and its neighbor at 1460 Park Avenue.

In comparing the 1907 Sanborn Fire Insurance map to a current aerial photograph, it is evident that these new developments are much larger than the historic miner's cottages they replaced. They have smaller side and rear yard setbacks, which has altered the rhythm and pattern of the neighborhood. The neighborhood today has a higher urban density than it did historically, which has significantly diminished the historic integrity of the streetscape.

Additionally, the new development along Park Avenue has a variety of setbacks, as shown in Exhibit 2. There are a number of housing developments that are characterized by parking lots in the front yards, or even located behind existing historic houses. As the applicant has outlined, the front yard setback varies along Park Avenue, as depicted by the following addresses on the east side of Park Avenue:

Address:	Year Built:	Front Yard Setback (From Curb):
1378 Park	1981	13 ft. 6 in.
1384-2 Park	1979	(Parking lot in front yard)
1384-1 Park	1979	Approx. 90 ft. (Parking lot in front yard and sits behind 1406 Park)
1406 Park	1912	23 ft.
1412-1418 Park	2004	Approx. 96 ft. (Parking lot in front yard and sits behind 1420 Park)
1420 Park	1914	18 ft.
1438 Park	1979	Approx. 74 ft. (Parking lot in the front yard)
1470 Park (Struggler)	1976	25 ft. 10 in. (curb to building)
1476 -1486 Park	1981	Approx. 90 ft. (Parking lot in the front yard)
1488 Park	1904	16 ft.
1492 Park	1989	4 ft. – 9 ft. 9 in. (increased setback from north to south)

The historic context of its present setting has been so altered that these structures, even once restored, would not qualify for the National Register of Historic Places because of their setting.

Moving the house forward on the lot will allow it to become a focal point of the project as well as the streetscape as a whole. The relocation will allow the historic house to be further differentiated from the neighboring non-historic multi-family dwellings that characterize the neighborhood.

- (ii) The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age; or

The relocation of the structure 8'6" to the front of the existing lot will not alter the character of the site in terms of scale of neighborhood buildings, materials, site relationships, geography, or age. Moving the house forward on the lot will allow it to become the focal point of the project. This, along with the greater separation between it and the new development behind, will allow the houses to stand apart more from the neighboring condominium projects as well the proposed new development to the rear of the property.

As the applicant has demonstrated in Exhibit 2, neighboring properties along Park Avenue have a variety of setbacks from the Park Avenue curb. There is no congruence due to the size of these developments, their setbacks, and the number of parking lots in front yards. Relocating this structure 8'6" closer to Park Avenue will not diminish its relationship with neighboring properties.

- (iii) The integrity and significance of the historic building will not be diminished by relocation and/or reorientation; or

Relocating this historic structure to the front of its lot will not diminish its integrity and significance. As noted previously, there is little historic context remaining due to the loss of neighboring historic houses, the development of larger condominium dwellings that dwarf this site, and the variety of front, side, and rear yard setbacks along Park Avenue that do not establish a clear rhythm and pattern along the streetscape.

- (4) All other alternatives to relocation/reorientation have been reasonably considered prior to determining the relocation/reorientation of the building. These options include but are not limited to:

- (i) Restoring the building at its present site; or
- (ii) Relocating the building within its original site; or
- (iii) Stabilizing the building from deterioration and retaining it at its present site for future use; or
- (iv) Incorporating the building into a new development on the existing site

Staff finds that these criteria are applicable.

The applicant has considered restoring the house at its present location; however, doing so would limit the separation from new construction and would limit the number of new affordable housing units constructed on the site. The applicant is not proposing to relocate the building on a new site, but, rather, relocate it on its present site in the same orientation to the street. The applicant will stabilize the historic building form and retain it at its present site. Finally, the historic house will be incorporated into a new development on the existing site.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve relocation of the historic house at 1450 Park Avenue pursuant to the findings of fact, conclusions of law, and conditions of approval as stated in this report.

Supporting the Relocation:

Finding of Fact:

1. The property is located at 1450 Park Avenue, Lot 2 of the Retreat at the Park Subdivision.
2. The historic house is listed as Significant on the Historic Sites Inventory.
3. The house was originally constructed c. 1904, per the Historic Site Inventory (HSI) Form, as a cross-wing. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. Material alterations, such as the asbestos siding, aluminum windows, and metal porch, were added starting in the 1940s.

4. On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house at 1450 Park Avenue; the application was deemed complete on December 17, 2015. The HDDR application is still under review by the Planning Department.
5. The Historic Preservation Board approved the request for Material Deconstruction on February 2, 2016.
6. The applicant proposes to relocate the existing historic house 8'6" to the west, towards Park Avenue, as part of this renovation in order to construct three (3) new affordable housing cottages behind the historic house.
7. The proposal to relocate complies with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.
8. The Planning Director and the Chief Building Official gave input that unique conditions warrant the proposed relocation and/or reorientation on the existing Site.
9. There are unique conditions that warrant the relocation of the historic house on its site as the context of the building's setting has been so radically altered that its present setting does not appropriately convey its history.
10. The 1907 Sanborn Fire Insurance map shows the neighborhood characterized by smaller single-family residences and accessory structures on larger lots. This development pattern did not have consistent setbacks, lot sizes, or a high urban density. This pattern has been largely lost and replaced by multi-family housing developments that have smaller side and rear yard setbacks.
11. The density of the neighborhood has increased, which has significantly diminished the historic integrity of the streetscape.
12. Further, these new developments do not have consistent front yard setbacks with setbacks varying from 4 feet to over 90 feet.
13. Much of the street is characterized by parking lots in front yard setbacks.
14. The relocation will enhance the ability to interpret the historic character of the site as it will allow the house to become a focal point of project as well as the streetscape as a whole.
15. The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age.
16. Relocating the house 8'6" to the front of the lot will not diminish its historic integrity and significance as, even once restored, the house will not be eligible for the National Register of Historic Places due to the changes of its historic context.
17. There are not consistent front, side, or rear yard setbacks that characterize this portion of Park Avenue's streetscape.
18. The neighborhood has transitioned from historic houses on large lots with a low urban density to multi-family condominium projects with varying setbacks that have created a higher urban density.
19. The relocation will not diminish its relationship with neighboring properties, but rather allow the historic house to have greater visibility among its neighbors.
20. The integrity and significance of the historic building will not be diminished by relocation. There is little historic context remaining due to the loss of neighboring historic houses, the development of large condominium dwellings that dwarf this site, and the variety of front, side, and rear yard setbacks along Park Avenue that do not establish a clear rhythm and pattern along the streetscape.

21. All other alternatives to relocation have been reasonably considered prior to determining the relocation of the building. The applicant has considered restoring the house at its present location; however, doing so would limit the separation between the historic house and the new construction as well as limit the number of affordable housing units constructed on this site.
22. Relocation allows the historic structures to become the focal point of the new project as well as distinguish it further from neighboring non-historic structures.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.

Conditions of Approval:

1. The Chief Building Official and Planning Director, or their designees, shall review the Historic Preservation Plan and Relocation Plan to ensure that the historic structures are structurally stabilized in such a manner that they will survive the relocation.

Denying the Relocation:

Finding of Fact:

1. The property is located at 1450 Park Avenue, Lot 2 of the Retreat at the Park Subdivision.
2. The historic house is listed as Significant on the Historic Sites Inventory.
3. The house was originally constructed c. 1904, per the Historic Site Inventory (HSI) Form, as a cross-wing. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. Material alterations, such as the asbestos siding, aluminum windows, and metal porch, were added starting in the 1940s.
4. On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house at 1450 Park Avenue; the application was deemed complete on December 17, 2015. The HDDR application is still under review by the Planning Department.
5. The Historic Preservation Board approved the request for Material Deconstruction on February 2, 2016.
6. The applicant proposes to relocate the existing historic house 8'6" to the west, towards Park Avenue, as part of this renovation in order to construct three (3) new affordable-housing cottages behind the historic house.
7. The proposal to relocate does not comply with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure. There are no unique conditions that warrant the relocation of the historic house on its site as the context of the building's setting appropriately conveys its history. The development of multi-family housing developments surrounding this site and increased urban density has not significantly diminished the historic context of this site. The streetscape continues to provide the ability to interpret the historic character of the site.

8. The relocation to the front of the lot does not convey a character similar to the house's existing location in terms of the scale of neighboring buildings, materials, site relationships, geography, and age. Relocating the house 8'6" to the front of the lot will diminish its historic integrity and significance. The relocation diminishes the relationship of the historic house with neighboring non-historic properties and does not increase its visibility among its non-historic neighbors.
9. The integrity and significance of the historic building will be diminished by the relocation. There is sufficient historic context remaining, despite changes to the historic context, density of the neighborhood, and setbacks along Park Avenue that the houses contribute to the rhythm and pattern of the streetscape.
10. All other alternatives to relocation have not been reasonably considered prior to determining the relocation of the building. The applicant is relocating the house solely to maximize profit and density on this site.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal does not meet the criteria for relocation pursuant to LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.

Exhibits:

[Exhibit 1 – 2.2.16 HPB Report and Exhibits \(Minutes included as part of this packet\)](#)

Exhibit 2 – Supplemental Analysis from the applicant

**Additional materials for HDDR for 1450 Park Avenue historic properties
Application to move the historic structure forward by 8 feet, 6 inches**

February 10, 2016

LMC Title 15 Chapter 11- Historic Preservation

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

(A) CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE

(3) The Historic Preservation Board, with input from the Planning Director and the Chief building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site which include but are not limited to:

- (i) The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district; or*
- (ii) The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age; or*
- (iii) The integrity and significance of the historic building will not be diminished by relocation and/or reorientation;*

The application qualifies under 15-11-13.A.(3) of the Park City Land Management Code for the following reasons:

15-11-13.(A)(3)(i) – The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district.

1. The property has been determined by the National Park Service to be ineligible for Historic Landmark designation due to the radical change in the surrounding properties rendering the context no longer historically relevant.
2. This radical change is demonstrated by comparing the 1907 Sanborn map to current maps. The Sanborn map indicates small structures spread out along Park Avenue. Today, all these small structures have been replaced with multi-unit condominium buildings with the exception of three houses: 1488 Park Avenue, 1420 Park Avenue and 1406 Park Avenue. However, of note is that each of these historic structures is surrounded by and in some instances share property lines with multi-unit buildings.

15-11-13.(A)(3)(ii) – The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age.

3. The applicant is proposing to move 1450 Park Avenue forward by 8 feet, 6 inches, which will be 28 feet, 5 inches from the curb maintaining a substantial front yard.

4. Neighboring properties along Park Avenue have a wide variety of set-backs. The distance of each property from the curb varies greatly. There is no congruence and in addition, there are a number of structures with parking lots in the front set-back:
 - a. 1492 Park Avenue, built in 1989 is 4 feet from the curb at the North end and 9 feet, 9 inches at the South end;
 - b. 1488 Park Avenue, built in 1904 is 16 feet from the curb;
 - c. 1476 to 1486 Park Avenue, built in 1981, sits behind a parking lot;
 - d. 1470 Park Avenue, the Struggler, built in 1976 is 17 feet, one inch from curb to boardwalk/planter (or 25 feet, 10 inches to building);
 - e. 1438 Park Avenue (units 1-8) sits behind a parking lot;
 - f. 1412 to 1418 Park Avenue sits behind a parking lot as well as the historic structure at 1420;
 - g. 1420 Park Avenue, built in 1914 is 18 feet from the curb;
 - h. 1406 Park Avenue, built in 1912 is 23 feet from the curb;
 - i. 1384-1 Park Avenue – units 107, built in 1979 sits behind a parking lot as well as the historic structure at 1406;
 - j. 1384-2 Park Avenue – units 1-11, built in 1979 sits behind a parking lot; and
 - k. 1378 – Park Avenue – units 1-8, built in 1981 is 13 feet, 6 inches from the curb.

15-11-13.(A)(3)(iii) – The integrity and significance of the historic building will not be diminished by relocation and/or reorientation;

5. There is little historic context remaining in the area and the move will actually help passers-by to appreciate the structures more.
6. The integrity and significance of the historic building will not be diminished and in fact, will be enhanced.

**Additional materials for HDDR for 1460 Park Avenue historic properties
Application to move the historic structure forward by 5 feet, 5 inches**

February 10, 2016

LMC Title 15 Chapter 11- Historic Preservation

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

(A) CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE

(3) The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site which include but are not limited to:

- (i) The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district; or**
- (ii) The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age; or**
- (iii) The integrity and significance of the historic building will not be diminished by relocation and/or reorientation;**

The application qualifies under 15-11-13.(A)(3) of the Park City Land Management Code for the following reasons:

15-11-13.(A)(3)(i) – The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district.

1. The property has been determined by the National Park Service to be ineligible for Historic Landmark designation due to the radical change in the surrounding properties rendering the context no longer historically relevant.
2. This radical change is demonstrated by comparing the 1907 Sanborn map to current maps. The Sanborn map indicates small structures spread out along Park Avenue. Today, all these small structures have been replaced with multi-unit condominium buildings with the exception of three houses: 1488 Park Avenue, 1420 Park Avenue and 1406 Park Avenue. However, of note is that each of these historic structures is surrounded by and in some instances share property lines with multi-unit buildings.

15-11-13.(A)(3)(ii) – The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age.

3. The applicant is proposing to move 1460 Park Avenue forward by 5 feet, 5 inches which will be 28 feet, 5 inches from the curb keeping a substantial front yard.

4. Neighboring properties along Park Avenue have a wide variety of set-backs. The distance of each property from the curb varies greatly. There is no congruence and in addition, there are a number of structures with parking lots in the front set-back:
 - a. 1492 Park Avenue, built in 1989 is 4 feet from the curb at the North end and 9 feet, 9 inches at the South end;
 - b. 1488 Park Avenue, built in 1904 is 16 feet from the curb;
 - c. 1476 to 1486 Park Avenue, built in 1981, sits behind a parking lot;
 - d. 1470 Park Avenue, the Struggler, built in 1976 is 17 feet, one inch from curb to boardwalk/planter (or 25 feet, 10 inches to building);
 - e. 1438 Park Avenue (units 1-8) sits behind a parking lot;
 - f. 1412 to 1418 Park Avenue sits behind a parking lot as well as the historic structure at 1420;
 - g. 1420 Park Avenue, built in 1914 is 18 feet from the curb;
 - h. 1406 Park Avenue, built in 1912 is 23 feet from the curb;
 - i. 1384-1 Park Avenue – units 107, built in 1979 sits behind a parking lot as well as the historic structure at 1406;
 - j. 1384-2 Park Avenue – units 1-11, built in 1979 sits behind a parking lot; and
 - k. 1378 – Park Avenue – units 1-8, built in 1981 is 13 feet, 6 inches from the curb.

15-11-13.(A)(3)(iii) – The integrity and significance of the historic building will not be diminished by relocation and/or reorientation;

5. There is little historic context remaining in the area and the move will actually help passers-by to appreciate the structures more.
6. The integrity and significance of the historic building will not be diminished and in fact, will be enhanced.

**Park City Municipal Corporation
1450/1460 PARK AVE.
AFFORDABLE HOUSING**



1460 / 1450 Park Ave.
Existing Locations



1460 / 1450 Park Ave.
Proposed Locations

1460 Moved Forward Approx. 5'-5"

1450 Moved Forward Approx. 8'-5"

1450/1460 Park Avenue:
Existing and Proposed
Building Locations



A # 1500, 7-Eleven



B # 1492 (1989)
4' to 9'-9" Setback



C # 1488 (1904)
16' Setback



D # 1476, # 1478, # 1480, # 1482, # 1484, # 1486 (1981)



E # 1470 A-E (1976)
17'-1" Setback



1460 # 1460 (1901)
28'-5" Setback Proposed

1450 # 1450 (1904)
28'-5" Setback Proposed

NEIGHBORHOOD CONTEXT
Setbacks, Massing, and Date
of Construction:
North Side of Park Ave.



H #1420 (1914)
18' Setback



K #1384 (1979)



F #1438, 1-8 (1979)



I #1406 (1912)
23' Setback



L #1378, 1-8 (1981)
13'-6" Setback

NEIGHBORHOOD CONTEXT
Setbacks, Massing, and Date
of Construction:
North Side of Park Ave.



N #1373 (1995)



P #1403, 1-7(1981)



R #1435, 1-8 (1982)



M #1359 (1896)



O #1399, 1-5 (1980)



Q #1415, 1-8 (1982)

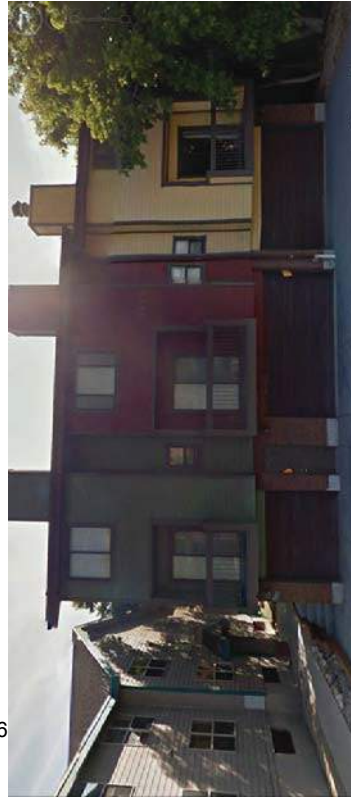
NEIGHBORHOOD CONTEXT
Setbacks, Massing, and Date
of Construction:
South Side of Park Ave.



S #1451, 1-9 (1978)



T #1465, 1-8 (1996)



U #1475, 1-6 (1985)



V #1483 (2005)



W #1493, 1-8 (1986)



X #1499, 1-10 (2006)

NEIGHBORHOOD CONTEXT
Setbacks, Massing, and Date
of Construction:
South Side of Park Ave.

- A** # 1500
7 Eleven
- B** # 1492
(1989)
4' to 9'-9"
Setback
- C** # 1488
(1904)
16'
Setback
- D** # 1476
1478
1480
1482
1484
1486
(1981)
- E** # 1470
Units A-E
(1976)
17'-1"
Setback
- 1460** # 1460
(1901)
28'-5"
Setback
Proposed
- 1450** # 1450
(1904)
28'-5"
Setback
Proposed
- F** # 1438
Units 1-8
(1979)
- G** # 1418
1416
1414
1412
(2004)
- J** # 1384-1
Units 1-7
(1979)
- K** # 1384-2
Units 1-11
(1979)
- L** # 1378
Units 1-8
(1981)
13'-6"
Setback
- M** # 1359
(1896)
- N** # 1373
(1995)
- O** # 1399
1-5
(1980)
- P** # 1403
1-7
(1981)
- Q** # 1415
1-8
(1982)
- R** # 1435
Units 1-8
(1982)
- S** # 1451
Units 1-9
(1978)
- T** # 1465
Units 1-8
(1996)
- U** # 1475
Units 1-6
(1985)
- V** # 1483
(2005)
- W** # 1493
Units 1-8
(1986)
- X** # 1499
Units 1-10
(2006)
- Y** # 1500
(1900)



2

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Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Relocation Review
Address: 1460 Park Avenue
Project Number: PL-15-03030
Date: March 2, 2016
Type of Item: Administrative –Relocation

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve relocation of the historic house at 1460 Park Avenue pursuant to the findings of fact, conclusions of law, and conditions of approval as stated in this report.

Topic:

Address: 1460 Park Avenue
Designation: Significant
Applicant: Park City Municipal Corporation, represented by Rhoda Stauffer
Proposal: Relocation of the house 5'5" to the west.

Background:

Application for Historic District Design Review (HDDR) and Historic Preservation Board Review (HPBR) for Relocation

On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1460 Park Avenue. The application was deemed complete on December 17, 2015. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval and the request for relocation of the house 5'5" to the west.

The Historic Preservation Board reviewed the request for Material Deconstruction and Relocation on February 3, 2016. The HPB approved the request for Material Deconstruction, but the vote failed due to a tie, therefore the Board voted to continue the discussion for relocation.

Three (3) HPB members expressed concern about relocating the houses closer to Park Avenue as it may diminish the historic character of the site; whereas the other three (3) members found that the move was so small and within the existing lot that it would not change the character of the site. Half of the HPB found that the historic integrity of the site had not been so radically altered by the construction of the surrounding condos that it supported the relocation of the houses. The HPB asked for further information regarding the setbacks of neighboring historic houses to Park Avenue and greater clarify on the impacts of relocation closer to Park Avenue.

A more detailed background is provided in the February 2nd staff report, attached as Exhibit 1, as well as the February 2nd meeting minutes included in this packet.

The applicant has provided additional materials for the HPB's review, included as Exhibit 2.

Analysis: Relocation of the Historic House

As described in Exhibit A, the applicant proposes to relocate the existing historic house 5'5" to the west as part of this renovation. By relocating the house closer to Park Avenue, the applicant will gain additional space to construct three (3) new affordable-housing cottages behind the historic house (Exhibit E). The relocation will comply with the required fifteen foot (15') front yard setback, as dictated by the Historic Residential-Medium Density (HRM) zoning district, described in Land Management Code (LMC) 15-2.4-4 (C)(1).

The *Design Guidelines for Historic Sites* provide guidance on the Relocation and/or Reorientation of Intact Buildings (pages 36-37). The guidelines recommend that the relocation of historic buildings only be considered after it has been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action. The Design Review Team finds that relocating the historic building on its existing lot will not significantly change the context of the site, nor diminish its historical significance, as described below. Further, the applicant will be making structural upgrades to ensure that the building will be structural sound in order to survive the move.

Additionally, any relocation of a historic building or historic structure must comply with LMC 15-11-13. This section of the LMC was recently amended and shifted the review authority from the Planning Director and Chief Building Official to the Historic Preservation Board (HPB). The HPB shall review staff's analysis and find that the project complies with the following criteria in order for the relocation to occur:

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

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

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

This is not applicable as the structure is not threatened by demolition.

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

This is not applicable as the structure is not threatened by demolition.

- (3) The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site, which include but are not limited to:

Staff finds that these criteria are applicable. Staff, including the Chief Building Official and Planning Director, find that there are unique conditions that warrant the proposed relocation of the historic structure on the existing site.

- (i) The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district; or

As seen in Exhibit 2, the 1907 Sanborn Fire Insurance map shows this neighborhood characterized by smaller single-family residences and accessory structures on large lots. Unlike other parts of Park City, this area did not have consistent setbacks, lot sizes, or a high urban density. Rather, the structures are spread out, with thirty to eighty foot side yards. Over time, many of these historic houses were replaced by larger, multi-family condominiums that now dwarf this historic house and its neighbor at 1450 Park Avenue.

In comparing the 1907 Sanborn Fire Insurance map to a current aerial photograph, it is evident that these new developments are much larger than the historic miner's cottages they replaced. They have smaller side and rear yard setbacks, which has altered the rhythm and pattern of the neighborhood. The neighborhood today has a higher urban density than it did historically, which has significantly diminished the historic integrity of the streetscape.

Additionally, the new development along Park Avenue has a variety of setbacks, as shown in Exhibit 2. There are a number of housing developments that are characterized by parking lots in the front yards, or even located behind existing historic houses. As the applicant has outlined, the front yard setback varies along Park Avenue, as depicted by the following addresses on the east side of Park Avenue:

Address:	Year Built:	Front Yard Setback (From Curb):
1378 Park	1981	13 ft. 6 in.
1384-2 Park	1979	(Parking lot in front yard)
1384-1 Park	1979	Approx. 90 ft. (Parking lot in front yard and sits behind 1406 Park)
1406 Park	1912	23 ft.
1412-1418 Park	2004	Approx. 96 ft. (Parking lot in front yard and sits behind 1420 Park)
1420 Park	1914	18 ft.
1438 Park	1979	Approx. 74 ft. (Parking lot in the front yard)
1470 Park (Struggler)	1976	25 ft. 10 in. (curb to building)
1476 -1486 Park	1981	Approx. 90 ft. (Parking lot in the front yard)
1488 Park	1904	16 ft.
1492 Park	1989	4 ft. – 9 ft. 9 in. (increased setback from north to south)

The historic context of its present setting has been so altered that these structures, even once restored, would not qualify for the National Register of Historic Places because of their setting.

Moving the house forward on the lot will allow it to become a focal point of the project as well as the streetscape as a whole. The relocation will allow the historic house to be further differentiated from the neighboring non-historic multi-family dwellings that characterize the neighborhood.

- (ii) The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age; or

The relocation of the structure 5'5" to the front of the existing lot will not alter the character of the site in terms of scale of neighborhood buildings, materials, site relationships, geography, or age. Moving the house forward on the lot will allow it to become the focal point of the project. This, along with the greater separation between it and the new development behind, will allow the houses to stand apart more from the neighboring condominium projects as well the proposed new development to the rear of the property.

As the applicant has demonstrated in Exhibit 2, neighboring properties along Park Avenue have a variety of setbacks from the Park Avenue curb. There is no congruence due to the size of these developments, their setbacks, and the number of parking lots in front yards. Relocating this structure 5'6" closer to Park Avenue will not diminish its relationship with neighboring properties.

- (iii) The integrity and significance of the historic building will not be diminished by relocation and/or reorientation; or

Relocating this historic structure to the front of its lot will not diminish its integrity and significance. As noted previously, there is little historic context remaining due to the loss of neighboring historic houses, the development of larger condominium dwellings that dwarf this site, and the variety of front, side, and rear yard setbacks along Park Avenue that do not establish a clear rhythm and pattern along the streetscape.

- (4) All other alternatives to relocation/reorientation have been reasonably considered prior to determining the relocation/reorientation of the building. These options include but are not limited to:

- (i) Restoring the building at its present site; or
- (ii) Relocating the building within its original site; or
- (iii) Stabilizing the building from deterioration and retaining it at its present site for future use; or
- (iv) Incorporating the building into a new development on the existing site

Staff finds that these criteria are applicable.

The applicant has considered restoring the house at its present location; however, doing so would limit the separation from new construction and would limit the number of new affordable housing units constructed on the site. The applicant is not proposing to relocate the building on a new site, but, rather, relocate it on its present site in the same orientation to the street. The applicant will stabilize the historic building form and retain it at its present site. Finally, the historic house will be incorporated into a new development on the existing site.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve relocation of the historic house at 1460 Park Avenue pursuant to the findings of fact, conclusions of law, and conditions of approval as stated in this report.

Supporting the Relocation:

Finding of Fact:

1. The property is located at 1460 Park Avenue, Lot 2 of the Retreat at the Park Subdivision.
2. The historic house is listed as Significant on the Historic Sites Inventory.
3. The house was originally constructed c. 1901, per the Historic Site Inventory (HSI) Form, as a cross-wing. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. Material alterations, such as the asbestos siding, aluminum windows, and metal porch, were added starting in the 1940s.

4. On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house at 1460 Park Avenue; the application was deemed complete on December 17, 2015. The HDDR application is still under review by the Planning Department.
5. The Historic Preservation Board approved the request for Material Deconstruction on February 2, 2016.
6. The applicant proposes to relocate the existing historic house 5'5" to the west, towards Park Avenue, as part of this renovation in order to construct three (3) new affordable housing cottages behind the historic house.
7. The proposal to relocate complies with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.
8. The Planning Director and the Chief Building Official gave input that unique conditions warrant the proposed relocation and/or reorientation on the existing Site,
9. There are unique conditions that warrant the relocation of the historic house on its site as the context of the building's setting has been so radically altered that its present setting does not appropriately convey its history.
10. The 1907 Sanborn Fire Insurance map shows the neighborhood characterized by smaller single-family residences and accessory structures on larger lots. This development pattern did not have consistent setbacks, lot sizes, or a high urban density. This pattern has been largely lost and replaced by multi-family housing developments that have smaller side and rear yard setbacks.
11. The density of the neighborhood has increased, which has significantly diminished the historic integrity of the streetscape.
12. Further, these new developments do not have consistent front yard setbacks with setbacks varying from 4 feet to over 90 feet.
13. Much of the street is characterized by parking lots in front yard setbacks.
14. The relocation will enhance the ability to interpret the historic character of the site as it will allow the house to become a focal point of project as well as the streetscape as a whole.
15. The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age.
16. Relocating the house 5'5" to the front of the lot will not diminish its historic integrity and significance as, even once restored, the house will not be eligible for the National Register of Historic Places due to the changes of its historic context.
17. There are not consistent front, side, or rear yard setbacks that characterize this portion of Park Avenue's streetscape.
18. The neighborhood has transitioned from historic houses on large lots with a low urban density to multi-family condominium projects with varying setbacks that have created a higher urban density.
19. The relocation will not diminish its relationship with neighboring properties, but rather allow the historic house to have greater visibility among its neighbors.
20. The integrity and significance of the historic building will not be diminished by relocation. There is little historic context remaining due to the loss of neighboring historic houses, the development of large condominium dwellings that dwarf this site, and the variety of front, side, and rear yard setbacks along Park Avenue that do not establish a clear rhythm and pattern along the streetscape.

21. All other alternatives to relocation have been reasonably considered prior to determining the relocation of the building. The applicant has considered restoring the house at its present location; however, doing so would limit the separation between the historic house and the new construction as well as limit the number of affordable housing units constructed on this site.
22. Relocation allows the historic structures to become the focal point of the new project as well as distinguish it further from neighboring non-historic structures.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.

Conditions of Approval:

1. The Chief Building Official and Planning Director, or their designees, shall review the Historic Preservation Plan and Relocation Plan to ensure that the historic structures are structurally stabilized in such a manner that they will survive the relocation.

Denying the Relocation:

Finding of Fact:

1. The property is located at 1460 Park Avenue, Lot 2 of the Retreat at the Park Subdivision.
2. The historic house is listed as Significant on the Historic Sites Inventory.
3. The house was originally constructed c. 1901, per the Historic Site Inventory (HSI) Form, as a cross-wing. Following its initial construction, several additions were constructed on the rear elevation of the original cross-wing form. Material alterations, such as the asbestos siding, aluminum windows, and metal porch, were added starting in the 1940s.
4. On December 8, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house at 1460 Park Avenue; the application was deemed complete on December 17, 2015. The HDDR application is still under review by the Planning Department.
5. The Historic Preservation Board approved the request for Material Deconstruction on February 2, 2016.
6. The applicant proposes to relocate the existing historic house 5'5" to the west, towards Park Avenue, as part of this renovation in order to construct three (3) new affordable-housing cottages behind the historic house.
7. The proposal to relocate does not comply with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure. There are no unique conditions that warrant the relocation of the historic house on its site as the context of the building's setting appropriately conveys its history. The development of multi-family housing developments surrounding this site and increased urban density has not significantly diminished the historic context of this site. The streetscape continues to provide the ability to interpret the historic character of the site.

8. The relocation to the front of the lot does not convey a character similar to the house's existing location in terms of the scale of neighboring buildings, materials, site relationships, geography, and age. Relocating the house 5'5" to the front of the lot will diminish its historic integrity and significance. The relocation diminishes the relationship of the historic house with neighboring non-historic properties and does not increase its visibility among its non-historic neighbors.
9. The integrity and significance of the historic building will be diminished by the relocation. There is sufficient historic context remaining, despite changes to the historic context, density of the neighborhood, and setbacks along Park Avenue that the houses contribute to the rhythm and pattern of the streetscape.
10. All other alternatives to relocation have not been reasonably considered prior to determining the relocation of the building. The applicant is relocating the house solely to maximize profit and density on this site.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal does not meet the criteria for relocation pursuant to LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure.

Exhibits:

[Exhibit 1 – 2.2.16 HPB Report and Exhibits \(Minutes included as part of this packet\)](#)

Exhibit 2 – Supplemental Analysis from the applicant

**Additional materials for HDDR for 1450 Park Avenue historic properties
Application to move the historic structure forward by 8 feet, 6 inches**

February 10, 2016

LMC Title 15 Chapter 11- Historic Preservation

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

(A) CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE

(3) The Historic Preservation Board, with input from the Planning Director and the Chief building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site which include but are not limited to:

- (i) The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district; or*
- (ii) The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age; or*
- (iii) The integrity and significance of the historic building will not be diminished by relocation and/or reorientation;*

The application qualifies under 15-11-13.A.(3) of the Park City Land Management Code for the following reasons:

15-11-13.(A)(3)(i) – The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district.

1. The property has been determined by the National Park Service to be ineligible for Historic Landmark designation due to the radical change in the surrounding properties rendering the context no longer historically relevant.
2. This radical change is demonstrated by comparing the 1907 Sanborn map to current maps. The Sanborn map indicates small structures spread out along Park Avenue. Today, all these small structures have been replaced with multi-unit condominium buildings with the exception of three houses: 1488 Park Avenue, 1420 Park Avenue and 1406 Park Avenue. However, of note is that each of these historic structures is surrounded by and in some instances share property lines with multi-unit buildings.

15-11-13.(A)(3)(ii) – The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age.

3. The applicant is proposing to move 1450 Park Avenue forward by 8 feet, 6 inches, which will be 28 feet, 5 inches from the curb maintaining a substantial front yard.

4. Neighboring properties along Park Avenue have a wide variety of set-backs. The distance of each property from the curb varies greatly. There is no congruence and in addition, there are a number of structures with parking lots in the front set-back:
 - a. 1492 Park Avenue, built in 1989 is 4 feet from the curb at the North end and 9 feet, 9 inches at the South end;
 - b. 1488 Park Avenue, built in 1904 is 16 feet from the curb;
 - c. 1476 to 1486 Park Avenue, built in 1981, sits behind a parking lot;
 - d. 1470 Park Avenue, the Struggler, built in 1976 is 17 feet, one inch from curb to boardwalk/planter (or 25 feet, 10 inches to building);
 - e. 1438 Park Avenue (units 1-8) sits behind a parking lot;
 - f. 1412 to 1418 Park Avenue sits behind a parking lot as well as the historic structure at 1420;
 - g. 1420 Park Avenue, built in 1914 is 18 feet from the curb;
 - h. 1406 Park Avenue, built in 1912 is 23 feet from the curb;
 - i. 1384-1 Park Avenue – units 107, built in 1979 sits behind a parking lot as well as the historic structure at 1406;
 - j. 1384-2 Park Avenue – units 1-11, built in 1979 sits behind a parking lot; and
 - k. 1378 – Park Avenue – units 1-8, built in 1981 is 13 feet, 6 inches from the curb.

15-11-13.(A)(3)(iii) – The integrity and significance of the historic building will not be diminished by relocation and/or reorientation;

5. There is little historic context remaining in the area and the move will actually help passers-by to appreciate the structures more.
6. The integrity and significance of the historic building will not be diminished and in fact, will be enhanced.

**Additional materials for HDDR for 1460 Park Avenue historic properties
Application to move the historic structure forward by 5 feet, 5 inches**

February 10, 2016

LMC Title 15 Chapter 11- Historic Preservation

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

(A) CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE

(3) The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site which include but are not limited to:

- (i) The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district; or**
- (ii) The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age; or**
- (iii) The integrity and significance of the historic building will not be diminished by relocation and/or reorientation;**

The application qualifies under 15-11-13.(A)(3) of the Park City Land Management Code for the following reasons:

15-11-13.(A)(3)(i) – The historic context of the building has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation may be considered to enhance the ability to interpret the historic character of the building and the district.

1. The property has been determined by the National Park Service to be ineligible for Historic Landmark designation due to the radical change in the surrounding properties rendering the context no longer historically relevant.
2. This radical change is demonstrated by comparing the 1907 Sanborn map to current maps. The Sanborn map indicates small structures spread out along Park Avenue. Today, all these small structures have been replaced with multi-unit condominium buildings with the exception of three houses: 1488 Park Avenue, 1420 Park Avenue and 1406 Park Avenue. However, of note is that each of these historic structures is surrounded by and in some instances share property lines with multi-unit buildings.

15-11-13.(A)(3)(ii) – The new site shall convey a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, site relationships, geography, and age.

3. The applicant is proposing to move 1460 Park Avenue forward by 5 feet, 5 inches which will be 28 feet, 5 inches from the curb keeping a substantial front yard.

4. Neighboring properties along Park Avenue have a wide variety of set-backs. The distance of each property from the curb varies greatly. There is no congruence and in addition, there are a number of structures with parking lots in the front set-back:
 - a. 1492 Park Avenue, built in 1989 is 4 feet from the curb at the North end and 9 feet, 9 inches at the South end;
 - b. 1488 Park Avenue, built in 1904 is 16 feet from the curb;
 - c. 1476 to 1486 Park Avenue, built in 1981, sits behind a parking lot;
 - d. 1470 Park Avenue, the Struggler, built in 1976 is 17 feet, one inch from curb to boardwalk/planter (or 25 feet, 10 inches to building);
 - e. 1438 Park Avenue (units 1-8) sits behind a parking lot;
 - f. 1412 to 1418 Park Avenue sits behind a parking lot as well as the historic structure at 1420;
 - g. 1420 Park Avenue, built in 1914 is 18 feet from the curb;
 - h. 1406 Park Avenue, built in 1912 is 23 feet from the curb;
 - i. 1384-1 Park Avenue – units 107, built in 1979 sits behind a parking lot as well as the historic structure at 1406;
 - j. 1384-2 Park Avenue – units 1-11, built in 1979 sits behind a parking lot; and
 - k. 1378 – Park Avenue – units 1-8, built in 1981 is 13 feet, 6 inches from the curb.

15-11-13.(A)(3)(iii) – The integrity and significance of the historic building will not be diminished by relocation and/or reorientation;

5. There is little historic context remaining in the area and the move will actually help passers-by to appreciate the structures more.
6. The integrity and significance of the historic building will not be diminished and in fact, will be enhanced.

**Park City Municipal Corporation
1450/1460 PARK AVE.
AFFORDABLE HOUSING**



1460 / 1450 Park Ave.
Existing Locations



1460 / 1450 Park Ave.
Proposed Locations

1460 Moved Forward Approx. 5'-5"

1450 Moved Forward Approx. 8'-5"

1450/1460 Park Avenue:
Existing and Proposed
Building Locations



A # 1500, 7-Eleven



B # 1492 (1989)
4' to 9'-9" Setback



C # 1488 (1904)
16' Setback



D # 1476, # 1478, # 1480, # 1482, # 1484, # 1486 (1981)



E # 1470 A-E (1976)
17'-1" Setback



1460 # 1460 (1901)
28'-5" Setback Proposed

1450 # 1450 (1904)
28'-5" Setback Proposed

NEIGHBORHOOD CONTEXT
Setbacks, Massing, and Date
of Construction:
North Side of Park Ave.



H #1420 (1914)
18' Setback



K #1384 (1979)



F #1438, 1-8 (1979)



I #1406 (1912)
23' Setback

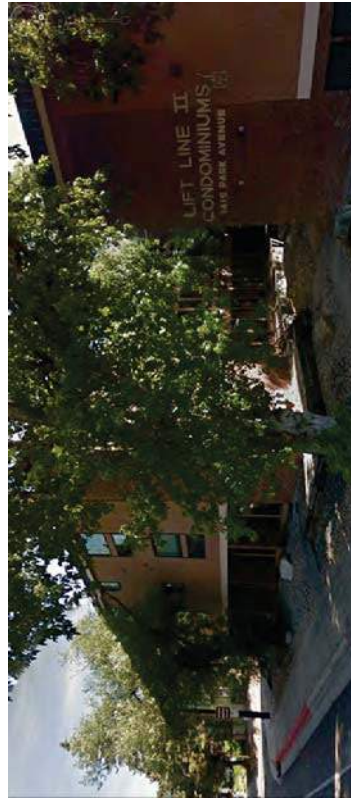


L #1378, 1-8 (1981)
13'-6" Setback

NEIGHBORHOOD CONTEXT
Setbacks, Massing, and Date
of Construction:
North Side of Park Ave.



N #1373 (1995)



P #1403, 1-7(1981)



R #1435, 1-8 (1982)



M #1359 (1896)



O #1399, 1-5 (1980)



Q #1415, 1-8 (1982)

NEIGHBORHOOD CONTEXT
Setbacks, Massing, and Date
of Construction:
South Side of Park Ave.



S #1451, 1-9 (1978)



T #1465, 1-8 (1996)



U #1475, 1-6 (1985)



V #1483 (2005)



W #1493, 1-8 (1986)



X #1499, 1-10 (2006)

NEIGHBORHOOD CONTEXT
Setbacks, Massing, and Date
of Construction:
South Side of Park Ave.

- A** # 1500
7 Eleven
- B** # 1492
(1989)
4' to 9'-9"
Setback
- C** # 1488
(1904)
16'
Setback
- D** # 1476
1478
1480
1482
1484
1486
(1981)
- E** # 1470
Units A-E
(1976)
17'-1"
Setback
- 1460** # 1460
(1901)
28'-5"
Setback
Proposed
- 1450** # 1450
(1904)
28'-5"
Setback
Proposed
- F** # 1438
Units 1-8
(1979)
- G** # 1418
1416
1414
1412
(2004)
- J** # 1384-1
Units 1-7
(1979)



L # 1378
Units 1-8
(1981)
13'-6"
Setback

K # 1384-2
Units 1-11
(1979)

M #1359
(1896)

N #1373
(1995)

I #1406
(1912)
23'
Setback

H #1420
(1914)
18'
Setback

#1399
1-5
(1980) **O**

#1403
1-7
(1981) **P**

#1415
1-8
(1982) **Q**

#1435
Units 1-8
(1982) **R**

#1451
Units 1-9
(1978) **S**

#1465
Units 1-8
(1996) **T**

#1475
Units 1-6
(1985) **U**

#1483
(2005) **V**

#1493
Units 1-8
(1986) **W**

1499
Units 1-10
(2006) **X**

#1500
(1900) **Y**

2

Aug 1907
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UTAH.



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 PLANNING DEPT.



Planning Department

Historic Preservation Board Staff Report

Author: Hannah Turpen, Planner
Subject: Historic Sites Inventory
Address: 1259 Norfolk Avenue
Project Number: PL-15-02645
Date: March 2, 2016
Type of Item: Administrative – Determination of Significance

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing and consider finding 1259 Norfolk Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Topic:

Project Name: 1259 Norfolk Avenue
Applicant: Park City Municipal Corporation
Owners: Maureen Barbara Moriarty (Trustee)
Proposal: Determination of Significance

Background:

City Council adopted amendments to the Land Management Code (LMC) on December 17, 2015, to modify and expand the criteria regarding the designation of “Significant” structures which would expand the Historic Sites Inventory criteria to include or consider the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any reconnaissance or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree, which can reasonably be restored to historic form.

One of the goals of the CRSA intensive level survey is to ensure that the Planning Department has a comprehensive list of all historic properties in Park City, and this DOS is for a property that had, for reasons unknown, not been included in the Historic Sites Inventory (HSI) adopted in 2009. The Planning Department identified and submitted applications for determination of significance for several properties, including 1259 Norfolk Avenue, which may qualify for local designation on the inventory under the new LMC changes.

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-

case basis in order to keep the Historic Sites Inventory (HSI) current. Now with the amended, broader criteria, there may be structures which qualify for the inventory which didn't before.

The purpose of this DOS is for the HPB to consider designating the house at 1259 Norfolk Avenue as "Significant" on the HSI. The Determination of Significance for 1259 Norfolk Avenue was continued at the HPB meeting on April 1, 2015 to a date uncertain. The item was continued because additional information was discovered regarding this site.

Table 1: *Past applications for 1259 Norfolk Avenue (there are no other applications currently active for this property):*

Permit Year	Description of Work
1996	The roof was repaired.
2001	A grant was awarded by the Historic District Commission in the amount of \$16,500.
2002	There was a plat amendment application, which divided the existing three (3) parcels into two (2) legal lots of record. The Historic District Commission approved a renovation, relocation, and lower level garage and foundation addition to the structure.

History of the Structure:

The house at 1259 Norfolk Avenue was initially constructed circa 1900. 1259 Norfolk Avenue was located outside of the Sanborn Fire Insurance Map (Sanborn Map) boundary prior to the 1907 Sanborn Map. According to the Sanborn Maps, sometime between 1907 and 1929, a porch was added on the east and south facades of the house. The house remains unchanged in the 1941 Sanborn Map.

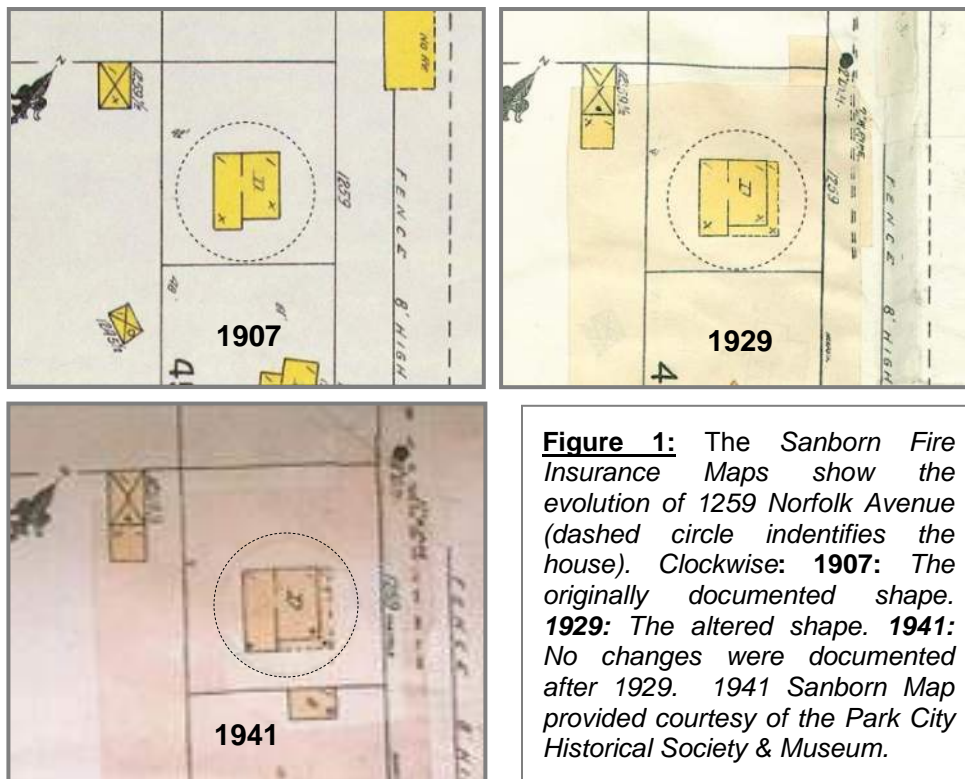


Figure 1: The Sanborn Fire Insurance Maps show the evolution of 1259 Norfolk Avenue (dashed circle identifies the house). Clockwise: **1907:** The originally documented shape. **1929:** The altered shape. **1941:** No changes were documented after 1929. 1941 Sanborn Map provided courtesy of the Park City Historical Society & Museum.

The house is a hall-parlor that has been modified. The 1904-05 photograph of Park City facing northwest shows the structure and only a handful of others across from the historic baseball grounds (Figure 2a and 2b). The front porch was added between 1907 and 1929 (after the 1904-5 photograph was taken). Originally, the house had two rectangular volumes, the front (east) living space and the back (west) bedroom wing. The front porch was added before the 1929 Sanborn Map of Park City and remains an important historical element of the house. The house is documented in a circa 1940's tax photograph (Figure 3). The circa 1950-1962 photograph shows the increased development in Old Town and near 1259 Norfolk Avenue (Figure 4a and 4b). The baseball grounds no longer featured the spectator stands and backstop. In addition, the house appears very similar to the circa 1940's tax photograph (Figure 3).

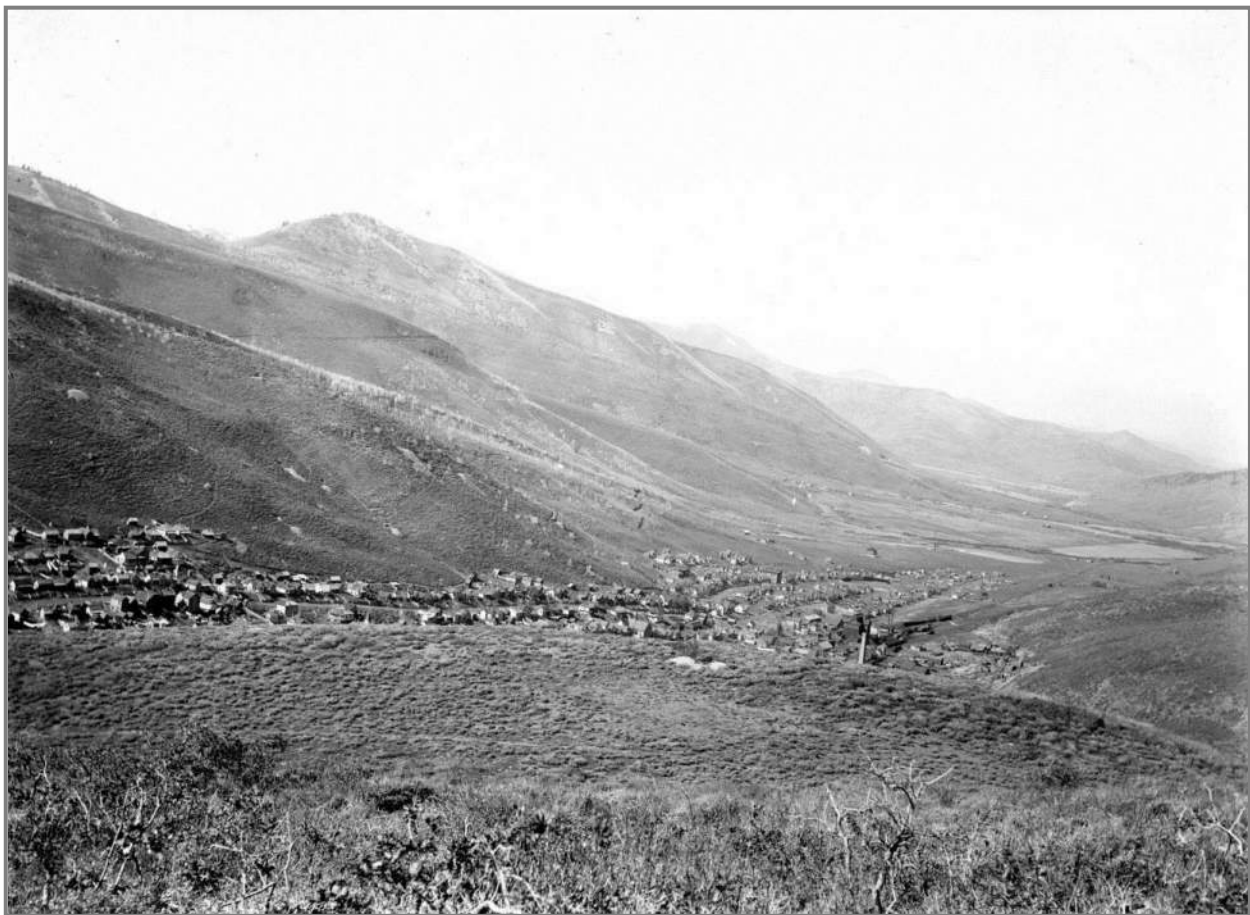


Figure 2a: Overall view of Park City. Camera facing northwest. 1904-05. (Park City Historical Society & Museum)



Figure 2b: Close-up of Figure 2a (Overall view of Park City. Camera facing northwest. 1904-05). (Park City Historical Society & Museum). The white circle identifies the house prior to the addition of the front porch.

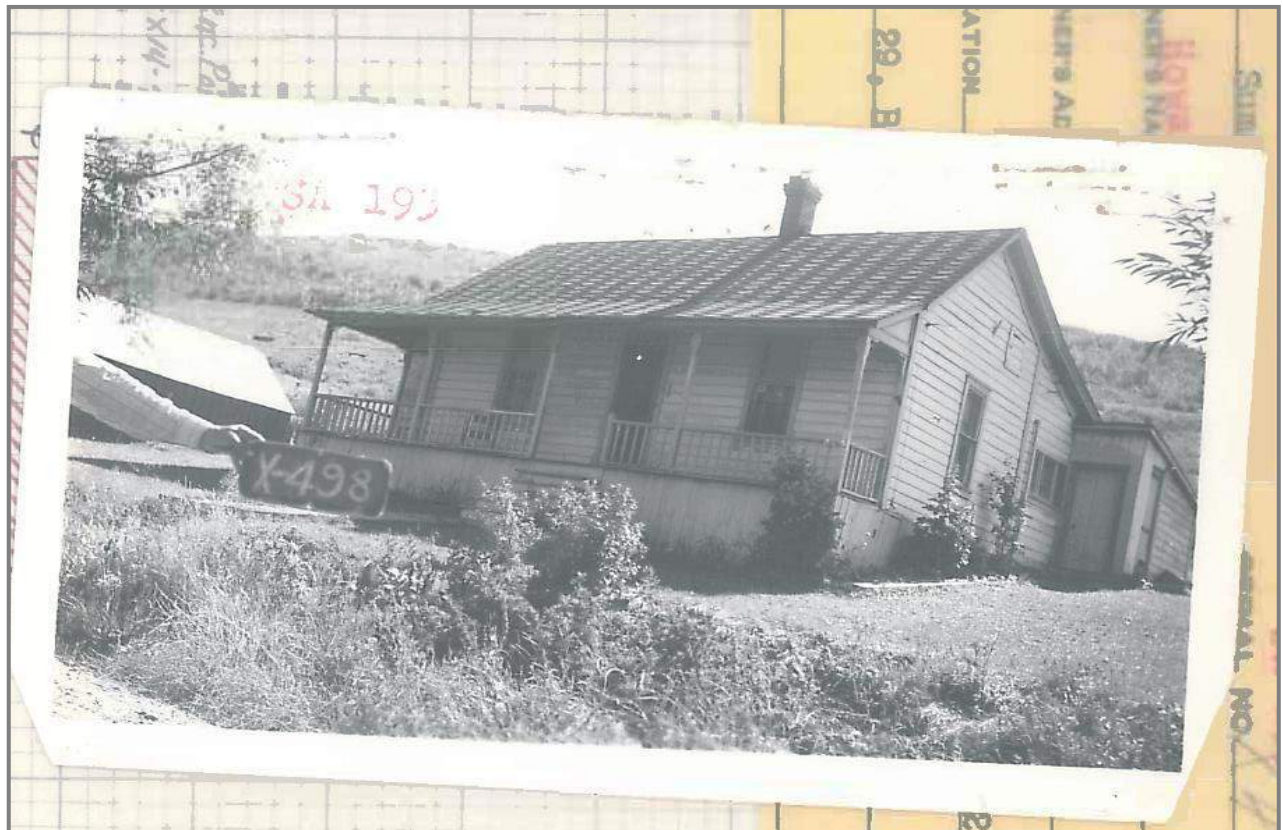


Figure 3: Circa 1940's tax photograph. (Park City Historical Society & Museum).

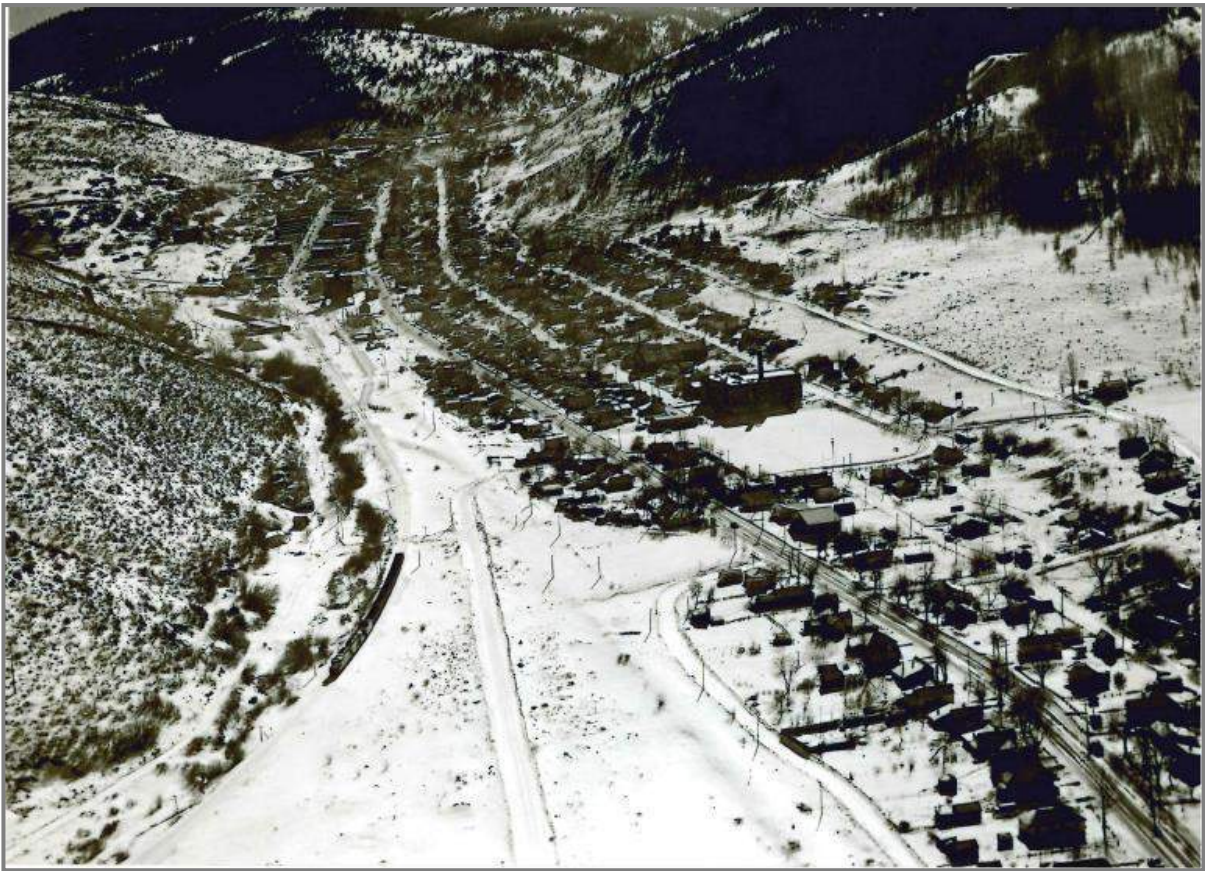


Figure 4a: Park City facing south circa 1950-1962. Development had increased in Old Town and near 1259 Norfolk Avenue. The baseball grounds no longer featured the spectator stands and backstop. (Park City Historical Society and Museum)



Figure 4b: Close up of Figure 4a. Park City facing south circa 1950-1962. The house (circled in white) still retains the same form as that of the circa 1940's tax photograph. (Park City Historical Society and Museum)

In 2001, a grant was awarded by the Historic District Commission in the amount of \$16,500 for work related to the 2002 renovation. The grant was a dollar-for-dollar match for the following projects related to the 2002 renovation:

- New Foundation
- Structural, electrical, plumbing and mechanical improvements.
- Replacement door and windows and re-roofing
- Exterior siding and trim repairs, prep, and repainting

The house was moved to the southeast as a part of the 2002 renovation to accommodate the subdivision of the existing three (3) parcels into two (2) legal lots of record (See Figure 5). Staff finds that the relocation of the structure, while not a preferred method of historic preservation, does not detract from the historic integrity or context of the site or house. Figure 5 shows the location of the house today in relation to its historic location. The house is surrounded by both historic and non-historic sites. The site still retains its context and spatial relationship with the historic baseball field located directly across the street.

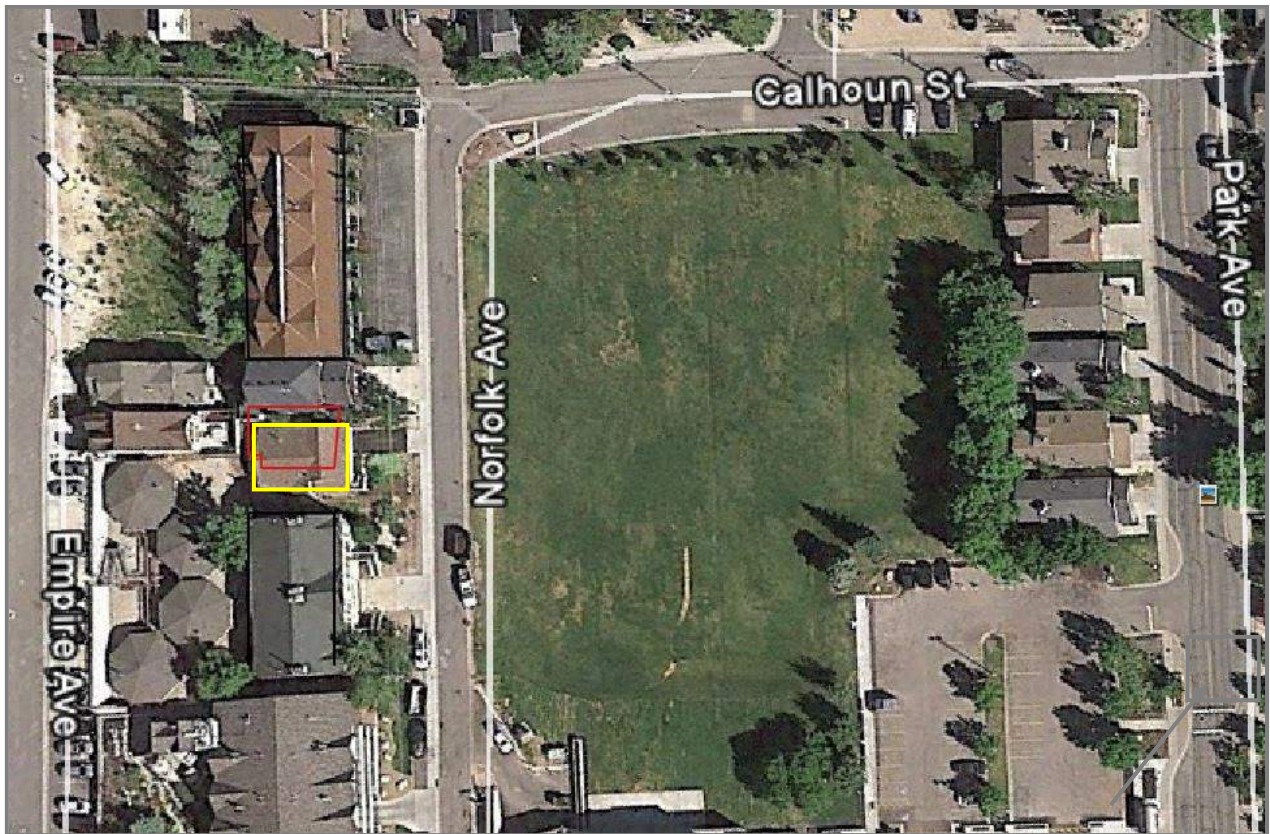


Figure 5: *The red outline represents the historic location of the house prior to the 2002 renovation. The yellow outline represents the current location on the house.*

The 2002 scope of work included removal of a historic addition, restoration of historic house, and the construction of a lower level garage, foundation, and rear addition (See Figure 6 and Figure 7 for photographs of the house before and after the 2002 renovation).



Figure 6: Southeast oblique. Camera facing northwest. 2001. Before the 2002 renovation.



Figure 7: Southeast oblique. Camera facing northwest. November 2014. After the 2002 renovation.

The lower level garage and concrete foundation were added in 2002, but they do not detract significantly from its Historic Form when viewed from the primary public Right-of-Way. Staff finds that the change in material to board and batten on the lower level garage portion of the house creates a clear delineation between the historic portion of the house and the new lower level garage addition. The board and batten is also a nod at the vertical boards that were used historically as the porch skirt (visible in the circa 1940's tax photograph, see Figure 3). In 2002, the Historic District Commission determined that the garage shall be recessed under the front porch in order not to create a visual and architectural distraction. The new rear addition is located behind the historic dwelling and is subordinate to the historic portion of the house in terms of mass, height, and scale.

In 2002, the applicant demolished the historic rear shed addition located at the northwest corner of the dwelling in order for the structure to fit onto its newly created lot. The historic rear shed addition is visible in the circa 1940's tax photograph (Figure 3), but not on the 1941 Sanborn Map (Figure 1). The Historic District Commission determined that the historic northwest rear shed addition was not integral to the overall building's historic integrity and that the historic south addition was more important to the historic integrity of the building because it was incorporated into the historic porch. As a result, the porch was restored in its entirety, which staff finds restored the Historic Form and reflects the Historical character of the site more than if the house had retained the historic northwest rear addition.

The roof was repaired in 1996, but the repair did not alter the historic roof form. In 2002, the new rear addition incorporated a cross gable roof design with the intent to minimize the massing of the new rear addition. The historic portion of the house retains the historic roof form.

In 2002, the porch was restored according to historic documentation available. The Historic District Commission referenced the circa 1940's tax photograph, which showed architectural detailing involving the construction of the porch. The 2002 renovation restored much of the porch detailing visible in the circa 1940's tax photograph. Staff finds that the porch is an important architectural feature that contributes to the Historic Form of the house.

The current location of the entrance stairs is not consistent with that found in the circa 1940's tax photograph. At the time of the 2002 renovation, the steps were in their current location. The historic location of the entrance steps was centered on the front of the house, directly in front of the front door. In 2002, the Historic District Commission determined that the repositioning of the steps into their historic location would result in an encroachment into the front yard setback. Staff finds that the current location of the stairs does not detract from the historic integrity of the structure because their design is consistent with that of the historic steps and the other important architectural features of the front porch are still present.

As a part of the 2002 renovation, the historic one-over-one double hung windows (visible in the circa 1940's tax photograph) were brought back on the north, south, and east elevations of the house. In addition, the transom above the front door was incorporated into the design after being lost in an out of period alteration.

In 2002, the historic horizontal lap-siding was exposed beneath non-historic siding. The historic siding was repaired and painted. The architectural detailing including fascia boards, cornices, and brackets were reintroduced or restored as a part of the 2002 renovation.

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of sites within the Historic Sites Inventory (HSI). The Historic Preservation Board may designate sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic sites in the community (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI). The site is currently not listed on the HSI.

Staff finds that the site would not meet the criteria for Landmark designation, based on the following:

LANDMARK SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

*(a) It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and **Complies.***

The structure was originally constructed in c.1900, which makes the structure approximately 116 years old.

*(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and **Does Not Comply.***

The site does not meet these criteria. Staff finds that much of the historic architectural features were brought back as a part of the 2002 renovation; however, the house is not eligible for the National Register of Historic Places due to the cumulative changes to its design, out of period additions, materials, and workmanship that have diminished its historic integrity.

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era that has made a significant contribution to the broad patterns of our history;

(ii) The lives of Persons significant in the history of the community, state, region, or nation; or

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.**

The structure contributes to our understanding of Park City's Mature Mining Era (1894- 1930). Hall-parlors were the first popular housing type in Park City after log cabins and one-room shacks of the initial silver discover era of the 1870s. This property was not included in the Sanborn Maps until the 1907 addition because of its location in the outskirts of town around 1900. The 1904-05 photograph of Park City facing northeast shows the structure and only a handful of others across from the historic baseball grounds. The structure utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Such materials and assemblies include drop wood siding, subtle window and door trim, patio posts and bracket details that convey a sense of Victorianism, and board and batten siding.

In order to be included on the HSI, the Historic Preservation Board will need to determine that the building meets the criteria for Significant, as outlined below:

SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

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

The structure was originally constructed in c.1900, which makes the structure approximately 116 years old.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

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

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or **Complies.**

In 2001, a grant was awarded by the Historic District Commission in the amount of \$16,500. The grant was a dollar-for-dollar match for the following projects related to the 2002 renovation:

- New Foundation
- Structural, electrical, plumbing and mechanical improvements.
- Replacement door and windows and re-roofing
- Exterior siding and trim repairs, prep, and repainting

This site has not previously been listed on the Historic Sites Inventory for reasons unknown.

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

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

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

Staff finds that much of the historic architectural features were brought back as a part of the 2002 renovation. The introduction of a lower level basement, foundation, and rear addition does not detract from the Historic Form because of the careful architectural details that were added to create a clear delineation between the historic house and the new addition. Such architectural details include the change of materials to board-and-batten on the lower level garage addition, compared to historic lap siding seen on the historic portion of the house. Staff finds that the house retains its Historic Form, reflects the Historical Character, and still maintains its historic site context despite the presence of a non-historic addition and surrounding non-historic infill development.

(d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

(i) An era of Historic Importance to the community, or

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. **Complies.**

The structure contributes to our understanding of Park City's Mature Mining Era (1894- 1930). Hall-parlors were one of the first popular housing types in Park City after log cabins and one-room shacks of the initial silver discover era of the 1870s. This property was not included in the Sanborn Maps until the 1907 addition because of its location in the outskirts of town around 1900. The 1904-05 photograph of Park City facing northeast shows the structure and only a handful of others across from the historic baseball grounds. The structure utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Such materials and assemblies include drop wood siding, subtle window and door trim, patio posts and bracket details that convey a sense of Victorianism, and board and batten siding.

Process:

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

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

Notice:

On February 20, 2016, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent a mailing notice to the property owner and property owners within 100 feet on February 17, 2016 and posted the property on February 17, 2016.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to adding sites to or removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code as noted above. No public input was received at the time of writing this report.

Alternatives:

- Conduct a public hearing to consider the DOS for **1259 Norfolk Avenue** described herein and find the structure at **1259 Norfolk Avenue** meets the criteria for the designation of “Significant” to the Historic Sites Inventory according to the draft findings of fact and conclusions of law, in whole or in part.
- Conduct a public hearing and find the structure at **1259 Norfolk Avenue** does not meet the criteria for the designation of “Significant” to the Historic Sites Inventory, and providing specific findings for this action.
- Continue the action to a date uncertain.

Significant Impacts:

The house at 1259 Norfolk Avenue is not listed on the Historic Sites Inventory. If designated as “Significant” on the HSI, any alterations must comply with the Design Guidelines for Historic Sites and the site will be eligible for the Historic District Grant Program. Should the structure not be included, then the property will be eligible for demolition.

Consequences of *not* taking the Recommended Action:

If no action is taken, no change will occur to the designation of 1259 Norfolk Avenue because the house is not currently on the Historic Sites Inventory. The structure will be eligible for demolition.

If the Historic Preservation Board chooses to include this site on the HSI, the structure will be designated a Significant Historic site and not eligible for demolition. It will be eligible for the Historic District Grant Program.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and consider designating the house at 1259 Norfolk Avenue as a Significant Site on the Park City Historic Sites Inventory.

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. This site was not included on the 2009 HSI based upon the older criteria.
2. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be significant sites.
3. The house at 1259 Norfolk Avenue is within the Recreation Commercial (RC) zoning district.
4. The structure is not currently designated as a Significant or Landmark site on the 2009 Historic Sites Inventory.
5. The structure was originally constructed at 1259 Norfolk Avenue in c.1900, which makes the structure approximately 116 years old.
6. The structure appears in the 1907, 1929, and 1941 Sanborn Fire Insurance maps.
7. The structure can be found in a 1940's tax photograph.
8. The structure is not currently designated as a Significant or Landmark site on the Historic Sites Inventory.
9. The original hall-parlor was constructed within the Mature Mining Era (1894-1930) and is historic.
10. In 2001, a grant was awarded by the Historic District Commission in the amount of \$16,500 for a new foundation; structural, electrical, plumbing and mechanical improvements; replacement doors and windows; re-roof; and exterior siding and trim repairs, prep, and repainting.
11. The lower level garage addition and new foundation were added in 2002 and are non-historic.
12. The house was moved to the southeast as a part of the 2002 renovation to accommodate the subdivision of the existing three (3) parcels into two (2) legal lots of record.
13. The house is surrounded by both historic and non-historic sites. The site still retains its context and spatial relationship with the historic baseball field located directly across the street.
14. The lower level garage and concrete foundation were added in 2002, but they do not detract significantly from its Historic Form when viewed from the primary public Right-of-Way.
15. The change in material to board and batten on the lower level garage portion of the house creates a clear delineation between the historic portion of the house and the new lower level garage addition.
16. In 2002, the Historic District Commission determined that the garage shall be recessed under the front porch in order not to create a visual and architectural distraction.

17. The new rear addition is located behind the historic dwelling and is subordinate to the historic portion of the house in terms of mass, height, and scale.
18. In 2002, the applicant demolished the historic northwest rear shed addition located at the northwest corner of the dwelling in order for the structure to fit onto its newly created lot.
19. The historic northwest rear shed addition is visible in the circa 1940's tax photograph (Figure 3), but not on the 1941 Sanborn Map (Figure 1).
20. The Historic District Commission determined that the historic northwest rear shed addition was not integral to the overall building's historic integrity and that the historic south addition was more important to the historic integrity of the building because it was incorporated into the historic porch.
21. The roof was repaired in 1996, but the repair did not alter the historic roof form. The historic portion of the house retains the historic roof form.
22. In 2002, the new rear addition incorporated a cross gable roof design with the intent to minimize the massing of the new rear addition.
23. In 2002, the porch was restored according to historic documentation available, including the 1940's tax photograph.
24. The current location of the entrance stairs is not consistent with that found in the circa 1940's tax photograph.
25. At the time of the 2002 renovation, the steps were in their current location.
26. The historic location of the entrance steps was centered on the front of the house, directly in front of the front door.
27. In 2002, the Historic District Commission determined that the repositioning of the steps into their historic location would result in an encroachment into the front yard setback.
28. In 2002 renovation, the historic one-over-one double hung windows (visible in the circa 1940's tax photograph) were brought back on the north, south, and east elevations of the house.
29. In 2002, the transom above the front door was incorporated into the design after being lost in an out of period alteration.
30. In 2002, the historic horizontal lap-siding was exposed beneath non-historic siding. The historic siding was repaired and painted.
31. The architectural detailing including fascia boards, cornices, and brackets were reintroduced or restored as a part of the 2002 renovation.
32. The structure is a hall-parlor typical of the Mature Mining Era (1894-1930).
33. The site meets the criteria as Significant on the City's Historic Sites Inventory.
34. Built circa 1900, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
35. Though the structure's historic integrity has been diminished due to the out-of-period addition and alterations to its historic materials, it has retained its Historical Form in that the hall-parlor form is still clearly identifiable from the public right-of-way. The lower level out-of-period addition to the east elevation and rear addition on the west of the structure do not detract from its historic significance as these are clearly delineated from the historic hall-parlor form. Further, the 2002 renovation restored many of the historic details that had been

lost previously including porch details, historic window openings, and the original siding.

36. The introduction of a lower level basement and foundation and rear addition does not detract from the Historic Form.
37. The house retains its Historic Form, reflects the Historical Character, and still maintains its historic site context despite the presence of a non-historic addition and surrounding non-historic infill development.
38. The structure is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era (1894-1930) and its noteworthy method of construction, materials, and craftsmanship of the Mature Mining Era.
39. The site does not meet the criteria as Landmark on the City's Historic Sites Inventory in that the house is not eligible for the National Register of Historic Places due to the cumulative changes to its design, out of period additions, materials, and workmanship that have diminished its historic integrity.

Conclusions of Law

1. The existing structure located at 1259 Norfolk Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies.

- (b) It retains its Historical Form as may be demonstrated but not limited by any of the following:*

- (i) It previously received a historic grant from the City; or*
- (ii) It was previously listed on the Historic Sites Inventory; or*
- (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or*

Complies.

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

- (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and*
- (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or*

Complies.

Exhibits:

- Exhibit A – Historic Sites Inventory Form, 2014
- Exhibit B – Historic Tax Card
- Exhibit C – 2001 Grant Award Letter
- Exhibit D – 2002 Historic District Design Review Plans
- Exhibit E – 2002 Historic District Design Review Photographs

Exhibit F – Historic Preservation Board Meeting Minutes April 1, 2015

HISTORIC SITE FORM – HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 1259 Norfolk Avenue**

Address: 1259 Norfolk Avenue

A.K.A.:

City, County: Park City, Summit County, Utah

Tax Number: 1259-NOR-1

Current Owner Name: Maureen Barbara Moriarty (trustee)

Parent Parcel(s): SA-193

Current Owner Address: PO Box 242, Park City, UT 84060-0242

Legal Description (include acreage): LOT 1, 1259 NORFOLK AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 3300 SQ FT OR 0.08 AC [...] (see record for complete legal description)

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: single dwelling
- Current Use: single dwelling

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: Nov. 2014 (2)
- historic: c. 1905

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 directory/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:

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other: lot survey (7/28/2003)

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

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

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

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

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

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

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

Researcher/Organization: John Ewanowski

Date: Nov. 2014

4 ARCHITECTURAL DESCRIPTION AND INTEGRITY*Building Type and/or Style:* rectangular cabin type, Victorian Eclectic style*No. Stories:* 1*Additions:* none minor major (describe below) *Alterations:* none minor major (describe below)*Number of associated outbuilding and/or structures:* accessory building(s), # 0; structure(s), # 0.*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:* Uninhabitable/Ruin*Materials:*

Foundation: concrete

Walls: drop wood siding, board and batten wood siding on lower level garage

Roof: asphalt shingles

Windows/Doors: double-hung windows (typical) and paneled wood doors with wooden trim

Essential Historical Form: retains does not retain*Location:* original location moved (date: , original location:)

Design: This is a rectangular cabin type that has been modified and updated to include a concrete foundation and a garage in the lower level. Originally, the house was two rectangular volumes, the front (east) living space and the back (west) bedroom wing. The front patio was added before the 1929 Sanborn Map of Park City and remains an important historical element of the house. The garage and concrete foundation were recent alterations to the house, but they do not detract significantly from its historic feel and appearance.

Setting: Set in the north end of Old Town Park City, facing a greensward that was once the historic baseball field for the town. It is on a 44'x75' lot, about one-and-a-half of the original Snyder's Addition parcels. The setting has changed somewhat with surrounding growth from typical miner's cabins to larger condominiums and hotels. Located close to the base of Park City Mountain Resort, the setting is more developed than it was historically but maintains a degree of historic integrity, especially in its relationship to the historic ball field across the street.

Workmanship: This house utilizes typical materials and assemblies of a Park City residence built during the early twentieth century. Namely, drop wood siding was the preferred wall material of this era and most houses are topped with asphalt shingle roofs. The subtle window and door trim, as well as the patio post and bracket details convey a sense of Victorianism, which was popular at the time of construction. The lower addition is clad in board-and-batten siding, which was employed in the historic period, although it was used to a lesser degree than drop wood siding.

Feeling: Retains its historic integrity despite the addition of a lower level garage and new concrete foundation. The basic historic massing of the original house is readily apparent from the exterior, and the pre-1929 front patio is historic despite not being original. Despite surrounding development, the site retains its historic feel, as well.

Association: Rectangular cabins were the first popular housing type in Park City after the log cabins and one-room shacks of the initial silver discovery era of the 1870s. Over 80% of the rectangular cabins in Park City were built before the 1889 Sanborn Map.¹ This house was not included in the Sanborns until the 1907 addition, as it was near the outskirts of the original town. A 1904-05 photograph shows this house with only a handful of others across from the historic baseball grounds. It is unknown who built the house and the exact date of construction, but it was definitely before 1905 and probably around the turn of the century.

5 SIGNIFICANCE

Architect: not known known: (source:)

Date of Construction: c. 1900

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 and Mining Boom Era (1868-1893)
 Mature Mining Era (1894-1930)
 Mining Decline and Emergence of Recreation Industry (1931-1962)

Description of historic era: By the 1890s, Park City was a *bona fide* mining town, with a railroad station, post office, fire department, and growing school system. While individuals lost and gained jobs based on fluctuating silver prices, the mining industry was relatively stable in Park City through the 1920s. The Great Fire of 1898 proved the strength of the town: while Main Street was almost completely levelled and sustained over \$1,000,000 in damages, most of the buildings were rebuilt by 1900. Unlike other fire ravaged western mining towns, which often went permanently bust over similar blazes, the demand for Park City silver caused a rapid rebuilding of the business district. Park City survived the Spanish Flu Epidemic, World War I, and Prohibition mostly unscathed, boasting over 4,000 residents in the 1930 United States Census.

2. Persons: N/A

3. Architecture: N/A

6 PHOTOS

Photographs on the following pages (taken by the researcher, unless noted otherwise):

Photo No. 1: Northeast oblique. Camera facing southwest. November 2014.

Photo No. 2: Southeast oblique. Camera facing northwest. November 2014.

Photo No. 3: Overall view of Park City. Camera facing northwest. 1904-05. (Park City Historical Society & Museum)

Photo No. 4: Close-up of Photo No. 3 (Overall view of Park City. Camera facing northwest. 1904-05). (Park City Historical Society & Museum)

¹ Randall, 67.

Photo No. 1: Northeast oblique. Camera facing southwest. November 2014.



Photo No. 2: Southeast oblique. Camera facing northwest. November 2014.



Photo No. 3: Overall view of Park City. Camera facing northwest. 1904-05. (Park City Historical Society & Museum)



Photo No. 4: Close-up of Photo No. 3 (Overall view of Park City. Camera facing northwest. 1904-05). (Park City Historical Society & Museum)



Exhibit B: Historic Tax Card

RECORD OF ASSESSMENT OF IMPROVEMENTS

SA 193

SERIAL NO. 498

OWNER'S NAME
 OWNER'S ADDRESS
 LOCATION 22-28 &
 22, B



SA 193

52

SCALE:

IDENTENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Shed 12x13. Siding	25+	x			200.00	.47	25%	50
2nd Floor		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Age - Class 1F Depr. 2% (3%)
 1 Floor Dirt Walls sltg Roof CI Doors 1
12 x 13 Age 1924 Cost 239 x 47%
 1940 Base Cost x 25 % Depr.
 Total 60

REMARKS
110

Owners Name Howard Sweatfield
Location Park City, Utah
Kind of Bldg Res St. No. 1239 Norfolk
Class 3 Type 1 2 3 4 Cost \$ 4067 x104.5%

Table with 6 columns: Stories, Dimensions, Sq. Ft., Factor, Totals, Totals. Row 1: 1, x x, 908, \$ 4250

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

Description of Buildings Additions Additions

Foundation - Stone Conc None Sills

Ext. Walls Asp. Shake - over siding

Roof Type Gab Mtl. R.R.

Formers - Small Med. Large

Bays - Small Med Large

Porchs - Front 4x32 128 @ 1.00 128

Side 4x14 Enc. 56 @ 2.00 112

Porch @

Planters @

Ext. Base Entry @

Cellar Bsmt. - 1/4 1/2 3/4 Full 8x11 Floor Cmn FH 20

Bsmt. Gar.

Basement - Apt. Rms. Fin. Rms.

Little Rooms Fin. Unfin.

Plumbing Class 1 Tub 1 Trays

Basin 1 Sink 1 Toilet 1 550

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

Dishwasher Garbage Disp.

Heat - Stove H.A. FA HW Stkr Elec.

Oil Gas Coal Pipeless Radiant 364

Air Cond. - Full Zone

Finish - Fir Hd. Wd. Panel

Floor - Fir Hd. Wd. Other

Cabinets Mantels

Tile - Walls Wainscot Floors

Storm Sash - Wood D. S. Metal D. S.

Awnings - Metal Fiberglass

Total Additions 1174

Year Built Avg. 1945 Replacement Cost 5424

v. Age from mold Age 2. Obsolescence

Inf. by (Owner - Tenant - Neighbor - Record - Est. Adj. Bld. Value

Conv. Factor x.47

Replacement Cost - 1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

Total Value from reverse side 110

Total Building Value \$

Appraised 1 17/3/68 19 By G.P.M. JAN 23 1968

Appraised 2 19 By

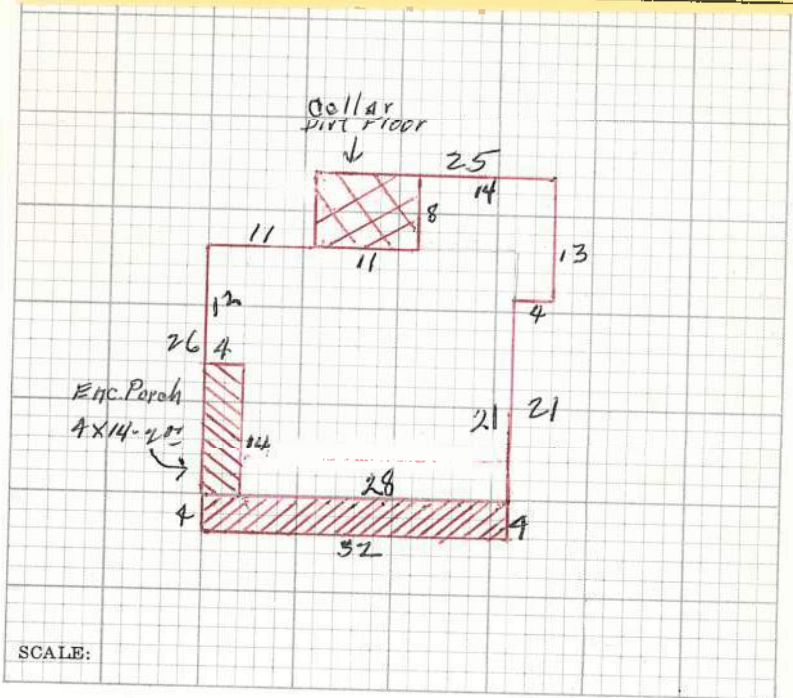
ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO. SA 193 X498

OWNER'S NAME Howard & Marjorie Sweatfield
Clark, Pat J. & Minnie

OWNER'S ADDRESS Park City

LOCATION Lots 11 - 12-13-14-15-16-17-21-22-28 &
29, Blk 18, S.A.



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
Shed 12x13, Siding	25	x			900.00	.47	25%	50
Dirt Floor		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
Age - Class <u>IF</u> Depr. 2% <u>(3%)</u>								
rs <u>1</u> Floor <u>Dirt</u> Walls <u>shg</u> Roof <u>GI</u> Doors <u>1</u>								
ce <u>12</u> x <u>20</u> Age <u>1924</u> Cost <u>239</u> x 47%								
1940 Base Cost x <u>25</u> % Depr.								
Total								<u>60</u>

MARKS _____

112



Department of Community Development
Engineering • Building Inspection • Planning

April 9, 2001

Richard Kerr
c/o Peter Barnes



COPY

RE: 2001 Historic District Grant Program - 1259 Norfolk Avenue

Dear Mr. Kerr:

On behalf of the Historic District Commission, I am pleased to inform you that you have received a 2001 Grant in the amount of \$16,500.00. The Commission is very happy that you will be working on your building this summer. This award, in conjunction with your match, will yield significant results for the preservation of your historic building toward any of the following projects:

- New foundation
- Structural, electrical, plumbing and mechanical improvements
- Replacement door and windows & re-roofing
- Exterior siding & trim repairs, prep and re-painting

Prior to beginning work, please contact Derek Satchell, Preservation Planner at 615-5070, to schedule an appointment to review your proposed scope of work and to sign your grant agreements before **July 1, 2001**. Should you fail to sign your agreements and to begin your work before this deadline, your grant award will be forfeited.

Being a historic property owner in Park City, you possess a rich heritage--preserve it well. Again, I offer you the warmest of congratulations.

Sincerely,

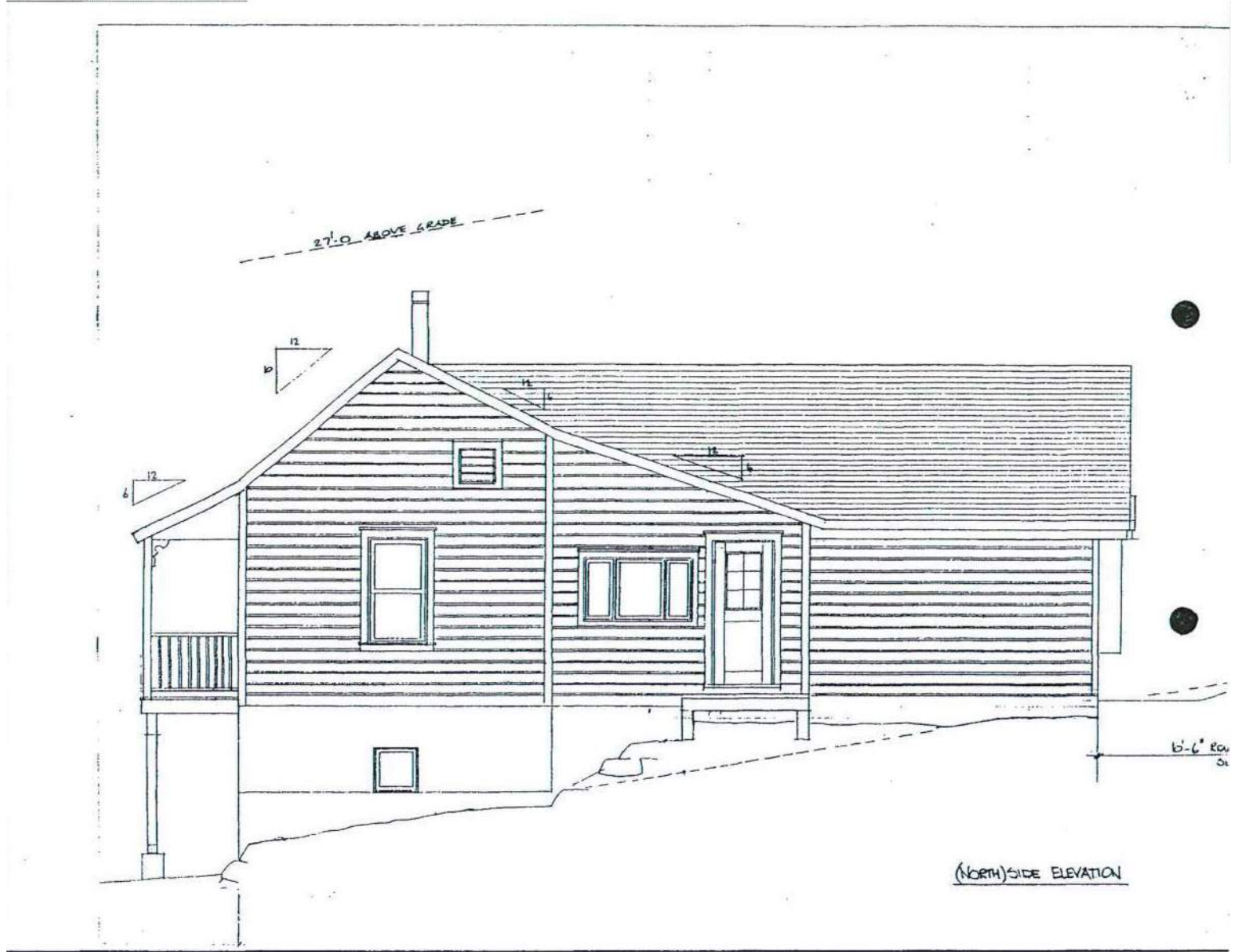
A handwritten signature in cursive script that reads "Dick Peek".

Dick Peek, Chairperson
Historic District Commission

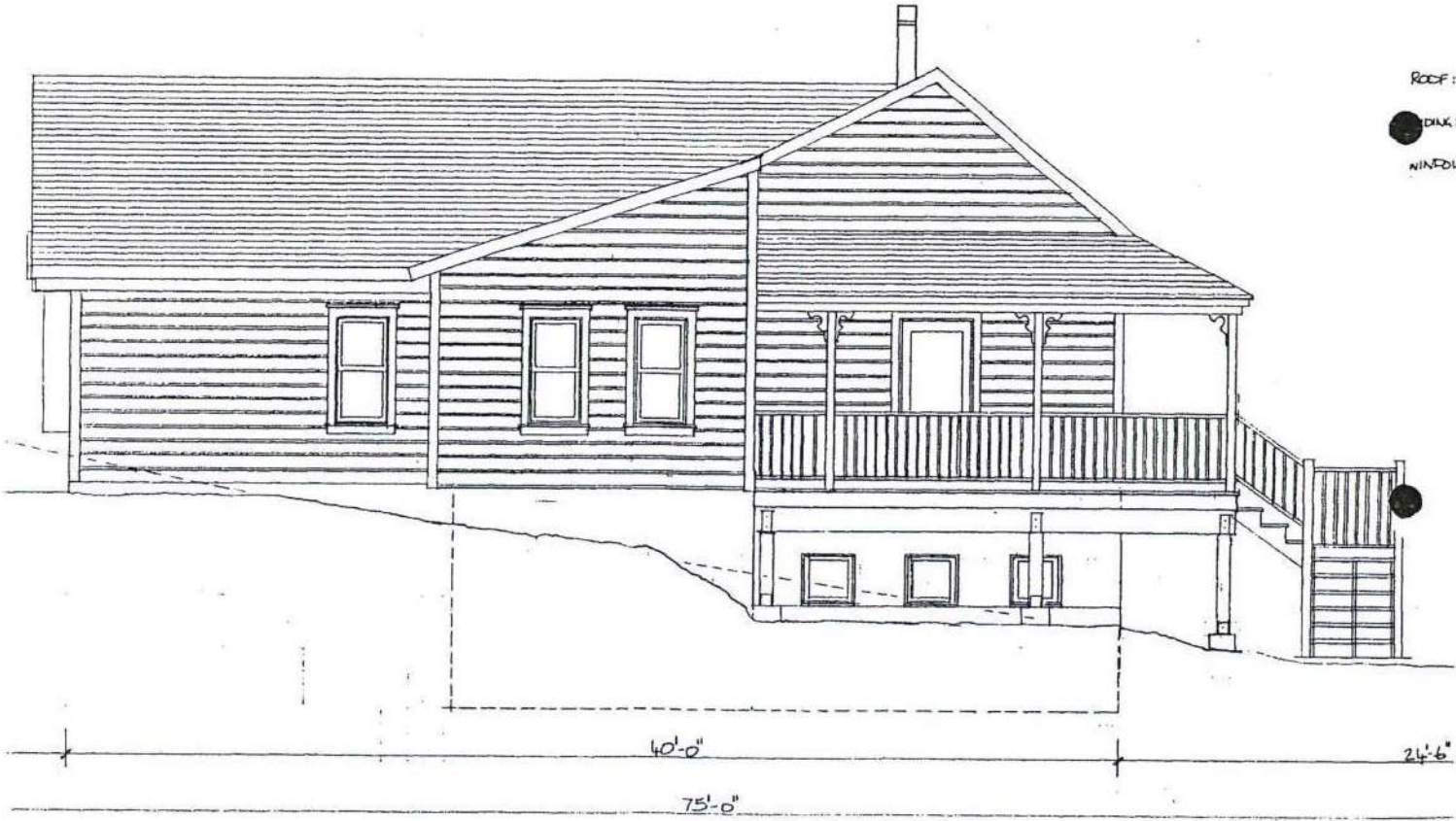
CC: File

:Exhibit K - 2001 Grant Award Letter

Park City Municipal Corporation • 445 Marsac Avenue
Community Development (435) 615-5055 • Engineerin
Planning (435) 615-5060 • F/

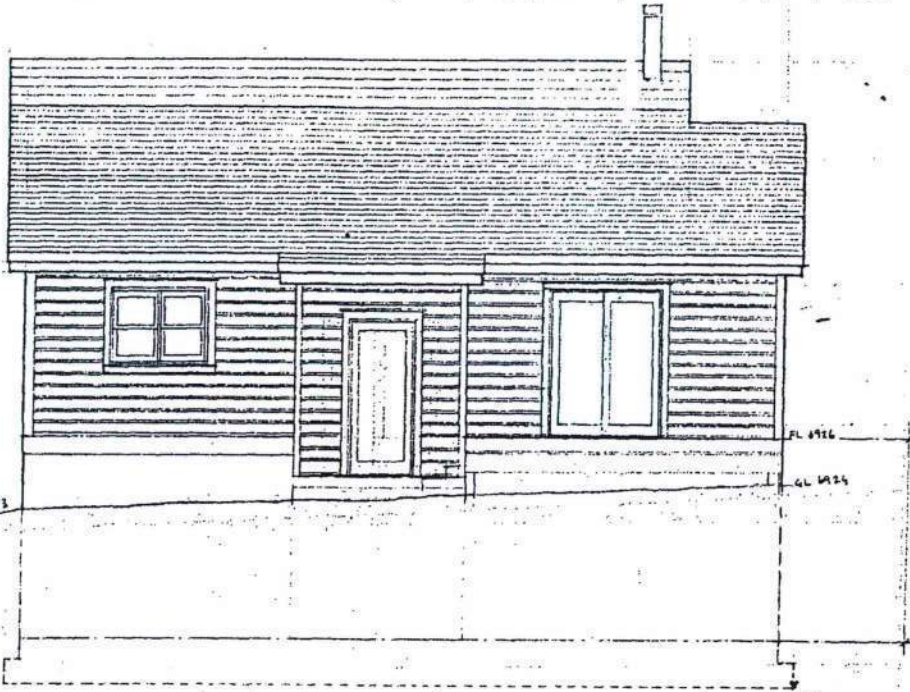


27'-0" ABOVE GRADE

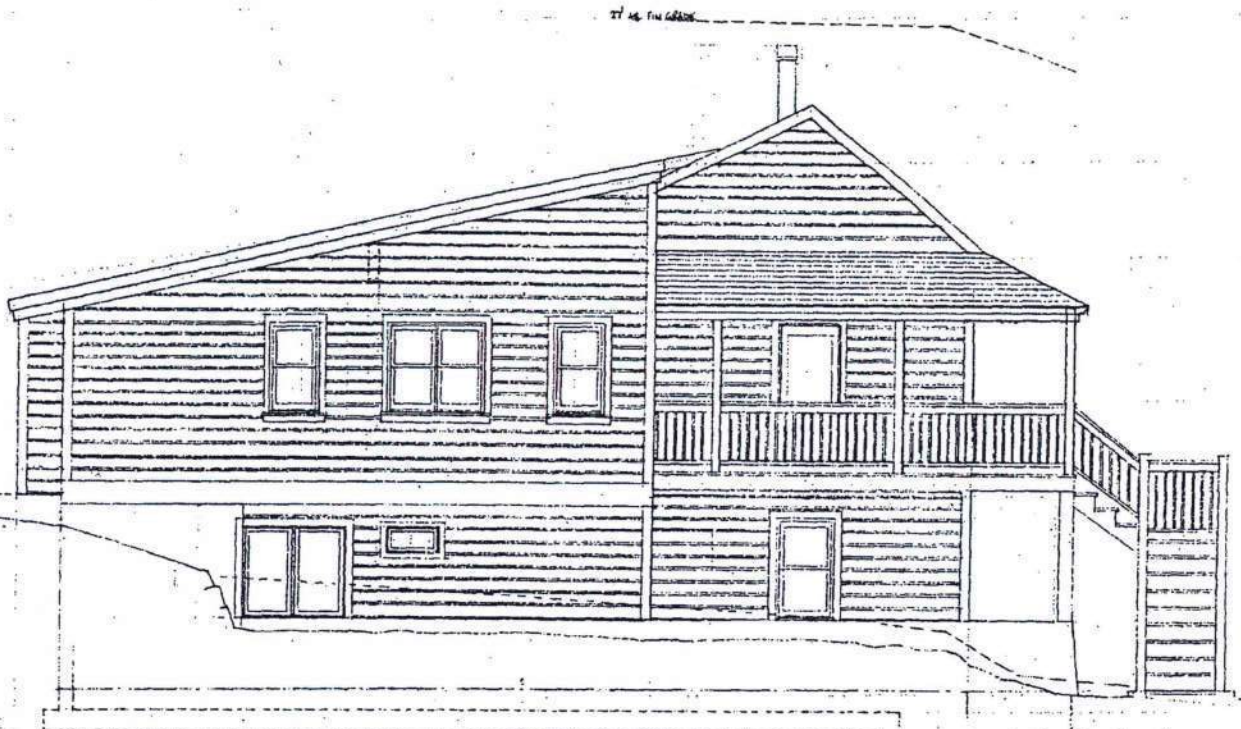


ROOF:
DASH:
WINDOW:

SIDE ELEVATION (SOUTH)



REAR ELEVATION (WEST)

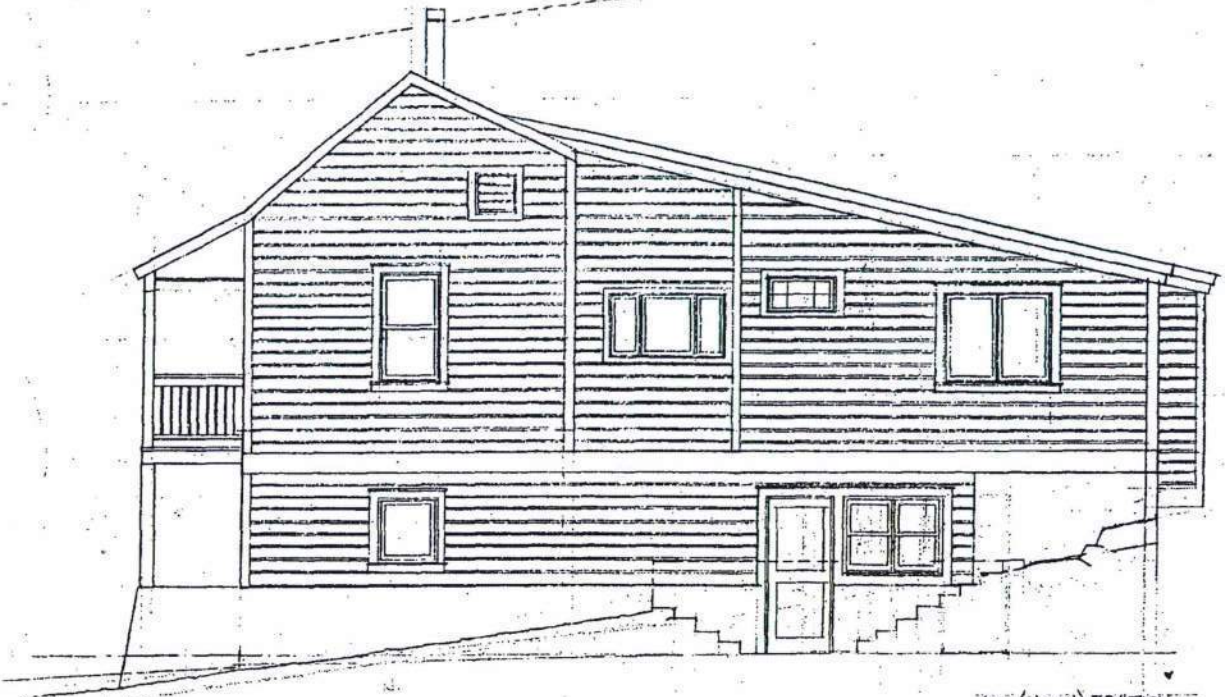


SIDE (SOUTH) ELEVATION

RECEIVED
MAR 23 2001
PARK CITY
PLANNING DEPT.

PROPOSED

17' AS FINISHED GRADE



SIDE (NORTH) ELEVATION



132'-0"

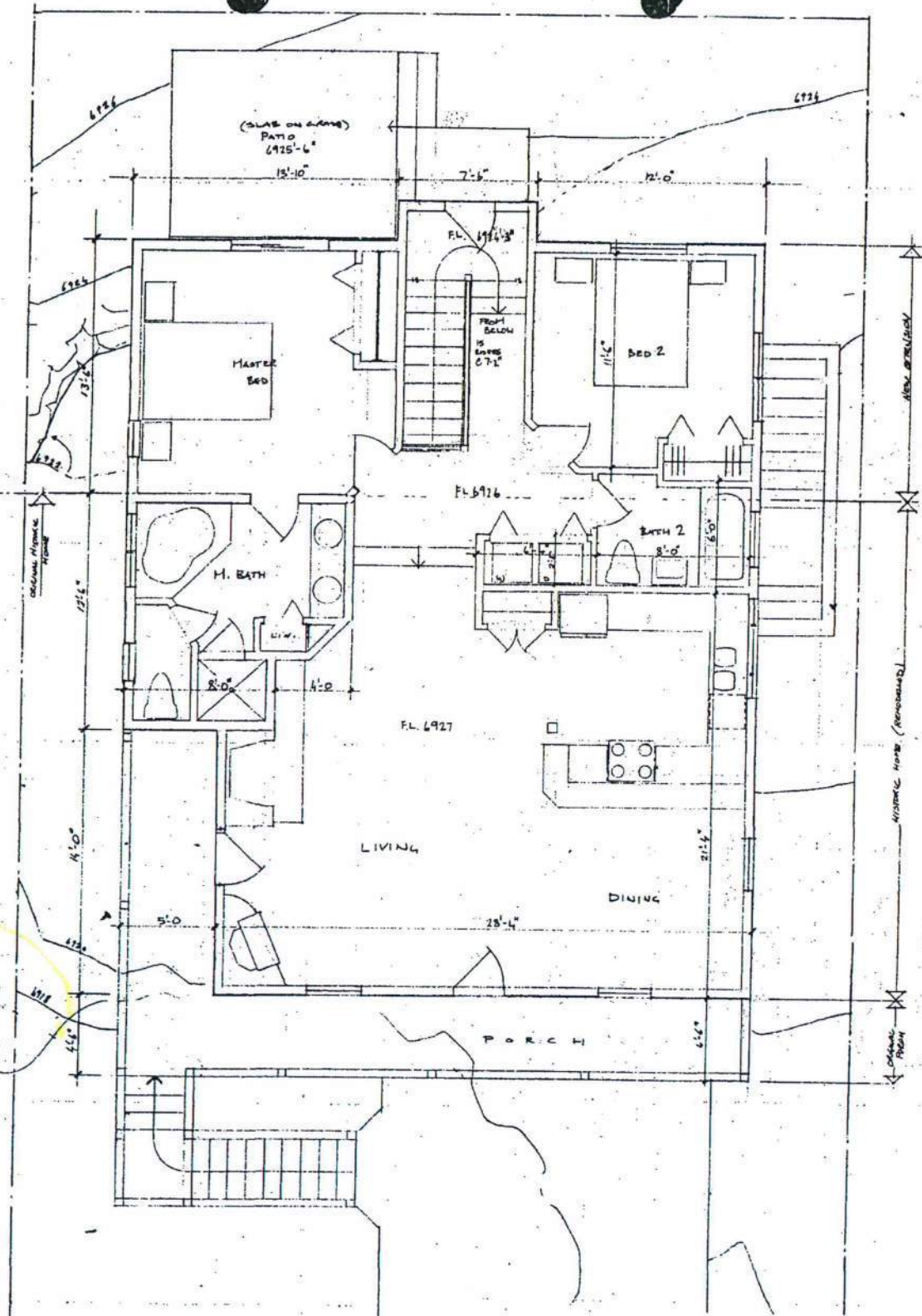
KERR RESIDENCE

RECEIVED
MAR 23 2001
PARK CITY
PLANNING DEPT.

Proposed ELEVATIONS

Exhibit H - Proposed Elevations

Sheet
App# 201
Date
1/24/16
JTB



KERR RESIDENCE

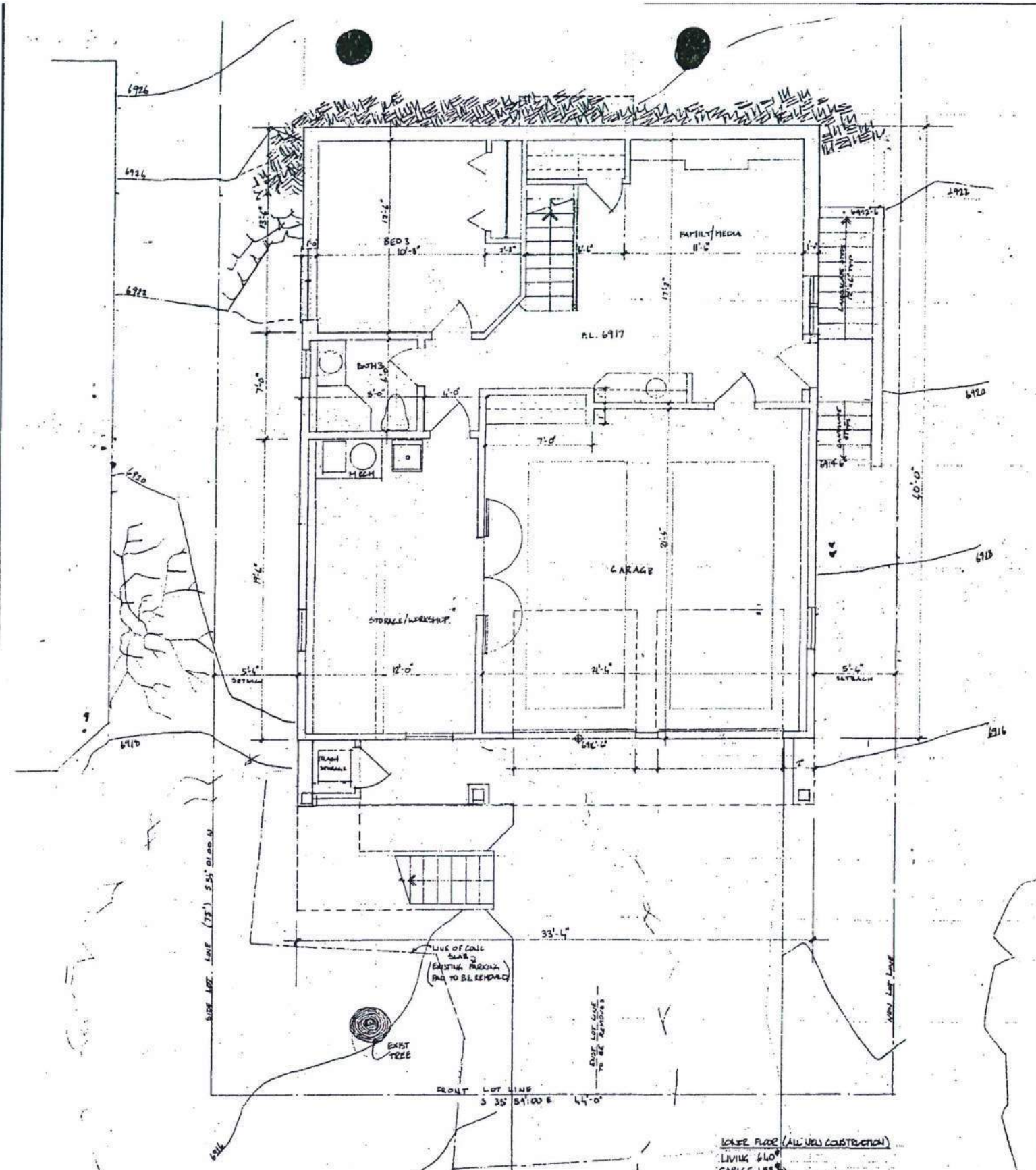
Exhibit G - Proposed Floor Plans

RECEIVED
 MAR 23 2001
 PARK CITY
 PLANNING DEPT.

RE SUBSIDE DISTINX
 PROPERTY TO PROVIDE
 LOT 44 x 75 = 3300'
 MAX F.P. = 1311'

UPPER FLOOR LEVEL
 E. LOT: 4,50'
 C. HOME (REMODEL): 813'
 SUBTOTAL LIVING AREA: 1263'
 PORCH (ORIGINAL): 220'

DATE: MAR
 SCALE: 1/4"
 DRAWN BY: P.C.

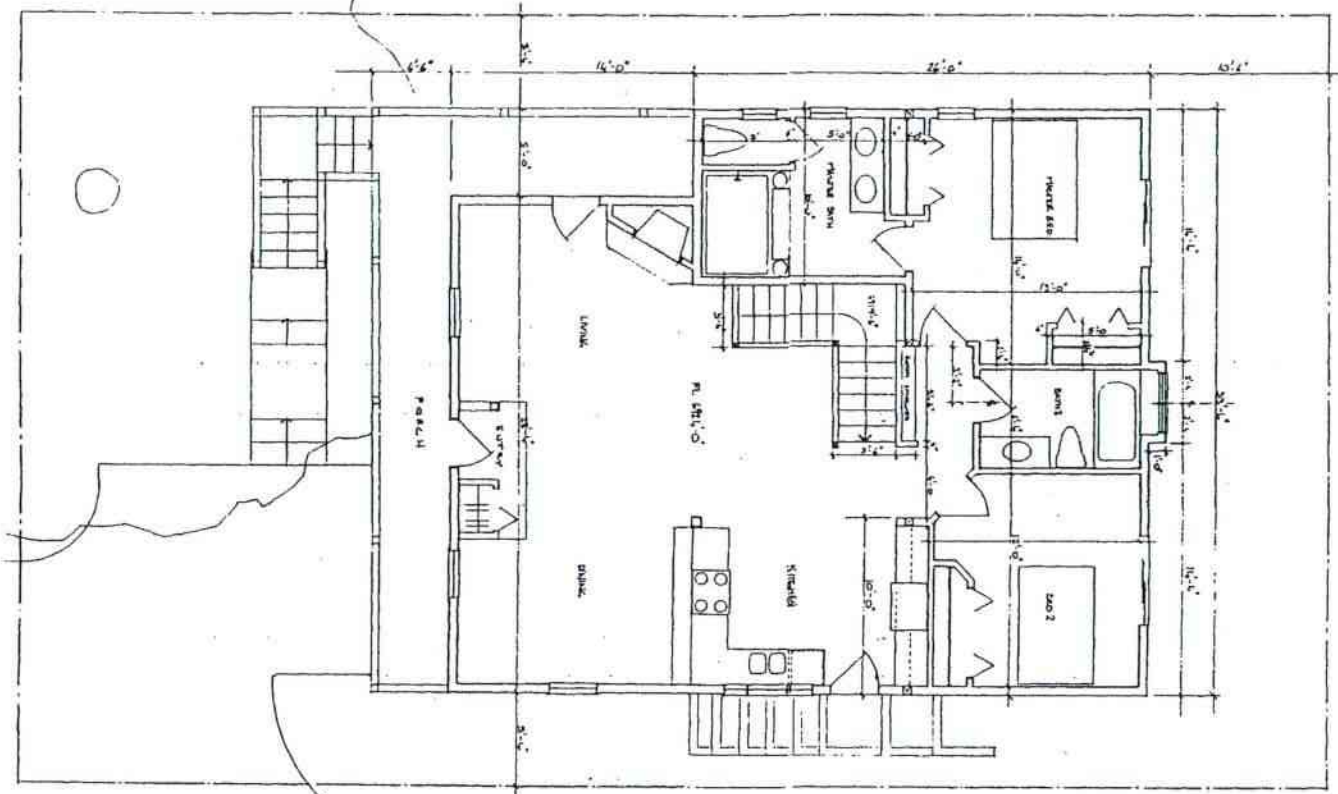


LOWER FLOOR (ALL NEW CONSTRUCTION)
 LIVING 610'
 GARAGE 158'
 MECH/STORAGE/WORKSHOP 230'
 PLAT 1333

RECEIVED
 MAR 23 2001
 PARK CITY
 PLANNING DEPT.

Exhibit F - Proposed Site Plan

PROPOSED



KERR RESIDENCE
 1259 NORTH ELM AVE

Plans
 Proposed
 Renovation

Exhibit E: 2002 Historic District Design Review Photographs



RECEIVED
MAR 23 2001
PLANNING



RECEIVED
MAR 23 2001
PARK CITY
PL Page 116 of 345

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF APRIL 1, 2015

BOARD MEMBERS IN ATTENDANCE: Chair John Kenworthy, Lola Beatlebrox, Marian Crosby, Cheryl Hewett, Puggy Holmgren, Hope Melville, David White

EX OFFICIO: Kayla Sintz, Planning Manager; Anya Grahn, Hannah Turpen, Mark Harrington, Makena Hawley

ROLL CALL

Chair Kenworthy called the meeting to order at 5:05 p.m. and noted that all Board Members were present.

APPROVAL OF MINUTES

There were no minutes to Approve.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES.

Chair Kenworthy disclosed that he lives on Woodside Avenue just down the street from 332 Woodside Avenue, a property that was on the agenda this evening.

Planning Manger Sintz reminded the Board that the Library Tour was scheduled for Wednesday, April 8th, at 4:00 p.m. Anyone who was unable to attend the tour should contact Ms. Sintz and she would arrange an individual tour. Ms. Sintz clarified that the project is not completed, but those who are interested can go inside to get a preview of how it looks. She noted that the Librarian is very excited about the facility.

Planning Manager Sintz reported that terms were ending for Board members Marian Crosby, Hope Melville, John Kenworthy and David White HPB members on May 15th. The Staff was preparing the criteria and would send out the information. The Board members who would like to reapply were encouraged to do so.

Planner Grahn reported that the HPB had agreed to sponsor the grant for the digitalization of the Park Record.

Planner Grahn stated that May Preservation Month would be different this year. Utah State History is trying to host an event in each of its certified local

government cities, and Park City is one of them. She and Planner Turpen have been working with High West to plan an event on May 15th from 5:30 to 8:30 p.m. There will be tours of the High West Building and the owners will talk about what they did at the Nelson Cottage, as well as the main High West location. There will also be other guest speakers. The theme is Keeping Park City Park City, Connecting Tourism Dollars to Authenticity of Place. Chris Merritt who spoke last summer will speak on Mining History. Someone from the Museum will talk about how this impacts the Museum and business on Main Street. Dinner is included and the event is \$25 per person with a cash bar.

Chair Kenworthy remarked that High West has been a great asset for the community and they have done a great job of putting Park City on the map. Planner Grahn agreed. She commented on how High West has adopted the spirit of Park City into their identity.

Planner Grahn reported that 1021 Park Avenue is a Landmark structure. The Planning Department has been working with the owner for several years and a demolition permit was issued this morning for the structure to be demolished and reconstructed. Planner Grahn stated that the structure was in poor condition and the City has stepped in several times over the past 20 years because of the condition of the building. In April 2013 the Chief Building Official ordered a Notice and Order for repair because of the poor condition and it was structurally unsound. They met with an Administrative Law Judge in July 2014 and they gave the City permission to do what was necessary to stabilize the structure and address the issues. While the City was in the process of determining a course of action, they hired SWCA to do a physical conditions report and measured drawings of the building. This winter the owner came forward to work with the City. Due to the poor condition the City was allowing the owner to deconstruct the house, salvage whatever historic material was possible, and a financial guarantee is in place that requires the owner to reconstruct the building within two years. The City allowed the two year time frame because the owner is working with a financial backer and he does not have plans ready to move forward with reconstruction at this point. Planner Grahn noted that two-year time frame is typical. However, this one was a little different because of the safety hazard it poses on the neighborhood.

Board Member Melville asked how the City would monitor whether historic material was saved. Planner Grahn replied that for the first time they have a checklist in place where the Building and Planning Department work together and conduct site visits to identify which materials can be saved, and what is new and what is old. She noted that the house was renovated several times in the 1980s and much of the historic siding is two layers underneath the white siding. The most salvageable historic siding is on the north side. The other sides have too much mold and dry rot to be saved. Planner Grahn recalled that the financial guarantee was approximately \$136,000. It is based on the square footage of the

house and what is historic. If the owner fails to do the reconstruction the City keeps the money to pay for the reconstruction. However, they would first put pressure on the owner to reconstruct the house. She could not recall a time when the City had to use the bond to do the reconstruction.

Board Member White noted that the house has been well-documented and the owner is motivated to do it. Board Member Melville asked about procedure if the current owner sells the vacant property after the structure is demolished. Planner Grahn replied that a lien for the financial guarantee was placed on the property and recorded with Summit County. Therefore the new owner would be aware of the lien and would have to assume responsibility for reconstructing the building. She reiterated that the owner has two years to reconstruct the house and obtain a certificate of occupancy.

Board Member Melville wanted to know what requirements a new buyer would be held to if the property is sold. Planner Grahn replied that a new owner would still have to reconstruct the house to look like the historic structure per the requirements of the financial guarantee.

City Attorney Mark Harrington explained that the financial guarantee is an actual trust deed and the City is the beneficiary for the security amount of the trust deed, which is tied to the performance of the preservation plan and other documents.

Board Member Melville wanted to know if the City had some recourse if a new owner would chose to pay the security amount and then build whatever they wanted. Planner Grahn replied that the City would never approve it because of the requirement to reconstruct the historic building. Mr. Harrington stated that the guarantee for reconstruction is the trust deed that is subject to the terms of the promissory note. The trust deed would not be released until the performance elements are completed.

Board Member Holmgren recalled another historic house that was taken down years ago at the top of Park Avenue. She asked if the City was involving the media to make the community aware that the house was being demolished and why. Board Member Melville thought at the very least they should post a sign on the property stating that the house will be reconstructed. She was certain many people would be unhappy to see a historic house come down, and she worried about giving others the idea that historic houses can be demolished.

Planner Grahn did not know if the media was informed, but they had asked the City Manager to send a summary to all the City Council members so they would be aware. She stated that a typical 14 day noticing sign was posted announcing the proposal, and a public hearing was held. There was also a 10 day appeal period and the sign stated that the applicant was approved for reconstruction.

Planning Manager Sintz thought they could keep a sign posted on the LOD fencing with the construction notification sign stating that it is an approved preservation plan. She recalled that the HPB has requested that signage in the past and it would help minimize the number of inquiries over the next two years.

Board Member Holmgren encouraged the Staff to work with the Park Record and KPCW to get more information out to the public.

Planner Grahn explained why the grant discussions were being continued this evening. The Staff listened to the comments when the HPB reviewed two grant applications at the last meeting, and understood their concerns regarding different payment methods and other issues. When the Staff met internally to address those issues, they realized there were still some misunderstandings about the funding. Therefore, the Grant Program has been put on hold the Staff plans to return to the City Council to make sure they understand the funding sources. Planner Grahn will notify the HPB when meeting dates with the City Council are scheduled. Once the City Council provides it will come back to the HPB.

Since they were relooking at the Grant Program, Board Member Melville asked whether they could add a restriction requiring the completed project to look historic. Her concern was having more projects end up looking like the project at 1063 Norfolk that received grant funds but does not look historic. Planner Grahn state that it is all in the details and the Staff and the Board need to look closer at what is being proposed. Board Member Melville suggested something as simple as a policy statement in the Grant Program. Chair Kenworthy pointed out that it could not be arbitrary and it would have to be defined by the Guidelines. Planner Grahn thought this needed to be a broader conversation to define what makes it look historic. Many details can make a structure look historic. Chair Kenworthy noted that the Staff and the HPB checked the project at 1063 Norfolk for compliance with all the guidelines and they followed the correct process. It has been an ongoing issue for years and he was unsure how they could fix it.

Chair Kenworthy asked for an update on the State Legislature actions for taking control of local preservation. Planner Grahn understood that it was under discussion because the State wanted to require at least 75% consensus among homeowners before a new historic district could be developed or designate a new local historic district. The Staff worked with the Utah Heritage Foundation and their lobbyist voiced Park City's concerns.

Planning Manager Sintz suggested that the Staff could provide the HPB with a written summary because some work took place after the Legislative session in anticipation of strengthening the stance from historic districts and looking at what could be done before this issue comes up again.

City Attorney Harrington thought Planner Grahn's summary was accurate. He explained that the issue stems from a dispute in Salt Lake City about creation of a new district, and it got the attention of one of the Legislators. Three years ago a compromise was reached that only applied to counties in the first class. A two year moratorium was placed on the creation of new districts while they worked out this compromise. Salt Lake City amended their ordinance and volunteered to adopt some measures that addressed the concerns of the private property rights groups. Mr. Harrington stated that most people were off guard when this bill came back because everyone thought the concern was addressed. Apparently that was not the case and now it is a broader principle because they were applying it Statewide. He noted that the matter was brought up late in the session and there was very little time to react. It did not go through its normal public process. Fortunately, the measure was defeated 31-37 with six legislators absent.

Mr. Harrington stated that this was a reason why they should remind the City Council and the Budget Department that advocacy of the carrot approach of making the grants available and helping people through the process is equally as important as a regulatory approach. Mr. Harrington recommended that they invite Former Building Official Ron Ivie to the High West event because he, Mr. Ivie and the architect were co-applicants to keep the building on the National Register despite the fact that it was panelized on the garage side. He explained the process they had to go through in Washington, DC to make their case. Mr. Ivie was successful in making his argument for the town and the project.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

332 Woodside Avenue – Determination of Significance of Historic House

Planner Grahn reported that CRSA was hired by the City to conduct an Intensive Level Survey. They were trying to make sure that nothing was missed in the Intensive Level Survey that might have been overlooked in the 2009 Reconnaissance level survey. The house at 332 Woodside may have been overlooked because a 1991 garage addition at the front of the lot blocks the view of the house directly below it.

Planner Grahn noted that the definition of a significant site is any building, whether main, attached, detached or public. It can be an accessory building and/or a structure that may be designated to the Historic Sites Inventory as a significant site, if the Planning Department and the Historic Preservation Board finds that it meets all the criteria.

Planner Grahn stated that the structure must be at least 50 years or has achieved significant in the past 50 years. She noted that the building at 332 Woodside was constructed between 1900 and 1905, and it first appears on 1907 Sanborn Fire Insurance map. It is also shown in a historic photograph from 1904. Planner Grahn pointed out that the look of this building has not changed very much.

The second criteria is that the structure retains its essential historical form. She noted that the cube addition was added on directly towards the street, and it was moved slightly towards the back of the lot to accommodate the garage. The 1991 addition only impacts the west wall and does not significantly impact the historic structure. The new addition could easily be removed to restore the historic form in the future.

The third criteria is that the structure has to be important to local or regional history, architecture, engineering or culture. Planner Grahn stated that the construction is very typical of Park City's Mature Mining Era. They were using very simple wood siding materials, very little ornamentation or decoration. It is a wood building. She assumed it was single wall construction and they built the walls into it. It is also associated with an era of substantial growth in Park City.

Planner Grahn did not believe the structure met the criteria for Landmark designation. It complies in that it is 50 years old; however, one of the main criteria is that it has to be eligible for the National Register of Historic Places. In this case she was not confident that they could wholeheartedly say that it is National Register eligible because the structure has been relocated on the lot, the west wall has been removed to accommodate the new addition, and she was unsure how much of the material was salvaged from the 1991 renovation.

Planner Grahn stated that overall the look and feel of the building is the same as it was in the historic period, and it is significant to local and regional and architectural history. The Staff recommended that the HPB review the application, conduct a public hearing and designate this house as significant on the HSI. Planner Grahn noted that currently the site is not listed on the Historic Sites Inventory, and if they leave it off the HIS it will not be protected from demolition. If they put it on the HSI it has to meet the Design Guidelines for Historic Sites and Structures, and not the design guidelines for new construction. It would be protected against demolition and eligible for the Grant Program.

Chair Kenworthy stated that his structure reminded him of the structure on Park Avenue with a nice looking carport attached to the front. He found this to be very similar to a project that the HPB previously approved as Significant.

Board member Holmgren was very familiar with this structure and she would hate to see it ever be demolished because it is part of their historic quilt.

Board Member White was comfortable putting the structure on the HSI as significant.

Board Member Crosby concurred with her fellow Board members. Board Member Hewett thought it followed the rules for a Significant site.

Board Member Beatlebrox agreed that they should not lose this building.

Board Member Melville agreed. She was inside the house during the home tour a few years ago and there is no question that it is historic and meets all of the criteria for a Significant site on the HSI.

Chair Kenworthy opened the public hearing.

There were no comments.

Chair Kenworthy closed the public hearing.

MOTION: Board Member Holmgren moved to designate the house at 332 Woodside Avenue as a Significant Site on the Park City Historic Sites Inventory. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

Chair Kenworthy asked if this structure was overlooked in the Reconnaissance Survey in 2009 because of the additions. Planner Grahn explained that a Reconnaissance Level survey is called a windshield survey because you note things as you drive up and down the street. Some things are easily missed and in this case, unless you look down the sides, you could miss the fact that there is a historic building next to the garage.

Findings of Fact – 332 Woodside Avenue

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 409 sites of which 192 sites meet the criteria for designation as Landmark Sites and 217 sites meet the criteria for designation as Significant Sites. This site was not included on the 2009 HSI.
2. The house at 332 Woodside Avenue is within the Historic Residential-1 (HR-1) zoning district.
3. The residential structure at 332 Woodside Avenue was not included in the 2009 HSI.
4. There is wood-frame, rectangular, pyramid-roof cottage at 332 Woodside Avenue.

5. The existing house has been in existence at 332 Woodside Avenue since 1905. The structure appears in the 1907, 1929, and 1941 Sanborn Fire Insurance maps. A 1904-1905 tax photo of Park City also demonstrates that the overall form of the structure has not been altered.

6. The house was built between 1900 and 1905, during the Settlement and Mining Boom Era (1868-1893).

7. In 1991, the house was relocated several feet to the rear of the lot in order to accommodate construction of a new garage addition at the front of the lot. As part of this renovation, the house was also lifted to accommodate a new basement addition, the porch reconstructed, and structural improvements were made.

8. The house is clad in drop novelty siding, simple wood trim, and Victorian Era-inspired details reminiscent of the Settlement and Mining Boom Era.

9. The structure is rectangular in plan and typical of the types of residential structures built during the Settlement and Mining Boom Era. Further, pyramid roof

cottages were part of a national Romantic movement towards the picturesque and dynamic plans found in Victorian art and architecture.

10. The site meets the criteria as Significant on the City's Historic Sites Inventory.

11. Built between 1900 and 1905, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.

12. Though the 1991 garage addition has altered the view of the historic structure from the right-of-way, historic structure has retained its Essential Historical Form. The Land Management Code defines the Essential Historical Form as the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past.

13. The house is important in local or regional history because it is associated with an era of historic importance to the community, the Settlement and Mining Boom Era (1868-1893).

14. Staff finds that the structure at 332 Woodside Avenue meets the standards for local "significant" designation, but does not meet the criteria for "landmark" designation. In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

Conclusions of Law – 332 Woodside Avenue

1. The existing structure located at 332 Woodside Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
Complies.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form. Major alterations that destroy the Essential Historical Form include: Complies.

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

(iii) Moving it from its original location to a Dissimilar Location, or

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

(c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following: Complies.

(i) An era of Historic importance to the community, or

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

2. The existing structure located at 332 Woodside Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

a. It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and Complies.

b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and Does Not Comply.

c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

i. An era that has made a significant contribution to the broad patterns of our history;

ii. The lives of Persons significant in the history of the community, state, region, or nation; or

iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. Complies.

1259 Norfolk Avenue – Determination of Significance of Historic House (Application PL-15-02645)

Planner Turpen reported that new information regarding the structure was discovered this afternoon. Since the new information was not included in the Staff report the applicant would be requesting a continuance.

Maureen Moriarty, the property owner of 1259 Norfolk, stated that when she arrived this evening she was told that some information was not presented prior

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to this meeting. For that reason, she requested a continuance to the next meeting.

MOTION: Board Member Holmgren move to CONTINUE the discussion on 1259 Norfolk Avenue until the next meeting. Board Member Crosby seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 5:39 p.m.

Approved by _____
John Kenworthy, Chair
Historic Preservation Board



Planning Department

Historic Preservation Board Staff Report

Author: Hannah Turpen, Planner
Anya Grahn, Historic Preservation Planner
Subject: Historic Sites Inventory
Address: 569 Park Avenue
Project Number: PL-15-02879
Date: March 2, 2016
Type of Item: Administrative – Determination of Significance

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing and approve the status of 569 Park Avenue as a Significant Site on the Park City Historic Sites Inventory.

Topic:

Project Name: 569 Park Avenue
Applicant: Park City Municipal Corporation
Owners: William A. Kershaw
Proposal: Determination of Significance

Background:

City Council adopted amendments to the Land Management Code (LMC) on December 17, 2015, to modify the criteria regarding the designation of “Significant” structures which would expand the Historic Sites Inventory (HSI) criteria to include or consider the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any reconnaissance or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree, which can reasonably be restored to historic form.

The Planning Department identified and submitted applications for determination of significance for several properties, including 569 Park Avenue, which may qualify for local designation on the inventory under the new LMC changes.

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current.

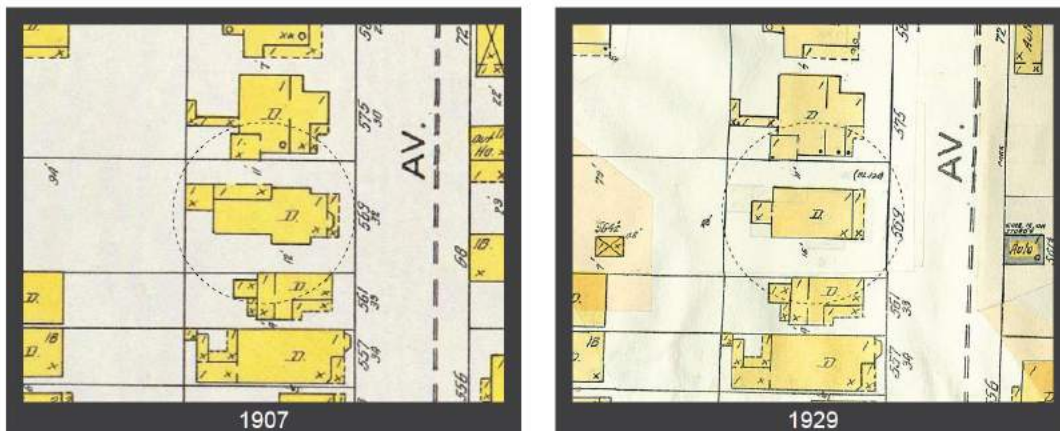
There is currently a Historic District Design Review Pre-Application (Pre-app) on file for this property, and the owner is interested in demolishing the house in order to build two (2) new houses on the site. A demolition permit is currently on file in the Building Department.

The home was listed in the 2009 Historic Sites Inventory as “Significant”; however, the Historic Preservation Board made a determination, in accordance with the Land Management Code in effect at the time, that due to the changes of the building from c. 1923 to 1995, the home at 569 Park Avenue did not meet Land Management Code (LMC) requirements for a Significant designation due to the change in roof form. The site was removed from the HSI in 2010.

In 1988, Historic District grant funds were issued for a reroof, replacing trim, and a stone walkway. While we are still searching for records from this time period, grant eligibility was likely determined by different criteria- either by zone or extended to properties listed as “contributory” on the original 1978 Utah State Historical Society Historic Preservation Research Office Structure/Site Information Forms, which served as the initial survey for the Mining Boom Era Residences Thematic National Register District nomination in 1984. The City did not restrict demolition of residential structures until the early 1990s, and without an HSI, both design regulations and grant eligibility were typically applications of the zoning district, 1978 Survey, and/or the over 50 years old rule unless the property owner went through a Determination of Significance (DOS) hearing.

History of the Structure:

Initially, a cross-wing house was built on this site prior to 1889 (and existing in 1907 according to the Sanborn Fire Insurance Map); however, a bungalow replaced this house c. 1923, according to Sanborn Fire Insurance Map analysis and the Summit County Recorder’s Office:

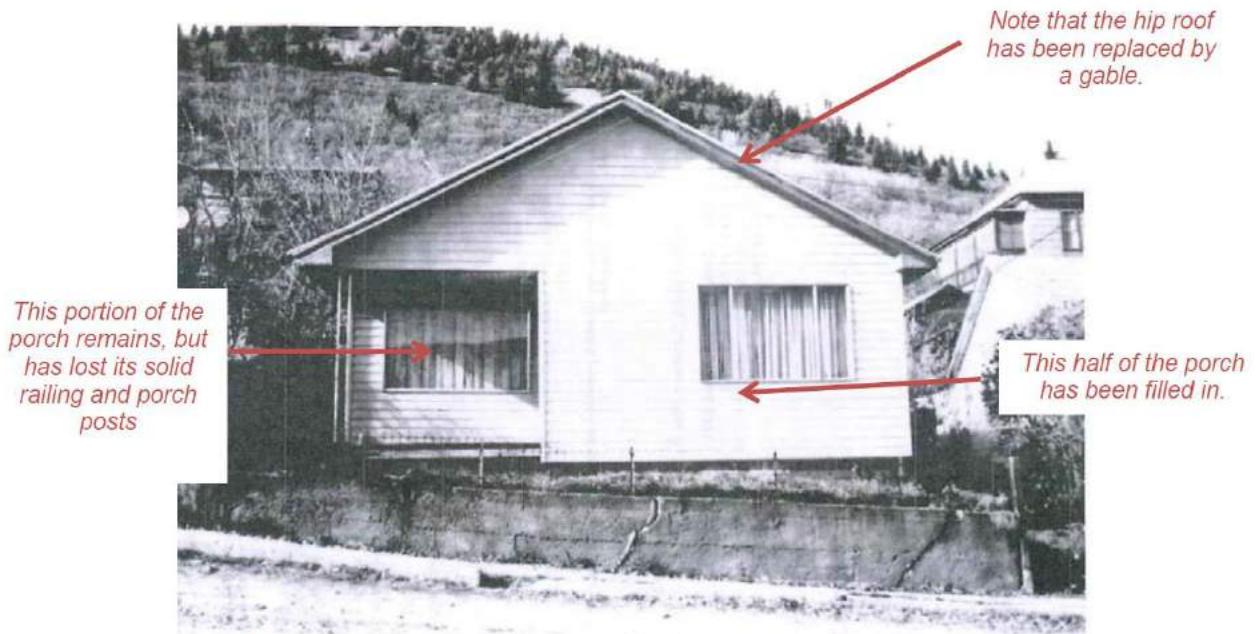


The c.1923 bungalow remains the same through the end of the Mature Mining Era (1894-1930). The c.1938 tax photo and 1941 Sanborn Fire Insurance Map depict a bungalow with a low-pitched hip roof and deep full-width front porch.



After 1941 and outside of the period of historical significance, three significant modifications occurred to the front of the home.

- Between 1957 and 1968, the roof form was modified from a hip roof to a gable. As part of this renovation, a portion of the front porch was filled in to create a partial-width recessed front porch, as seen in the photograph below:



Post 1968 photo showing new low-pitched gable roof and partial-width front porch.

- Between 1990 and 1995, the low-pitched gable was modified again to create the gable-on-hip form that exists today.

- Further, the pre-1968 recessed porch was filled in and a new deep, full-width porch was constructed across the front of the house. Square porch posts and a solid rail were constructed, reminiscent to the original bungalow, but not based on historic documentation.
- Though the windows are not visible in the c.1938 tax photo, it is likely that these windows were a three-part window with large center single-light fixed pane flanked by narrow casement windows, consistent with the window style seen on other bungalows. These window openings were modified to create a square window opening in the post-1968 photo and were replaced in the 1990s by vinyl slider windows.



Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of sites within the Historic Sites Inventory (HSI). The Historic Preservation Board may designate sites to the Historic Sites Inventory as a means of

providing recognition to and encouraging the preservation of historic sites in the community (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI). The site is currently not listed on the HSI.

Staff finds that the site would not meet the criteria for Landmark designation, based on the following:

LANDMARK SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

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

Complies. It is at least 50 years old. The Summit County Assessor tax file indicates a construction date of 1923 and the main building appears on the 1929 Sanborn Insurance map.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

Does not comply. Major alterations, made outside of the period of significance (1869-1929), have destroyed the original hip-roof bungalow form. As previously noted, the records indicate at least three modifications to the front of the home since its construction in c. 1923, including the change from a hip roof to gable between 1957 and 1968, which was outside of the period of historical significance.

The house is not eligible for the National Register of Historic Places due to the cumulative changes to its design, materials, and workmanship that have severely diminished its historic integrity.

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era that has made a significant contribution to the broad patterns of our history;

(ii) The lives of Persons significant in the history of the community, state, region, or nation; or

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

Complies. The site is associated with the Mature Mining Era (1894-1930) of Park City primarily because of its original date of construction.

In order to be included on the HSI, the Historic Preservation Board will need to determine that the building meets the criteria for Significant, as outlined below:

SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

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

Complies. It is at least 50 years old. The Summit County Assessor tax file indicates a construction date of 1923 and the main building appears on the 1929 Sanborn Insurance map.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

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

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

Complies. In 1988, Historic District grant funds were issued for a reroof, replacing trim, and a stone walkway. The site was initially listed on the Historic Sites Inventory in 2009 as “Significant”, but removed in 2010 based on HPB review where they found that the alterations to the historic form had occurred between 1958 and 1995, outside of the period of historical significance.

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

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

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

Complies. The current building does not reflect the architectural style or design of the original house; however, the house is compatible with the scale, context, and materials used historically in the district. The gable-on-hip style reflects the Historical and Architectural character of the district through its design characteristics, including mass, scale, composition, materials, treatments, and other architectural features that are visually compatible to the Mining Era Residences National Register District, despite the alterations made to its façade from 1990-1995.

As noted in the analysis above, the original hip-roof bungalow form has been transformed into a front-gable-on-hip form. Staff finds that this structure could be

restored to its Historical Form if the non-historic additions to the façade and rear elevations were removed. The wall planes on the north and south elevations remain in their original location, though the length of the walls have been extended towards the east and west due to out-of-period in-line additions.

(d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

(i) An era of Historic Importance to the community, or

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Complies. The site is associated with the Mature Mining Era (1894-1930) of Park City primarily because of its original date of construction; however, changes to the primary façade that are visible from the public street were added between 1958 and 1995.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the “Criteria for Designating Historic Sites to the Park City Historic Sites Inventory.” The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

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

Notice:

On February 20, 2016, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent a mailing notice to the property owner and property owners within 100 feet on February 17, 2016 and posted the property on February 17, 2016.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to adding sites to or removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code. No public input was received at the time of writing this report.

Prior to this DOS application, staff had heard feedback from the public regarding the significance of this house to the Historic District as a whole and its Park Avenue neighborhood in particular. These, along with public comment received by the City Council in July, are included as Exhibit C.

Alternatives:

- Conduct a public hearing to consider the DOS for **569 Park Avenue** described herein and determine whether the structure at **569 Park Avenue** meets the criteria for the designation of “Significant” to the Historic Sites Inventory according to the draft findings of fact and conclusions of law, in whole or in part.
- Conduct a public hearing and find the structure at **569 Park Avenue** does not meet the criteria for the designation of “Significant” to the Historic Sites Inventory, and providing specific findings for this action.
- Continue the action to a date uncertain.

Significant Impacts:

The structure at 569 Park Avenue is not currently listed on the Historic Sites Inventory (HSI). If designated as “Significant” on the HSI, any alterations must comply with the Design Guidelines for Historic Sites; the site will be eligible for the Historic District Grant Program. Should the structure not be included, then the property will be eligible for demolition.

Consequences of *not* taking the Recommended Action:

If no action is taken, no change will occur to the designation of 569 Park Avenue because the house is not currently on the Historic Sites Inventory (HSI). The structure will be eligible for demolition.

If the Historic Preservation Board chooses to include this site on the HSI, the structure will be designated a Significant Historic site and not eligible for demolition. It will be eligible for the Historic District Grant Program.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and designate the house at 569 Park Avenue as a Significant Site on the Park City Historic Sites Inventory.

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 569 Park Avenue is within the Historic Residential (HR-1) zoning district.
3. The residential structure at 569 Park Avenue was included in the 2009 HSI; however, it was removed in April 2010 due to the modifications made to the original roof form outside of the historic period based on earlier criteria.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be significant sites.
5. The house was built c. 1923 during the Mature Mining Era (1894-1930). The structure appears in the 1929 and 1941 Sanborn Fire Insurance maps. A c. 1938 tax photo of Park City also demonstrates that the original low-pitch hipped-roof bungalow form.

6. Between 1958 and 1968, the hip roof was modified to a low-pitch gable. A portion of the bungalow's full-width front porch was infilled to create a recessed, partial-width front porch.
7. Between 1990 and 1995, the roof pitch was modified once again to create a gable-on-hip roof. The partial width front porch was filled in and a new full-width porch was constructed on the façade. During this renovation, bungalow-style elements such as the square porch posts and solid rail were returned; however, these were not based on physical or photographic evidence.
8. The site meets the criteria as Significant on the City's Historic Sites Inventory.
9. Built c.1923, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
10. While the current building does not reflect the architectural style or design of the original c.1923 bungalow, the gable-on-hip form reflects the Historical and Architectural character of the district through its design characteristics, including its mass, scale, composition, materials, treatments, and other architectural features that are visually compatible to the Mining Era Residences National Register District, despite alterations made to its façade between 1990-1995.
11. The original hip-roof bungalow form could be restored to its Historical Form if the non-historic additions to the façade and rear were removed. The wall planes on the north and south elevations remain in their original location, through the length of the wall plane has been extended toward the east and west due to out-of-period in-line additions.
12. The house is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era.
13. Staff finds that the structure at 569 Park Avenue meets the standards for local "significant" designation, but does not meet the criteria for "landmark" designation. In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

Conclusions of Law:

1. The existing structure located at 569 Park Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) *It is at least fifty (50) years old or the Site is of exceptional importance to the community; and*
Complies.
 - (b) *It retains its Historical Form as may be demonstrated but not limited by any of the following:*
 - (i) *It previously received a historic grant from the City; or*
 - (ii) *It was previously listed on the Historic Sites Inventory; or*
 - (iii) *It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or*
 - (c) *It has one (1) or more of the following:*

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

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

Complies.

2. The existing structure located at 569 Park Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

*a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and **Complies.***

*b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and **Does Not Comply.***

c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

i. An era that has made a significant contribution to the broad patterns of our history;

ii. The lives of Persons significant in the history of the community, state, region, or nation; or

*iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.***

Exhibits:

Exhibit A – Historic Sites Inventory Form, 2014

Exhibit B – 4.7.10 HPB Report (Minutes not available)

Exhibit C – Public Comment regarding historic significance of 569 Park

HISTORIC SITE FORM – HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 569 Park Avenue**

Address: 569 Park Avenue

A.K.A.:

City, County: Park City, Summit County, Utah

Tax Number: PC-82

Current Owner Name: William A. and Janet Kershaw, et. al.

Parent Parcel(s): N/A

Current Owner Address: 620 Mystic Lane, Sacramento, CA 95864

Legal Description (include acreage): LOTS 17 & 18 BLK 5 PARK CITY SURVEY [...] (see record for complete legal description)

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: single dwelling
- Current Use: single dwelling

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

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1941
- prints: Nov. 2014 (3)
- historic:

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 directory/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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION AND INTEGRITY*Building Type and/or Style:* bungalow type, Victorian Eclectic style*No. Stories:* 1*Additions:* none minor major (describe below) *Alterations:* none minor major (describe below)*Number of associated outbuilding and/or structures:* accessory building(s), # 0; structure(s), # 0.*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:* Uninhabitable/Ruin*Materials:*

Foundation: concrete

Walls: clapboard siding

Roof: wood shingles

Windows/Doors: slider windows (typical) and glazed wood front door with wooden trim.

Essential Historical Form: retains does not retain*Location:* original location moved (date: , original location:)

Design: This bungalow is rectangular in plan, with a full width front porch and central entrance. The roof structure has been modified from a hipped type to include a gable on the front (east) elevation, a renovation that occurred after a tax photograph taken in the early 1940s. The front porch is made of wood and contains some Victorian-inspired details. Slider windows have been installed to replace the original windows, which were presumably double-hung type.

Setting: Set in Old Town Park City, one block west of historic Main Street. With narrow lots and streets, the neighborhood is relatively dense for single-family zoning. The house is set on a double-wide lot, which is approximately 50'x75'. Many of the surrounding houses are historic.

Workmanship: Was constructed of less common materials than surrounding Victorian residences, including clapboard siding, wood roof shingles, and slider windows, although these materials were also used to a small degree in Park City. Drop wood siding, asphalt shingles, and double-hung windows were more common. Some of the wood trim accents on the front façade suggest the Victorian style, but these were added after the 1940s tax photo and are not original.

Feeling: Retains historic feel through material usage and details, although the original appearance has been altered somewhat. Bungalows were not as common in Park City as rectangular cabins, T-cabins, and pyramid houses, but that has the feel of a historic sample of that type.

Association: The "Mature Mining Era" in Park City, during which the local mines were still producing a large share of the country's silver supply. A decline in silver prices through the 1920s was caused by increased production amidst decreased demand. This drop in prices caught up to Park City mines in the 1930s, which caused a local decline in the industry and an economic downturn, along with the Great Depression. Samuel B. and Alice

Deighton Dunn purchased the property in 1917, immediately taking out an \$800.00 mortgage, suggesting a possible date of construction.¹

5 SIGNIFICANCE

Architect: not known known: (source:)

Date of Construction: c. 1917

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 and Mining Boom Era (1868-1893)
 Mature Mining Era (1894-1930)
 Mining Decline and Emergence of Recreation Industry (1931-1962)

Description of historic era: By the 1890s, Park City was a *bona fide* mining town, with a railroad station, post office, fire department, and growing school system. While individuals lost and gained jobs based on fluctuating silver prices, the mining industry was relatively stable in Park City through the 1920s. The Great Fire of 1898 proved the strength of the town: while Main Street was almost completely levelled and sustained over \$1,000,000 in damages, most of the buildings were rebuilt by 1900. Unlike other fire ravaged western mining towns, which often went permanently bust over similar blazes, the demand for Park City silver caused a rapid rebuilding of the business district. Park City survived the Spanish Flu Epidemic, World War I, and Prohibition mostly unscathed, boasting over 4,000 residents in the 1930 United States Census.

2. Persons: Thomas and Matilda Stringer (purchased 1899) and Samuel B. and Alice Deighton Dunn (purchased 1917)
 3. Architecture: N/A

6 PHOTOS

Photographs on the following pages (taken by the researcher, unless noted otherwise):

Photo No. 1: Northeast oblique. Camera facing southwest. November 2014.

Photo No. 2: East elevation. Camera facing west. November 2014.

Photo No. 3: Southeast oblique. Camera facing northwest. November 2014.

Photo No. 4: Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)

¹ From title abstracts in the Summit County Recorder's Office, Coalville, UT.

Photo No. 1: Northeast oblique. Camera facing southwest. November 2014.



Photo No. 2: East elevation. Camera facing west. November 2014.



Photo No. 3: Southeast oblique. Camera facing northwest. November 2014.

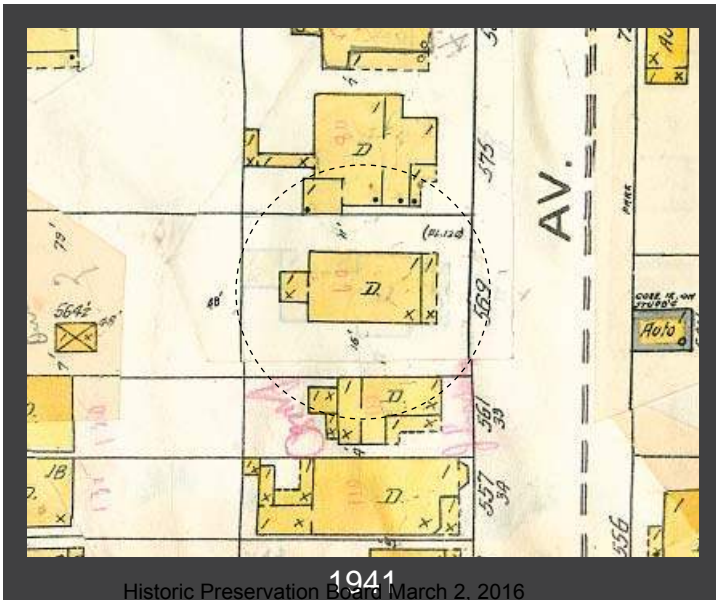
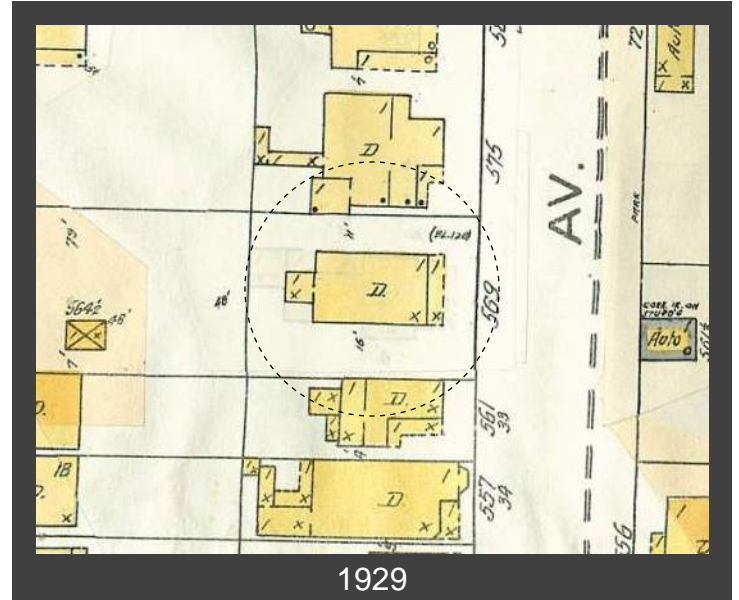
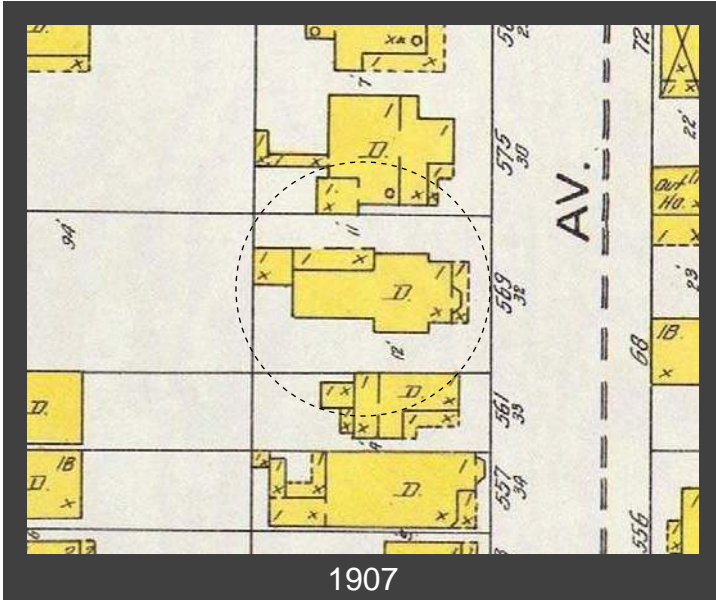
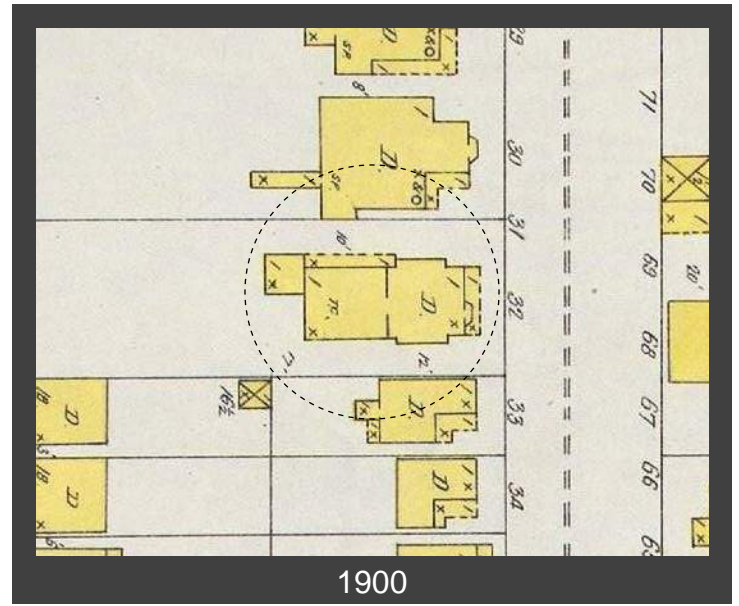
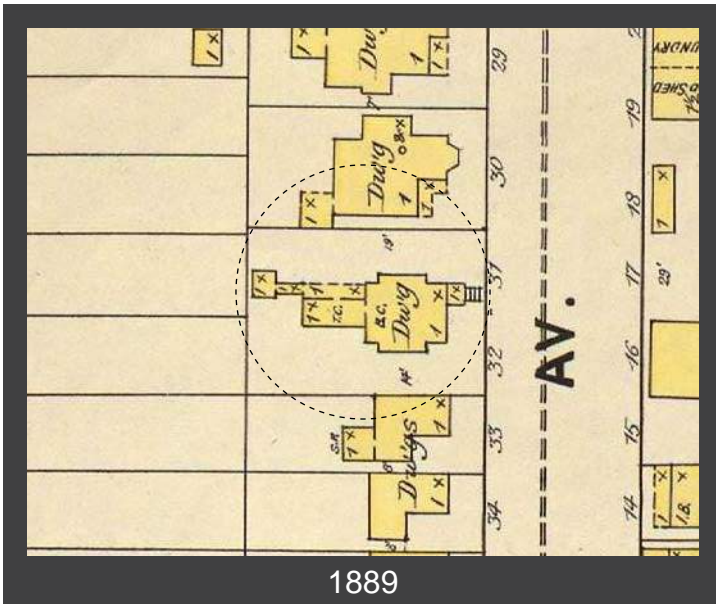


Photo No. 4: Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)



569 Park Avenue

Sanborn Map History



EVALUATION FOR HISTORIC POTENTIAL FILES

(enter date in blanks)

_____ Preliminary evaluation made

_____ Encoded

2/27/86 Added to county list

_____ Added to yearly record

SIGNIFICANCE TYPE:

- Associated Historic Person
- Associated Historic Event
- Associated Historic Theme
- Sig. Builder/Architect
- Other Reason for Significance

- Significant Style
- Significant Plan/Type
- Significant Construction Type
- Significant Material Type
- Archeology

ALTERED:

- None
- Minor

- Major
- Demolished

- Reconstructed
- Excavated

Unknown

CONDITION:

- Excellent
- Good

- Fair
- Demolished

- Deteriorated
- Ruins

Site
 Unknown

EVALUATION:

- (A) - Significant
- (B) - Contributory

- Out of Period
- Non-contributory

No Evaluation

COMMENTS

(include any relevant information to explain evaluation)

Evaluator: _____

Date: _____

Researcher: Philip F. Notarianni
Date: August, 1978

Site No. SU-10-144

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

1
IDENTIFICATION

Street Address: 569 Park Ave. Plat PC Bl. 5 Lot 17-18
Name of Structure: T. R. S.
Present Owner: Donald R. Neil et. al. UTM:
Owner Address: P.O. Box Park City Utah 84060 Tax #: PC-82

2
AGE/CONDITION/USE

Original Owner: Construction Date: @1923 Demolition Date:
Original Use: residential
Present Use: Occupants:
 Single-Family Park Vacant
 Multi-Family Industrial Religious
 Public Agricultural Other
 Commercial
Building Condition: Integrity:
 Excellent Site Unaltered
 Good Ruins Minor Alterations
 Deteriorated Major Alterations

3
STATUS

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

4
DOCUMENTATION

Photography: Date of Slides: 11/77 Date of Photographs:
Views: Front Side Rear Other
Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

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

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Map, Park City, Utah, 1907.

Architect/Builder: unknown originally a residential
 Building Materials: wood Building Type/Style: bungalow.

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

Presently, a one-story frame with a gable roof, and aluminum siding. Tax photos indicate a "major" alteration, since the structure originally appeared as a frame bungalow with hip roof.

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 | |

Names associated with the structure:

1. Thomas M. Stringer.
2. Issac L. Osborne.
3. 1919- mortgaged from Alice E. Deighton to Samuel B. Dunn.
4. 1924, Herman Hethke.

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

1 IDENTIFICATION

Street Address: 569 Park Ave. Plat PC Bl. 5 Lot 17-18
Name of Structure: T. R. S.
Present Owner: Donald R. Neil, et.al. UTM:
Owner Address: P.O. Box, Park City, Utah 84060 Tax #: PC-82

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Original Owner: Construction Date: @1923 Demolition Date:
Original Use: residential
Present Use: Occupants:
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 Multi-Family Industrial Religious
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Building Condition: Integrity:
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3 STATUS

Preliminary Evaluation: Final Register Status:
 Significant National Landmark District
 Contributory National Register Multi-Resource
 Not Contributory (see description) State Register Thematic
 Intrusion

4 DOCUMENTATION

Photography: 11/77 Date of Slides: Date of Photographs:
Views: Front Side Rear Other Views: Front Side Rear Other
Research Sources:
 Abstract of Title City Directories LDS Church Archives
 Plat Records Biographical Encyclopedias LDS Genealogical Society
 Plat Map Obituary Index U of U Library
 Tax Card & Photo County & City Histories BYU Library
 Building Permit Personal Interviews USU Library
 Sewer Permit Newspapers SLC Library
 Sanborn Maps Utah State Historical Society Library Other

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

Summit County Recorder and Assessor Records, Summit County Courthouse, Coalville, Utah.
Sanborn Map, Park City, Utah 1907.

Architect/Builder: unknown

Building Materials: wood Building Type/Style: originally a residential

Description of physical appearance & significant architectural features: bungalow.

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

Presently, a one story frame with a gable roof, and aluminum siding. Tax photographs indicate a "major" alteration, since the structure originally appeared as a frame bungalow with a hip roof.

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 | |

Names associated with the structure:

1. Thomas M. Stringer.
2. Issac L. Osborne.
3. 1919-mortgaged from Alice E. Deighton to Samuel B. Dunn.
4. 1924, Herman Hethke.

Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant
Subject: Historic Sites Inventory
Application #: PL-09-00846
Date: April 7, 2010
Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and remove the site located at 569 Park Avenue from the Historic Sites Inventory.

Topic

Applicant: Planning Department
Location: 569 Park Avenue
Proposal: Remove 569 Park Avenue from the Historic Sites Inventory
Zoning: Historic Residential (HR-1) District

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites and two hundred thirteen (213) sites meet the criteria for designation as Significant Sites. The house at 569 Park Avenue was considered a Significant Site.

Staff's evaluation of the two hundred thirteen (213) sites for compliance with the criteria set forth in 15-11-10(A)(2) and the subsequent recommendation to the HPB to include them on the Historic Site Inventory as Significant Sites was based on information gathered during field visits and from secondary sources, including:

- Reports and photographs from Reconnaissance Level Surveys (RLS) conducted in 1983 and 1995.
- Sanborn Fire Insurance maps from 1889, 1900, 1907, and/or 1929.
- Files on individual buildings held at the State Historic Preservation Office.
- Books on architectural styles, building types, architectural history, and mining history.
- Building cards and photos from the Summit County Tax Assessor that are held at the Park City Historical Society & Museum (PCHS&M) research library and archive.

In the summer of 2009 after the Historic Site Inventory had been adopted by the City, Sandra Morrison, Director of the Park City Historical Society & Museum, raised the concern that the site did not meet the criteria for designation as a Significant Site because of changes that had been made to the original roof form on the primary facade.

The original research materials were reviewed again and the analysis on which the HPB based its decision to designate the site to the HSI as a Significant Site was, indeed, incorrect. The analysis had not taken into proper consideration the information available in the tax file, which clearly indicates that changes to the pitch of the main roof of the primary façade had been made after the period of historic significance. This condition is one of four "major alterations" defined in the LMC that destroy the Essential Historical Form of the site. Because the site was found not to retain its Essential Historical Form, it does not meet all three criteria required for designation as a Significant Site.

The Planning Department is seeking to remove 569 Park Avenue from the Historic Sites Inventory because a second analysis of the site conducted after the initial designation indicates that the site does not comply with the criteria set forth in 15-11-10(A)(2) of the LMC for designation as a Significant Site. Specifically, the site was found not to retain its Essential Historical Form and therefore does not comply with criterion (b) of Title 15-11-10(A)(2).

Analysis

The Historic Preservation Board is authorized by Title 15-11-5(l) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(C) authorizes the Planning Department to remove a Site from the Historic Sites Inventory if:

15-11-10(C)(1) CRITERIA FOR REMOVAL

(a) The Site no longer meets the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed, or

(b) The Building (main, attached, detached or public), Accessory Building, and/or Structure on the Site have been demolished and will not be reconstructed, or

(c) Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2).

If the Historic Preservation Board finds, based on the analysis below, that the site does not comply with the criteria set forth in Title 15-11-10(A)(2), it will be removed from the Historic Sites Inventory.

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

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

(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic

Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and**

Analysis: The site meets this criterion. It is at least 50 years old. The Summit County Assessor tax file indicates a construction date of 1914 and the main building appears on the 1929 Sanborn Insurance map.

- (b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form.**

Analysis: The site does not meet this criterion. The site does not retain its Essential Historical Form as defined in the Land Management Code because it has undergone major alterations that have destroyed the physical characteristics that make it identifiable as existing in or relating to an important era in the past.

Major alterations that destroy the essential historical form include:

- (i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or**

Analysis: The pitch in the main roof of the primary façade was changed after the Period of Historic Significance (1869-1929). Records in the tax file indicate extensive alteration to the building between 1948 and 1968. According to the building card, the roof pitch was changed from a hipped roof to a low-pitched gable roof between 1958 and 1968. Further, the roof pitch and form were further changed to a gable-on-hip type in the 1990s.

- (ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or**

- (iii) Moving it from its original location to a Dissimilar Location, or**

- (iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.**

- (c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:**

- (i) An era of Historic importance to the community, or**

Analysis: The site meets this criterion. It is associated with the mining-era in Park City primarily because of its original date of construction.

- (ii) Lives of Persons who were of Historic importance to the community, or**

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Summary

In summary, staff recommends the HPB find that the site does not comply with the criteria set forth in Title 15-11-10(A)(2) for designation as a Significant Site and that the site be removed from the Historic Sites Inventory.

Notice

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces.

Public Input

A public hearing, conducted by the Historic Preservation Board, is required prior to removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code.

Alternatives

- Conduct a public hearing on the Site described herein and remove the Site from the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject removal of the Site from the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts

There are no significant fiscal impacts on the City as a result of removing the Site described in this report from the Historic Sites Inventory.

Consequences of *not* taking the Recommended Action

Not taking the recommended action will result in a Site remaining on the Historic Site Inventory that does not meet the criteria for designation.

Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and vote to remove the Site described in this staff report from the Historic Sites Inventory based on the following findings of fact and conclusions of law:

Findings of Fact

1. The property at 569 Park Avenue is located in the Historic Residential (HR-1) District.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by staff based on information from field visits and several secondary sources.

3. An concern about the site's compliance with the criteria for designation as a Significant Site was raised by the Park City Historical Society & Museum to staff after February 2009.
4. The additional information considered in making the evaluation consists of the original building cards dated 1949 through 1968, which indicate a change to the pitch of the main roof of the primary façade was made after the Period of Historic Significance (1869-1929). The roof was originally built as a hipped structure, but was altered between 1958 and 1968 to the low-pitched gable and was further modified in the 1990s to the gable-on-hip that is extant today.
5. Because of the change to the pitch of the main roof of the primary façade, the site does not retain the physical characteristics that make it identifiable as existing in or relating to an important era in the past (the active mining era).
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. Information not previously considered in the designation of 569 Park Avenue as a Significant Site was appropriately considered after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 569 Park Avenue does not retain the physical characteristics that identify it as existing in or relating to the mining era in Park City.
3. The site at 569 Park Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

Exhibits

- Exhibit A - 569 Park Avenue Historic Site Form 2008
- Exhibit B - 569 Park Avenue Historic Site Form 2010
- Exhibit C - Photograph

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property:

Address: 569 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-82

Current Owner Name: William & Janet Kershaw

Parent Parcel(s):

Current Owner Address: Park City, Utah 84060

Legal Description (include acreage): LOTS 17 & 18, BLK 5 PARK CITY SURVEY; 0.09 ACRES.

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1937 & c.1970
- prints: 2006
- historic: c.

Drawings and Plans

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

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

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

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

Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.

Original data: United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*.

Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publications T626, 2,677 rolls.

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United States of America, Bureau of the Census. Record Group 29. *Fourteenth Census of the United States, 1920*.

Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publication T625, 2,076 rolls.

*---. *World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc., 2005.

Original data: United States, Selective Service System. *World War I Selective System Draft Registration Cards, 1917-1918*. Washington, D.C.: National Archives and Records Administration. M1509, 4,582 rolls. Imaged from Family

History Library microfilm.

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

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

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

*Notarianni, Philip F. Structure/Site Form: 569 Park Ave. Historic Preservation Research Office. Utah State Historical Society. Salt Lake City. 1978.

*Roberts, Allen. 569 Park Avenue. 1995. Park City Reconnaissance Level Survey. Historic Preservation Research Office. Utah State Historical Society. 26 Dec. 2008.

*Sanborn, D.A. "Sheet 7, Park City, Utah, 1889." Map. Sanborn Fire Insurance Maps. J. Willard Marriott Library. 15 Oct. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

*---. "Sheet 7, Park City, Utah, 1907 (corrected to 1929)." Map. Sanborn Fire Insurance Maps. *Hal Compton Research Library*. Park City Historical Society & Museum. 13 Oct. 2009. Electronic.

*Summit County. Tax Assessor. Tax File: PC-82. Coalville, 1937-1968. Park City Tax File Archives. *Hal Compton Research Library*. Park City Historical Society & Museum.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow/Bungalow

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.):

Uninhabitable/Ruin

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

Site: Standard, narrow lot slightly raised above finished road grade two to three feet with concrete retaining wall at the street front. Flat lot from the roadway to rear of house, then a steep rise at the rear of the lot.

Foundation: Building card and site visit indicate a concrete foundation.

Walls: Shiplap siding. Full-width deep-set porch with three square columns resting on solid rail.

Roof: Gable-on-hip roof form with asphalt shingles.

Windows/Doors: Paired casement on primary façade flanking center door. Double-hung sash type.

Essential Historical Form: Retains Does Not Retain, due to: Change in the pitch of the main roof of the primary façade made after the period of historic significance.

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 bungalow type house has undergone significant modifications over time. The current structure replaced an earlier cross-wing house with full front porch and projecting bay, which is seen on the 1907 Sanborn Insurance Map. The earliest photograph--the c. 1937 tax photo--shows a bungalow with low-pitched hipped roof and deep full-width front porch. The design elements--full-width porch, square columns, and solid rail--are typical of bungalows built in Utah in the early twentieth century. The 1957 tax card suggests the bungalow form was intact in that year. By 1968, however, the house had been modified into a moderately pitched gable with a partial-width recessed porch. Both the 1968 tax card and a c. 1970 photograph indicate these substantial changes. Prior to 1995, the roof was modified again to a gable-on-hip form. At that time many of the original bungalow-type elements--the deep full-width porch, square porch posts, and solid rail--were returned to the home, but not restored as they were historically. The changes made over time to the roof pitch on the primary façade are significant and destroy the Essential Historical Form as defined by the LMC. It is unfortunate that the attempt to use bungalow-type elements in the most recent rehabilitation was not taken to the point of restoring the site based on available photographic evidence.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been substantially altered from what is seen in earlier photographs - the footprint appears to have been enlarged from the original, but the expansion is not obtrusive when viewed from the public right-of-way.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though efforts have been made to return many of the historical bungalow elements, much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The gable-on-hip roof form was not used in Park City during the mining era, but rather seen in French Colonial styled buildings (rarely) from the late nineteenth century and Queen Anne styled buildings (also rarely) from the early twentieth century. The 1990s rehabilitation was successful in returning some of the historic character that is typical of the bungalow, but the physical elements of the site, in combination, convey a limited sense of life in a western mining town.

Association (Describe the link between the important historic era or person and the property.): The bungalow was the most common house type built in Utah during the early twentieth century; however, the alterations to the main building diminish its association with the past.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1923¹

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)

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):

From the 1978 Site/Structure Form prepared for the Utah State Historic Preservation office:

People associated with this property:

Thomas M. Stringer

Isaac I. Osborn

1919 - mortgage from Alice E. Deighton to Samuel B. Dunn

1924-Herman Hethke

Samuel Benjamin Dunn was born August 1888 in Alabama and in 1916 was a married telegraph operator working for Union Pacific Railroad and living in Park City (address unknown).

Herman Hethka was a WWI veteran renting the home at 573 Main Street (hotel) in 1930 (according to census records). He was a hotel clerk (37 yrs old in 1930). The hotel was owned by his mother and father-in-law, Thomas & Marie Hethka O'Keefe. An unmarried Marie Hethka and her son, Herman, were listed as renters at 573 Main Street in 1920.

1930 Census does not list 569 Park Avenue though it is on the Sanborn Insurance map as 569 Park Avenue.

According to the Summit County Recorder, recent property owners include the following:

QCD in 05-1986 from Don R. Neil to William Neil and Elizabeth Reed

WD in 10-1986 from William Neil and Elizabeth Reed to Tim Lee

WD in 09-2004 from Timothy Lee to Read & Jean Carlan

WD in 05-2009 from Read & Jean Carlan to current owners, William & Janet Kershaw

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):

¹ Summit County Recorder.

6 PHOTOS

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

Photo No. 1: Northeast elevation. Camera facing southwest, 2006.

Photo No. 2: East oblique. Camera facing west, 1995.

Photo No. 3: Northeast elevation. Camera facing southwest, c. 1970.

Photo No. 4: East oblique. Camera facing west, tax photo, c. 1937.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 569 Park Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-82

Current Owner Name: Jean & Read Carlan

Parent Parcel(s):

Current Owner Address: PO Box 982, Park City, Utah 84060

Legal Description (include acreage): LOTS 17 & 18, BLK 5 PARK CITY SURVEY; 0.09 ACRES.

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date: _____
Permit #: _____
 Full Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow

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.)

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

- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

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

Foundation: Tax cards indicate a concrete foundation.

Walls: Ship-lap siding

Roof: Gable on hip roof form sheathed in asphalt shingles.

Windows/Doors: Paired casement on primary façade.

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 bungalow type house has undergone significant modifications over time with the most recent alterations successfully restoring many of the original historical elements. The 1907 Sanborn Insurance map suggests a cross-wing house form with a full front porch and projecting bay. However, the current structure appears to have replaced what is seen on the 1907 map. The 1929 Sanborn Insurance map was not consulted as part of this assessment and may provide additional information. The earliest photograph--the tax photo--shows a bungalow with low-pitched hipped roof and deep full-width front porch. The 1957 tax card suggests the bungalow form was intact in that year. By 1968, however, the house had been modified into a moderately pitched gable with a partial-width recessed porch. Both the 1968 tax card and a c. 1970 photograph show the changes. Prior to 1995, the roof was modified again to a gable-on-hip form which served to restore the deep full-width porch seen on the original bungalow. Though the gable-on-hip is not a common roof form in Park City, it is compatible with the roof types of the mining period. Windows have also been modified significantly. The windows on the primary façade are not visible in the tax photo, but were likely a three part window with a large center single-light fixed pane flanked by narrow fixed casement windows. The current windows are large horizontally oriented openings with paired lights. The changes to the structure are significant and although an effort has been made to restore many of the original bungalow elements of the house, the overall changes diminish the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been altered from what is seen in early photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though efforts have been successful in restoring many of the historical elements, much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

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

Association (Describe the link between the important historic era or person and the property.): The bungalow was a common house type built in Utah during the early twentieth century; however, the extent of the alterations to the main building diminishes its association with the past.

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

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1923¹

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: Northeast elevation. Camera facing southwest, 2006.

Photo No. 2: East oblique. Camera facing west, 1995.

Photo No. 3: Northeast elevation. Camera facing southwest, c. 1970.

Photo No. 4: East oblique. Camera facing west, tax photo.

¹ Summit County Recorder.

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

3. The site at 1406 park Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

569 Park Avenue – Determination of Insignificance (Application #PL-09-00846)

Dina Blaes noted that the Staff recommendation was to remove 569 Park Avenue from the Historic Sites Inventory. Background information was contained in the Staff report. Ms. Blaes clarified that this request was prompted by a comment from Sandra Morrison at the Park City Historical Society and Museum. Ms. Morrison raised the concern that the site did not meet the criteria because of extensive changes to the roof that had taken place outside of the historic period. Ms. Blaes remarked that Ms. Morrison was correct and clarified that it was an oversight on the part of the Staff. The site was not appropriately assessed based on the available information and should not have been adopted on the original HSI.

Ms. Blaes noted that the Staff had not appropriately take into consideration the tax card information, as well as earlier photographs and the progression of photographs. That information was provided in the Staff report and was used in the Staff Analysis, as well as the findings of fact and conclusions of law.

The Staff recommended that the HPB remove 569 Park Avenue from the Historic Sites Inventory based on the findings of fact and conclusions of law.

Ms. Blaes stated that although the site does not meet the framework and criteria in the Land Management Code, it was still a successful rehabilitation. Many of the bungalow elements were returned and it was unfortunate that the hip roof was not brought back.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member McFawn made a motion to remove the structure at 569 Park Avenue from the Historic Inventory Site, in accordance with the Findings of Fact and Conclusions of Law outlined in the Staff report. Board Member Opalek seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 569 Park Avenue

1. The property at 569 Park Avenue is located in the Historic Residential (HR-1) District.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by Staff based on information from field visits and several secondary sources.
3. A concern about the site's compliance with the criteria for designation as a Significant Site was raised by the Park City Historical Society and Museum to Staff after February 2009.
4. The additional information considered in making the evaluation consists of the original building cards dated 1949 through 1968, which indicate a change to the pitch of the main roof of the primary façade was made after the Period of Historic Significance (1869-1929). The roof was originally built as a hipped structure, but was altered between 1958 and 1968 to the low-pitched gable and was further modified in the 1990s to the gable-on-hip that is extant today.
5. Because of the change to the pitch of the main roof of the primary façade, the site does not retain the physical characteristics that make it identifiable as existing in or relating to an important era in the past (the active mining era).
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law – 569 Park Avenue

1. Information not previously considered in the designation of 569 Park Avenue as a Significant Site was appropriately considered after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 569 Park Avenue does not retain the physical characteristics that identify it as existing in or relating to the mining era in Park City.
3. The site at 569 Park Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the site is not a Significant Site pursuant to Title 15-11-10.

The meeting adjourned at 5:56 p.m.

Approved by _____
Roger Durst, Chair
Historic Preservation Board

April 6, 2015

Attn: Park City Planning Department
Park City Historic Preservation Board

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Zibby Tozer
Janice Ugaki

RE: 569 Park Ave

To Whom it May Concern

My name is Sandra Morrison, and I am the Executive Director of the Park City Historical Society & Museum.

A few years ago, I became aware that the historic house at 569 Park Ave. was not listed on the City's Historic Site Inventory (the "HSI"). I was puzzled, since I had thought that house was listed on the HIS when it was adopted in 2009. Our organization believes this house is historically significant and was included in the Park City Museum's Annual Historic Home Tour in 2005 and again in 2012.

Our research shows that this house was built around 1923 and in our opinion retains its essential historic character and form. I am also aware that that the house at 569 Park Ave. received historic preservation grants from the City during its restoration in the 1980's and our organization gave this home a Historic Preservation Award in 1988.

Imagine my surprise when I recently learned that in April of 2010 the house at 569 Park Ave. was the subject of a hearing before the Historic Preservation Board at which time it was removed from the HSI. Even more surprising, upon reading the staff report, I was cited as having initiated removal of 569 Park Ave. from the HSI.

An August 24, 2009 email from City Consultant Dina Blaes and Planning Director Thomas Eddington mentioned 569 might come up for review by the HPB (which recognition surely makes me an "interested party"?) but I never received any notice of the April 2010 hearing nor of the resulting decision to remove the house at 569 Park Ave. from the HSI.

Reviewing my email of August 21, 2009, I was not asking to remove 569 Park Ave. from the HSI (as suggested by the staff report). Instead, I was urging the city to include another historic home on the HIS. My email clearly states the Park Ave. house was among a number of historic homes appropriately listed on the HIS even though the roof pitch had changed and urged the city to likewise include 1027 Woodside.

Had I known of the staff's application to remove 569 Park Ave. from the HIS, I would have attended the meeting and spoken in opposition to de-listing. I believe removal of this historic house from the HSI was in error, and occurred without any notification to the Park City Historical Society & Museum.

I urge the Planning Department and the HPB to reconsider and reverse its April 2010 action, and to relist the house at 569 Park Ave. as historically significant on the City's Historic Site Inventory.

Sincerely,


Sandra Morrison
Executive Director

From: John Plunkett <john@plunkettkuhr.com>
Sent: Monday, April 06, 2015 10:08 AM
To: Francisco Astorga
Cc: Linda Cox; John Browning
Subject: Requesting a new hearing on historic sites inventory for 569 Park Avenue
Attachments: CoxRe569 Park Ave-.docx; ATT00001.txt; BrowningRe569 park ave .docx; LeeRe569ParkAve.pdf; ATT00002.txt

Hi Francisco,

I hope this finds you well and busy. Please direct this email to the right planner (if it's not you).

— John

* * * * *

Re: 569 Park Avenue — Historic Sites Inventory

Dear Planning Department:

My neighboring property owners Linda Cox (575 Park Ave) and John Browning (561 Park Ave) recently learned that the house between them, at 569 Park Avenue, was taken off the historic sites inventory in 2010. They asked a member of the HPB about it, who said they should communicate their concerns directly to the Planning Department, to schedule a rehearing on the matter before the HPB.

Linda, John and I believe that the 2010 hearing was based on incorrect and incomplete information. Also, as the adjacent neighbors, they and I (557 Park Ave) should have received notice of a hearing so we could attend, but none of us did. There should also have been a notice posted on the property but we did not see one. For all these reasons we request a new hearing to correct the record, and place 569 Park Ave back on the Historic Sites Inventory as Contributing, just as it used to be listed.

Please see the attached letters from Linda Cox and John Browning for more detail. They are second-home owners and have asked me, as a full-time resident, to represent their interests at any meetings or hearings regarding this matter.

Also please see the attached letter from long-time Park City resident Tim Lee, for additional information that was not included in the 2010 hearing. Tim owned 569 Park for several years and received a Historic Preservation Grant to restore it in 1988. Tim was encouraged by the Planning Department to build a new front porch to replicate the one seen in historic photos, and won the Historic Preservation Award for his efforts.

We'd all greatly appreciate it if the Planning Department could respond to this email in the near future, and schedule a rehearing on 569 Park for the next HPB meeting.

Thank-you for your consideration, and we look forward to hearing back from you soon.

Sincerely,

John Plunkett, for Linda Cox and John Browning

Attachments: Letters from Linda Cox, John Browning, Tim Lee

Park City Planning Department

29 March 2015

Re: 569 Park Ave

To Whom It May Concern:

I am the owner of 575 Park Ave since 2002. It has recently come to my attention that in April of 2010 the City's Historic Preservation Board held a meeting at which the historic house at 569 Park Ave was removed from the City's Historic Sites Inventory, which I believe is in error.

I live next door and should have received a notice of the proposal and hearing to remove 569 Park Ave from the City's Historic Site Inventory, which I did not. If I had received notice, I would have opposed the action.

I am very concerned as to what will be going in between two designated historic house, mine at 575 Park Ave and 561 Park Ave. The historic integrity of the street directly impacts my home and its value.

I look forward to hearing from you in due course.

Sincerely,

Linda Cox
Owner 575 Park Ave

575 Park Ave PO Box 861 Park City Utah 84060

John Browning

Park City Planning Department

5 April 2015

Re: Historical Status of 569 Park Ave

Dear Sirs and Madams:

I am writing to express my concern about the removal of 569 Park Avenue from the Park City Historic Sites Inventory. I own 561 Park Avenue, the yellow house next door. I bought the house in April 2010. I understand that 569 Park Avenue was removed from the Inventory at a meeting in that month. I never received notice that such a move was under consideration. Nor did John Plunkett, who sold me 561 Park Avenue and still owns and is resident at 557 Park Avenue.

I am surprised that the City removed 569 Park Avenue from the Historic Sites Inventory. It was restored as an historic house – I believe with a grant specifically earmarked for that purpose. It is at the center of what is probably one of the longest continuous stretches of historic buildings left in Park City. It has been displayed as an historic house in several of the yearly historic district tours.

Had I known that the City was considering removing 569 Park Avenue from the Historic Sites Inventory, I would have objected. I'd like to take the opportunity to do so now. Apart from the potential effect on my own property values and quiet enjoyment of my property, it seems incomprehensible that the City would not wish to

561 Park Ave • PO Box 1900 • Park City, Utah • 84060

John Browning

do all it can to preserve such a large and well-cared-for section of historic houses so close to downtown.

I hope that you will be able to reverse what seems to have been a mistaken and misguided decision. I look forward to hearing from you on this matter.

With best regards,

A handwritten signature in blue ink that reads "John Browning". The signature is written in a cursive style with a large, stylized "J" and "B".

John Browning

561 Park Ave • PO Box 1900 • Park City, Utah • 84060

April 2, 2015

Attn: Park City Planning Department
Park City Planning Commission
Park City Historic Preservation Board

Re: 569 Park Avenue

To Whom It May Concern:

My name is Tim Lee. I was the owner of 569 Park Avenue for 18 years, from 1986 to 2004. I am sorry to learn that the house was recently removed from Park City's historic register — I worked very hard with the PC Planning Department and Historic District Commission in 1988 to restore the house and place it onto the register. (The house was built in 1925 by the owners of the Claimjumper Hotel, as their residence).

In 1988 I applied for and received one of the City's first Historic Preservation Grants, for the then—maximum amount of \$5,000. The Planning Department and the HDC encouraged me to work from historic photos to replicate the appearance of the original front porch that had been framed in.

The restored house received one of the first Historic Preservation Awards, in 1988. Since then the house has been included in at least three of the PC Hist Society's annual walking tours, as recently as 2012.

Because the original porch had been filled in to enlarge the living space, it was necessary to add an addition to the original roof in order to build the current porch, but all the original roof framing was discovered during restoration, and still exists in the attic behind the new, wood-shingled roof that I built.

I hope the house will be returned to the PC Historic register, to uphold the work and financial investment of Park City's earlier Planners and Historic District Commissioners (and mine!).

Through this work, and the work of many others over several decades, the west side of upper Park Avenue has become the longest, best preserved and well-maintained collection of Historic Buildings in all of Park City (ten buildings, including seven homes, one school, one church and one boarding house, all side-by-side).

It would be a shame to break up this unique collection of buildings, all of which range from 85 to 130 years old. If these aren't worth saving then what is the purpose of our Historic District Designation, and the Historic Preservation Grant program?

Thanks for your consideration,



Tim Lee

From: John Plunkett <john@plunkettkuhr.com>
Sent: Tuesday, April 07, 2015 10:41 AM
To: Anya Grahn
Cc: Linda Cox; John Browning
Subject: 569 Park Avenue - Request for new HPB hearing re: 2010 DOS
Attachments: CoxRe569 Park Ave-.docx; BrowningRe569 park ave .docx; ATT00001.txt; LeeRe569ParkAve.pdf; ATT00002.txt

Dear Ms Grahn,

I understand from Francisco Astorga that our email and letters below should be sent to your attention.

To summarize, We are requesting that the Planning Department and the HPB examine new evidence at the next HPB meeting, to reinstate 569 Park Ave to the Historic Sites Inventory.

We believe there is new evidence from both the previous owner Tim Lee, regarding his Historic Grant and 1988 work with the Planning Dept, and Sandra Morrison, regarding the 2010 hearing. Tim Lee's letter is attached, and I believe Sandra is sending you a separate letter.

We appreciate your assistance in this matter and look forward to hearing back soon,

Sincerely,

John Plunkett

April 6, 2015

Re: 569 Park Avenue — Historic Sites Inventory

Dear Planning Department:

My neighboring property owners Linda Cox (575 Park Ave) and John Browning (561 Park Ave) recently learned that the house between them, at 569 Park Avenue, was taken off the historic sites inventory in 2010. They asked a member of the HPB about it, who said they should communicate their concerns directly to the Planning Department, to schedule a rehearing on the matter before the HPB.

Linda, John and I believe that the 2010 hearing was based on incorrect and incomplete information. Also, as the adjacent neighbors, they and I (557 Park Ave) should have received notice of a hearing so we could attend, but none of us did. There should also have been a notice posted on the property but we did not see one. For all these reasons we request a new hearing to correct the record, and place 569 Park Ave back on the Historic Sites Inventory just as it used to be listed.

Please see the attached letters from Linda Cox and John Browning for more detail. They are second-home owners and have asked me, as a full-time resident, to represent their interests at any meetings or hearings regarding this matter.

Also please see the attached letter from long-time Park City resident Tim Lee, for additional information that was not included in the 2010 hearing. Tim owned 569 Park for several years and received a Historic Preservation Grant to restore it in 1988. Tim was encouraged by the Planning Department to build a new front porch to replicate the one seen in historic photos, and won the Historic Preservation Award for his efforts.

We'd all greatly appreciate it if the Planning Department could respond to this email in the near future, and schedule a rehearing on 569 Park for the next HPB meeting.

Thank-you for your consideration, and we look forward to hearing back from you soon.

Sincerely,

John Plunkett, for Linda Cox and John Browning

Attachments: Letters from Linda Cox, John Browning, Tim Lee

From: John Plunkett <john@plunkettkuhr.com>
Sent: Friday, June 05, 2015 3:53 PM
To: Anya Grahn
Cc: Linda Cox; John Browning; Sandra Morrison
Subject: Re: 569 Park Avenue - Request for new HPB hearing re: 2010 DOS

Dear Anya,

This Monday it will be more than 60 days since we wrote requesting that this item be brought before the HPB.

Since this is not a routine DOS request, but an effort by all concerned to correct errors that were made in the previous 2010 hearing, we respectfully request that the Planning Department act quickly, at the next HPB meeting.

Until the previous DOS is corrected and this home is placed back on the Historic Register, the danger exists that this 80 year-old home, that received a 1988 Historic Preservation Grant and Award, can be demolished.

We've already lost three historic Park Avenue buildings this year — Please don't let a fourth be lost through benign neglect.

I hope that you can confirm that our concerns will be addressed in a public hearing at the next HPB meeting.

Thank you,

John Plunkett, for Linda Cox and John Browning (adjacent neighbors to 569 Park Ave)

> On Apr 16, 2015, at 12:21 PM, Anya Grahn <anya.grahn@parkcity.org> wrote:

>
> I apologize to all of you that I have not responded sooner, but I do want to thank you for sharing your concerns for 569 Park Avenue. It is on my to-do list, and we are working together internally to determine the best direction for this project. I will keep you all posted on our progress.

>
> Thanks you so much,
> Anya Grahn

>
> -----Original Message-----
> From: John Plunkett [mailto:john@plunkettkuhr.com]
> Sent: Tuesday, April 07, 2015 10:41 AM
> To: Anya Grahn
> Cc: Linda Cox; John Browning
> Subject: 569 Park Avenue - Request for new HPB hearing re: 2010 DOS

>
> Dear Ms Grahn,

>
> I understand from Francisco Astorga that our email and letters below should be sent to your attention.

>
> To summarize, We are requesting that the Planning Department and the HPB examine new evidence at the next HPB meeting, to reinstate 569 Park Ave to the Historic Sites Inventory.

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> We believe there is new evidence from both the previous owner Tim Lee, regarding his Historic Grant and 1988 work with the Planning Dept, and Sandra Morrison, regarding the 2010 hearing. Tim Lee's letter is attached, and I believe Sandra is sending you a separate letter.

>
> We appreciate your assistance in this matter and look forward to hearing back soon,

>

> Sincerely,
>
> John Plunkett
>
> * * * * *
>
> April 6, 2015
>
> Re: 569 Park Avenue -- Historic Sites Inventory
>
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>
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>
> Thank-you for your consideration, and we look forward to hearing back from you soon.
>
> Sincerely,
>
> John Plunkett, for Linda Cox and John Browning
>
> Attachments: Letters from Linda Cox, John Browning, Tim Lee
>

From: Sandra Morrison <smorrison@parkcityhistory.org>
Sent: Tuesday, July 21, 2015 5:13 PM
To: Francisco Astorga
Cc: Anya Grahn; Polly Samuels McLean; 'John Plunkett <john@plunkettkuhr.com> (john@plunkettkuhr.com)'; Jack Thomas; Richard Peek; Cindy Matsumoto; Bruce
Subject: New evidence regarding Historic significance of 569 Park Ave
Attachments: Scan Jul 21, 2015, 4_35 PM.pdf; 569 Park Ave letter.pdf

Francisco

As you know, the planning department already has the new evidence provided by Tim Lee in his declaration from April 2015 - that the original roof still exists at 569 Park Ave under the current roof. Therefore, per 15-11-10 (A) (2) (b) (i): the pitch in the main roof of the primary façade has not been changed but only covered by an addition (funded with an Historic Preservation Grant).

Please find attached further new evidence that this addition to the roof is per 15-11-10 (A) (2)(a) at least fifty (50) years old. The attached scan of the Tax Appraisal card from 11-29-1957 (original available at the Park City Museum) showing the original hip roof type with hand written notation that the property was re-appraised Nov 3 1958 due to an addition to the front of the house. Subsequent tax appraisals show this addition as an enclosure of the front porch and extension of the roof into a gable roof type.

Neither of these two pieces of evidence were considered in 2010 when planning staff recommended to HPB to remove this house from the Historic Sites Inventory. Had this evidence been researched and included, there would have been no justification to remove this historic house at that time.

Had I been notified of the 2010 HPB meeting and the proposed removal of 569 Park Ave from the HSI, I would have researched and presented this evidence at that time (please see my attached letter from April 6 2015).

I understand the Planning department is currently re-evaluating the historic significance of 569 Park Ave. Please let me know if you require additional information and please advise me if and when there will be a public hearing on this matter. I trust the Planning staff will resolve the historic status of 569 Park and not approve any demolition until a public hearing at HPB can be held.

Thank you for your consideration in this matter. I look forward to your timely response.

Sandra Morrison
Park City Historical Society & Museum

From: Sandra Morrison <smorrison@parkcityhistory.org>
Sent: Tuesday, July 21, 2015 5:25 PM
To: Francisco Astorga
Cc: Anya Grahn; Polly Samuels McLean; Jack Thomas; Cindy Matsumoto; Richard Peek; 'John Plunkett' <john@plunkettkuhr.com> (john@plunkettkuhr.com); Bruce
Subject: Consultants Survey for 569 Park Ave
Attachments: 569 Park Avenue PC-82 Site Form 10-08.pdf

Francisco

I'm assuming you already have the attached Intensive Level Survey dated November 2014 from CRSA architect, consultants the city hired to survey all the historic properties not on the Historic Sites Inventory. As you can see from the attached site form — they determined back in November that 569 Park Ave is an Historically Significant Site.

Please let me know if you need any further information regarding the Historic Significance of 569 Park Ave. I'm happy to provide any additional research or assistance.

Thank you
Sandra Morrison
Park City Historical Society & Museum

From: John Ewanowski [mailto:jewanowski@crsa-us.com]
Sent: Tuesday, June 16, 2015 8:25 AM
To: Sandra Morrison
Subject: RE: Deliverables

Sandra,
I have attached the HSI we did for 569 Park, which was not part of our ILS contract. It appears to have been built around 1917 by Deighton Dunn.
Thanks,
John

John Ewanowski, Assoc. AIA
Architectural Assistant / Designer



CRSA
Architecture • Planning • Design

649 East South Temple
Salt Lake City, Utah 84102
801-746-6820 Direct
801-355-5915 Office (x120)
801-355-9885 Fax
www.crsa-us.com
jewanowski@crsa-us.com

July 22, 2015

Anya Grahn
Park City Planning Department
445 Marsac Avenue
Park City, UT

Dear Ms. Grahn:

Park City Municipal Corporation contracted with our company, Cooper Roberts Simonsen Architects (CRSA), to investigate the historical integrity of the house at 569 Park Avenue in Park City, Utah. While our initial recommendation to add the house to the Park City Historic Sites Inventory (HSI) was based on historic research and similar precedents in the city, we failed to take the previous removal of the site from the HSI around 2010 into account. Unfortunately, the prior removal of the property from the HSI means that it can no longer be considered for inclusion in the HSI. We have found no further evidence to suggest that the removal of the property from the HSI was unwarranted, as this decision was based primarily on a change to the roof form of the house from a hipped roof to a Dutch gabled roof. Further minor alterations have included the complete removal of the brick chimney on the south façade, adding a center post to the front porch, raising the front porch guard rail height, and covering a small window on the south façade. While these tasteful changes have not dramatically altered the form of the house from its 1920s bungalow expression, they have meant that the house no longer meets local criteria for "significant" designation and thus exclusion from the HSI.

Sincerely,



John Ewanowski
Architectural Assistant / Designer

From: John Plunkett <john@plunkettkuhr.com>
Sent: Monday, July 27, 2015 2:06 PM
To: Anya Grahn
Cc: Sandra Morrison; Hope Melville; Ruth; Linda Cox; John Browning; Polly Samuels
McLean; Bruce Erickson
Subject: Re: 569 Park Avenue

Thanks for this response to our April letter and May/June followups Anya,

However several problems with the 2010 hearing, as we wrote in April, still remain unresolved:

— Sandra Morrison, whose opinion is quoted and was used as the basis of the staff determination, was not invited to the hearing and did not receive notice of it. Sandra has written you to state that she was misquoted at the hearing, and would have argued to keep the house on the Hist inventory, if she knew that the hearing was taking place.

— No Park Avenue residents, including the adjacent neighbors, received any notice of the administrative hearing. None of us saw any notice posted on the house either. If we had we would surely have attended the hearing. You state that the time to appeal has passed, but how can Park City homeowners appeal a hearing we never knew took place?

— The hearing minutes display no knowledge of the 1988 Historic Preservation Grant that Tim Lee received to restore the house. As he has written you, the original roof framing still exists beneath the new facade, for a future owner who might prefer to restore the original roof shape.

— We understand that in June you received a new report from CRSA, recommending that the house be placed back on the Hist Sites Inventory. Please confirm whether this is so, and if so did CRSA recommend that it be listed as Contributory or Significant?

As property owners who have all been deeply invested in Park City's historic district for many years, we expect the City to likewise Preserve Historic, 92-year old homes like 569 Park Avenue. This is a black & white issue: Either the City preserves historic homes and therefore has a viable Historic District, or the City allows their demolition, and should therefore lose the Federal Historic District designation. That would be a shame, but the City is clearly headed in the wrong direction with the three Park Ave demolitions this year and now a potential fourth with 569 Park.

At least in the three previous demolitions, the stated goal was to rebuild the historic structures. But in this case the goal is to demolish an historic home to make room for two new houses! How can this possibly be in keeping with Park City's goals for its Historic District?

We repeat our earlier request now as a demand: Since none of the affected parties, namely Sandra Morrison and adjacent homeowners John Browning and Linda Cox, had any knowledge of the 2010 hearing, the hearing was invalid as a result of the failed public noticing — A new hearing needs to be scheduled and noticed asap, to both correct the mistakes and omissions in the first hearing, and to give all affected parties an opportunity to finally provide Public Input.

It is not too late to correct this terrible, 2010 collection of mistakes. As John Kennedy said, “An error in judgement does not become a mistake unless you refuse to correct it.”

Sincerely,

John Plunkett (557), for John Browning (561) and Linda Cox (575) Park Avenue

On Jul 27, 2015, at 12:01 PM, Anya Grahn <anya.grahn@parkcity.org> wrote:

All,

Thank you so much again for sharing your concern about the historic designation of 569 Park Avenue with the Planning Department. As you may recall, the City had initially designated this site as “Significant” on our Historic Sites Inventory, which was adopted in February 2009. During the following year, concerns were raised that the structure did not meet the criteria for Significant, as outlined in Land Management Code (LMC) 15-11-10, due to changes in the original roof form on the primary façade. Staff submitted an application requesting the Historic Preservation Board review the designation of 569 Park Avenue and remove the site from the inventory in accordance with Land Management Code (LMC) 15-11-10(C). The tax card showed that changes had been made to the pitch of the main roof form on the primary façade after the period of historic significance, the Mature Mining Era (1894-1930). The Historic Preservation Board reviewed the criteria for removal and the evidence regarding the site and voted to remove the site from the Historic Sites Inventory on April 7, 2010. I have attached the staff report for your review.

Clearly, the time to appeal the Board’s decision has long passed, and because the condition of the building has not changed, we are legally unable to re-review the historic designation of 569 Park Avenue. The decision of the 2010 Board was a final decision under the LMC. Because this house is not listed on the Historic Sites Inventory (HSI), it is not protected from demolition.

While we all appreciate the aesthetics of this house and its contribution to the streetscape on Park Avenue, we also need to be cognizant of only including those properties that meet the criteria listed in the Land Management Code for designation on the Historic Sites Inventory. Incorporating additional sites that do not meet this criteria, weakens the legitimacy of our program.

Again, I thank you for your concern for this property. I look forward to working with all of you as we update the Historic Sites Inventory following CRSA’s completion of their intensive level survey.

Sincerely,

Anya Grahn
Historic Preservation Planner
Park City Planning Department
435.615.5067
anya.grahn@parkcity.org

<PL-09-00846 596 Park Avenue - HPB Report 4.7.10.pdf>

From: John Stafsholt <jstafsholt@aps-tech.com>
Sent: Monday, August 10, 2015 12:53 PM
To: Adam Strachan; Nann Worel; Melissa Band; Douglas Thimm; John Phillips; John Phillips; Steve Joyce
Cc: Anya Grahn
Subject: FW: 569 Park Ave (previous example of single Landmark structure & subdivision allowed)
Attachments: 811 Norfolk PC Historic Inventory.pdf

Dear PC Planning Commissioners,
Here is the email 1 of 2 that I sent to the PC Elected Officials after last Thursday's meeting (as requested).
Highest Regards,
John

From: John Stafsholt
Sent: Friday, August 07, 2015 1:37 PM
To: 'jack.thomas@parkcity.org' <jack.thomas@parkcity.org>; 'andy@parkcity.org' <andy@parkcity.org>; 'tim.henney@parkcity.org' <tim.henney@parkcity.org>; 'cindy.matsumoto@parkcity.org' <cindy.matsumoto@parkcity.org>; 'liza@parkcity.org' <liza@parkcity.org>; 'richard.peek@parkcity.org' <richard.peek@parkcity.org>
Subject: 569 Park Ave (previous example of single Landmark structure & subdivision allowed)

Dear PC elected officials,

811 Norfolk is a very compelling example of what could be in store for the beautiful Upper Park Avenue neighborhood, if 569 Park is allowed to be demolished. 569 Park will be a worse situation than 811 Norfolk because neither future structure will be historic in any way.



811 Norfolk Landmark Historic bldg. Single building sitting on one large lot.
2000's era picture of House built circa 1911.
(See PC Historic Sites Inventory attached)



Landmark house allowed to be moved. Then lot subdivision allowed by PC. Now 2 houses and a garage on site where there was one house & garage. 8/7/15 photo.

This is the same request as 569 Park, but both new houses on Park Ave will be newer style, possibly more similar to the dark brown structure on right.

Impact to neighborhood?



BERKSHIRE HATHAWAY
HomeServices
Utah Properties

A Truly Unique And Rare Opportunity Awaits!



Next Door 823 Norfolk Landmark Structure now for sale. 8/7/15.

Did construction at 811 Norfolk and increased density possibly influence this decision by a long time permanent resident to move?

I don't know?

But it certainly has influenced many other residents to move out of Old Town.

Maybe the example of 811 Norfolk next door, with a huge expansion of a Landmark Structure could influence a buyer to believe that the house value of 823 Norfolk could be greatly increased by another potentially large expansion of a landmark building.

Either way, losing these neighbors is a loss to the neighborhood.



BERKSHIRE HATHAWAY
HomeServices
Utah Properties



Next door 627 Norfolk Historically Significant also for sale now. 8/7/15
Coincidence? Maybe?

But, any way you look at it, a disruption to the fabric of the beautiful historic neighborhood of Upper Park Avenue will have a negative ripple effect. This type of change will be repeated up and down the street and it is forever. Please give this issue the attention that it merits.

Respectfully submitted,

John Stafsholt

Sales Director, Western Region

☎: 403-615-9605 cell Canada

☎: 435-513-2933 cell USA

☎: 403-455-7004 office Canada

✉: jstafsholt@aps-tech.com

Web: www.aps-tech.com

CONFIDENTIALITY NOTICE:

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Winter & Company

Urban Design | Historic Preservation
1265 Yellow Pine Avenue
Boulder, CO 80304
303.440.8445
www.winterandcompany.net

August 6, 2015

Mr. John Plunkett
Park City, Utah

Dear John:

You have asked that I comment on the potential impacts that may occur from the loss of a historic structure in one of the historic districts in Park City. You have also asked that I provide my opinion about the historic significance of the property at 569 Park Avenue, which I understand will be the subject of a City Council meeting on August 6, 2015. I regret that I have a business trip scheduled for that time, so I cannot attend the hearing in Park City, therefore I am writing this letter.

Park City holds a special place in the history of the development of America, in terms of its association with early prospectors who came through while working on the Transcontinental Railway and the subsequent mining era that ensued. It is valued locally, as well as at the state and national levels. Each “contributor” is a part of that story, and cannot be replaced. Once lost, it is gone forever.

My Experience in Preservation

I provide these comments based on my experience over more than thirty years in historic preservation, urban design and planning across the country, and in particular in the historic mining towns of the Rocky Mountain West. I developed the original set of design guidelines for Park City several years ago and, while they have subsequently been replaced by a newer version, I recognize principles in the current guidelines that appeared in the original document. I still hold fond memories of the community and of its heritage and remember the historic districts and how important they are to the town’s identity, its heritage and its economy.

We’ve also developed preservation-based design guidelines for other historic mining towns, including Aspen, Telluride, Crested Butte, Breckenridge and Steamboat Springs in Colorado, as well as Truckee, CA, Silver City, ID and Rossland, BC. I can say that each of these towns recognizes the value that the contributing properties bring to their communities, especially in the current competitive mountain resort market.

In addition to these mountain communities, our preservation clients have included the cities of San Antonio and Galveston in TX, Pittsburgh, PA, Mobile, AL, West Palm Beach, FL, Pasadena, CA, Tacoma, WA, Memphis, TN and Denver, CO.

Classification of Historic Resources in Park City

The term “contributing” is used nationally to describe those individual sites of historic value that combine to create a historic district. The concept is not that the buildings rated “contributing” are less significant than others that may be eligible for individual listing, but that these properties work together to create a “mis en scene,” helping to convey the character of a period of historic significance in the community. The loss of any of these diminishes the integrity of the district and impacts the ability to interpret the region’s heritage.

While Park City no longer uses the specific term, “contributor,” in its local Historic Resources Inventory, it is still employed in survey forms used by the National Park Service in its nominations for those districts in Park City that are listed in the National Register of Historic Places. In those nominations, properties are evaluated at two levels of significance: (1) Either being eligible for listing as a “contributor,” or (2) as being eligible for “individual” listing in the National Register. The latter category implies a higher level of significance and sometimes a higher degree of “integrity,” in terms of the extent to which a property retains those features that existed when it achieved historic significance.

For its local designations, Park City uses a two-tiered rating system for properties that is somewhat similar to the National Register classification. As I understand the city’s ordinance (Title 15 Land Management Code – Chapter 11), there are two categories for potential listing of historic properties: (1) “Significant Site” and (2) “Landmark Site.” These reflect differing degrees of integrity. The criteria used are essentially those for a “contributing” property in the National Park Service parlance.

The Impacts of Losing a Contributor

You are indeed correct, in your concern about the loss of any “contributing” property in a historic district. These resources constitute the backbone of any historic district and provide the basis for understanding how a community began and evolved.

What may be the impacts from the loss of a contributing property? First, it diminishes the historic character of neighborhoods for residents and visitors. This affects quality of life as well as economic competitiveness. Many property owners will have invested in a district with an expectation of public trust, in that the city is committed for the long term to historic preservation and that the character of the neighborhood to which they have invested financially will retain its appeal. In cases where properties in the district may also be eligible for tax incentives, these owners rely upon the district retaining its integrity. They may have investment-based expectations based on their reliance upon the city’s continuity policy related to preservation.

This is particularly relevant in Park City where National Register districts exist (sometimes coinciding with local historic district zoning). In some other cases across the country, the Park Service has reduced the boundaries of National Register Districts when a loss of contributing structures has occurred. Such was the case in Telluride several years ago, where the National Register boundary was reduced due to a loss of contributing structures. This can mean that some property owners will be left out of a district where once they had relied upon being in it permanently.

The Historic Significance of 569 Park Avenue

I have reviewed survey forms for 569 Park Avenue that date from 1978 and 2014. The first of these rated the property as a “non-contributor,” using a State of Utah inventory form, which reflects the National Park Service terms. The rating was explained as being because of an alteration to the roof form (at an undetermined date) and because the original wood siding was covered with metal siding.

The second survey form from 2014 re-evaluated the property and classified it as “Significant,” using the city’s rating terminology. That form noted that the original wood siding was then exposed, which presumably was sufficient to elevate the rating. It demonstrates that when inappropriate alterations are reversed, the status of a property can be elevated. This is relevant to the subject property today, where some alterations exist but could be reversed.

Even with those alterations in place, and when comparing it to others that remain on the city’s HRI, this property easily falls within the “Significant” category. It still retains its basic form, the primary building materials are visible, and key features, such as the porch survive. If this property is not significant, then it calls into question the rating for many other structures and begs the question of how such alterations, if they are inappropriate, have been permitted under the city’s design review process. In my professional opinion, this site retains its historic significance.

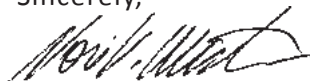
Reversibility of later alterations

Reversibility of alterations is a concept that often is considered in preservation. While the building has lost some character-defining features, the degree to which it could be restored is a valid consideration. It’s the difference between actual loss of original material versus additions to the original that alter its perception. The front gable addition that exists on this house today is certainly removable; even so, there is a question of whether it really alters the character of the building to the degree that the property has lost its integrity. In my opinion, it does not.

The historic Sanborn Insurance Maps from various periods of Park City’s early years document the various stages of evolution that this particular property has experienced over time. Over the course of several decades during the period of historic significance for the city, this house experienced substantial changes in footprint, porch design and roof form, which demonstrates that change, within a reasonable range, is a part of its heritage.

As I present these observations on this property’s significance and the potential loss of a contributor to the community, I do so with great respect for Park City and for the volunteer members of boards and commissions who have helped protect the city’s heritage over the past decades. I know how important history is to the community and to the nation. As an American, I rely upon these trustees of our heritage to preserve this nationally significant place.

Sincerely,



Noré V. Winter



Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Historic Sites Inventory
Address: 1406 Park Avenue
Project Number: PL-15-02883
Date: March 2, 2016
Type of Item: Administrative – Determination of Significance

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether to designate the house at 1406 Park Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Topic:

Project Name: 1406 Park Avenue
Applicant: Park City Municipal Corporation
Owners: Lisa A. Laporta
Proposal: Determination of Significance

Background:

City Council adopted amendments to the Land Management Code (LMC) on December 17, 2015, to modify the criteria regarding the designation of “Significant” structures which would expand the Historic Sites Inventory criteria to include or consider the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any reconnaissance or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree, which can reasonably be restored to historic form.

The Planning Department identified and submitted applications for determination of significance for several properties, including 1406 Park Avenue, which may qualify for local designation on the inventory under the new LMC changes.

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current.

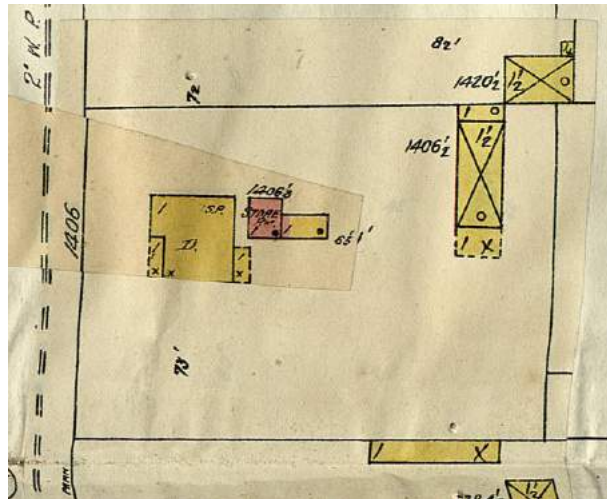
In July 1982, the City issued a building permit for a new foundation, door and window reconfiguration, and a small addition on the rear. The house was re-roofed in 2000.

The Historic Preservation Board approved a Determination of Significance (DOS) application to remove the house from the HSI due to the major alteration that destroyed its Essential Historical Form in April 2010 based upon the older criteria. The amendments to the LMC to become a Significant Site expanded the criteria and now may include properties which did not meet the criteria previously.

There is currently a Historic District Design Review Pre-Application (Pre-app) on file for this property, and the owner is interested in possibly renovating the house in the future to construct a foundation and second level.

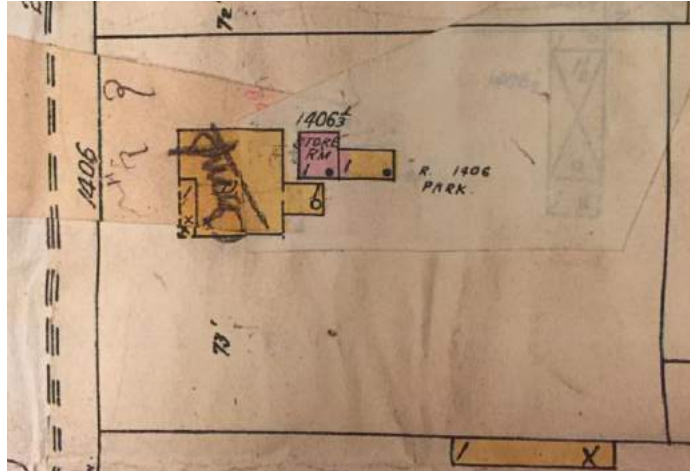
History of the Structure:

The one-story wood frame residence was constructed in 1912, per the Summit County Recorder. This is consistent with Sanborn Fire Insurance Map analysis which shows that the c. 1912 cross-wing form first appears in the 1927 Sanborn Fire Insurance Map. At this time, the house was an L-shape with front and rear porch. An unattached masonry "store room" is directly east of the house. It is identified as 1406-1/3 and likely served as a root cellar. It appears that 1406-1/2 Park Avenue, at the back of the lot, served as a residence as it was a 1.5 story wood-frame building with 1-story porch.



1929 Sanborn Fire Insurance Map

By 1947, 1406-1/2 had been demolished. The primary cross-wing form remains largely unchanged, with the exception of a new rear addition that replaced the rear porch seen in the 1927 Sanborn map. 1406-1/3 remains unchanged.



1941 Sanborn Map

From the 1949 to 1968, several significant changes occurred to the house, as noted in the tax cards from these years:

- The 1949 tax card notes a c.1943 addition on the northeast corner of the original cross-wing and the house is attached to the root cellar (formerly 1406-1/3 Park Avenue). The house consists of just four (4) rooms.
- By 1958, the house has been clad in aluminum siding. The form of the house has been modified further and there is now a new porch on the northwest side of the house; the cross-wing appears to be lost.
- By 1968, the front porch has been relocated from the northwest side of the house to the southwest side, which is consistent with what exists today.
- In talking to the owner, she said that the sunporch and roof were altered in the 1980s when she was renting the house. The roof was further modified at this time and built over the sunporch.

The modifications occurring to the house from 1949 to 1958 altered the appearance of the original cross-wing form and its appearance from the street. The pitch of the east-west gable was modified in order to cover the new addition on the north elevation. Rather than retaining the principal roof and extending a shed roof over the addition, the principal roof now appears as a low-pitched, side-facing salt box.

Further, the stem wing, according to what is visible in the c.1938 tax photograph, originally had a dropped shed roof above the inset partial-width porch. The porch roof has been raised and springs from the principal roof to reflect a stylized gambrel roof form with the steeper slope above the shallower slope.

The photographs below show these modifications.



C. 1938 Tax Card Photograph



Current photograph of the house, provided by Google Maps



Photo of the south elevation, north-west wing.

Three major alterations have occurred to the front façade after the historic photograph was taken c.1938:

1. An in-line addition was constructed to the north side of the house. The original gable roof-form of the front projecting gable of the cross-wing was altered to create a salt-box roof form on this elevation.
2. The front porch was in-filled and a new sunporch was constructed in front of it.
3. The roof form was altered on the north-south gable wing in order for the roof to extend over to the new sunporch. The photo of the façade shows these modifications, and the photo of the south elevation shows how drastically this roof form was altered, leaving only a portion of the original gable pitch intact.

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of sites within the Historic Sites Inventory (HSI). The Historic Preservation Board may designate sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic sites in the community (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI). The site is currently not listed on the HSI.

Staff finds that the site would not meet the criteria for Landmark designation, based on the following:

LANDMARK SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

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

Per the County records, the house was constructed in 1912, making it 104 years old.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

The site does not meet these criteria. Major alterations, made outside of the period of significance (1869-1929), have destroyed the original cross-wing form. The tax records show extensive alterations occurring to the building between 1941 and 1968, including the construction of an in-line addition on the north elevation, changes to the exterior materials, and alterations to the original form. Further, the pitch of the roof above the gable wing was modified between 1949 and 1958 in order to cover the addition to the north. The roof pitch on this front-facing gable was lost and the shed roof extended over the addition to create the low-pitch side-facing saltbox form present today. Further, the north-south stem wing, according to what is visible in the tax photo, originally had a drop shed roof above the inset partial-width porch. The porch was enclosed to create interior space and a new sunporch added to the exterior of the house; the porch roof has been raised and now springs from the principal roof to reflect the stylized gambrel roof form with the steeper slope above the shallower slope, as seen on the south elevation.

The house is not eligible for the National Register of Historic Places due to the cumulative changes to its design, materials, and workmanship that have severely diminished its historic integrity.

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

- (i) An era that has made a significant contribution to the broad patterns of our history;
- (ii) The lives of Persons significant in the history of the community, state, region, or nation; or
- (iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

The site is associated with the Mature Mining Era (1894-1930) of Park City primarily because of its original date of construction. Further, the 1949 tax card notes that the construction is "lumber-lined" with "no studs", confirming that the house was initially built using single-wall construction. This type of construction is consistent with other historic buildings throughout Park City.

In order to be included on the HSI, the Historic Preservation Board will need to determine that the building meets the criteria for Significant, as outlined below:

SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

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

Per the County records, the house was constructed in 1912, making it 104 years old.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

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

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

The site was initially listed on the Historic Sites Inventory in 2009, but removed in 2010 when staff discovered the tax cards and found that the alterations to the historic form had occurred between 1949 and 1958. As previously noted, the tax records show extensive alterations occurring to the building between 1941 and 1968, including the construction of an in-line addition on the north elevation and changes to the exterior materials. Further, the original roof pitches were modified in order to create the low-pitch side-facing saltbox form on the east-west stem wing as well as the stylized gambrel roof form, visible from the south elevation, that springs from the original roof form to cover the c.1980 sunporch. These changes to the roof significantly altered the original form of the building.

While these alterations do detract from the original cross-wing form of the house, the cross-wing form still could be discernible among layers of non-historic additions. Historic materials as well as original window and door openings have been modified.

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

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

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

While the house does not retain its Historical Form, its scale and context have been maintained. The house could be restored to its Historical Form if the post-1943 additions were removed. Its mass and scale remain small and consistent with the historic district, though the composition of its window and door openings, materials, treatment, cornice, architectural features, and overall form have been lost.

(d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

(i) An era of Historic Importance to the community, or

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

The site is important to local and regional history because of its association with the Mature Mining Era (1894-1930) of Park City and its original date of construction. Further, the 1949 tax card notes that the construction is “lumber-lined” with “no studs”, confirming that the house was initially built using single-wall construction. This type of construction is consistent with other historic buildings throughout Park City.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the “Criteria for Designating Historic Sites to the Park City Historic Sites Inventory.” The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

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

Notice:

On February 20, 2016, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent a mailing notice to the property owner and property owners within 100 feet on February 17, 2016 and posted the property on February 17, 2016.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to adding sites to or removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code. No public input was received at the time of writing this report.

Alternatives:

- Conduct a public hearing to consider the DOS for **1406 Park Avenue** described herein and determine whether the structure at **1406 Park Avenue** meets the criteria for the designation of “Significant” to the Historic Sites Inventory according the draft findings of fact and conclusions of law, in whole or in part.

- Conduct a public hearing and find the structure at **1406 Park Avenue** does not meet the criteria for the designation of “Significant” to the Historic Sites Inventory, and providing specific findings for this action.
- Continue the action to a date uncertain.

Significant Impacts:

The structure at 1406 Park Avenue is not currently listed on the Historic Sites Inventory (HSI). If designated as “Significant” on the HSI, any alterations must comply with the Design Guidelines for Historic Sites; the site will be eligible for the Historic District Grant Program. Should the structure not be included, then the property will be eligible for demolition.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether to designate the house at 1406 Park Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Supporting adding 1406 Park Avenue to the Historic Sites Inventory:

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. The house at 1406 Park Avenue is within the Historic Residential-Medium (HRM) zoning district.
2. The residential structure at 1406 Park Avenue was included in the 2009 HSI; however, it was removed in March 2010 due to the modifications made to the original roof form outside of the historic period based upon the older criteria.
3. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be significant sites.
4. There is wood-frame cross-wing cottage at 1406 Park Avenue.
5. The house was built c. 1912 during the Mature Mining Era (1894-1930). The structure appears in the 1929 and 1941 Sanborn Fire Insurance maps. A c.1938 tax photo of Park City also demonstrates that the overall form of the structure has not been altered.
6. In 1943, an addition was constructed to the northeast corner of the original cross-wing according to the 1949 tax card. The roof of the east-west stem wing was modified to create a low-pitched side-facing saltbox form, seen today, in order to extend the roof form from the original ridge over the c.1943 in-line addition.
7. By 1958, the house had been clad in aluminum siding. The form of the house was modified further to create a new porch on the northwest side of the house, consuming the original cross-wing form. It is unknown if the historic wood siding has been retained beneath the aluminum siding.
8. By 1968, the front porch was relocated from the northwest side of the house to the southwest side, which is consistent with what exists today.

9. An enclosed sunporch was constructed on the front of the house, replacing the c.1968 porch. The roof form was further modified and built over the sunporch in the 1980s, according to the current owner.
10. The house is currently clad in aluminum and vinyl siding. There are casement windows of various sizes and shapes used throughout the house.
11. The original cross-wing structure is discernable from the exterior and was typical of the types of residential structures built during the Mature Mining Era.
12. Built c.1912, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
13. Though the post-1943 additions to the north side and front of the house have diminished its Historical Form, the original cross-wing is still discernible. Its scale and context have been maintained. The house could be restored to its Historical Form if the post-1943 additions were removed. Its mass and scale remain small and consistent with the historic district, though the composition of its window and door openings, materials, treatment, cornice, and architectural features have been lost.
14. The house is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era.
15. The structure at 1406 Park Avenue while it meets the standards for local "significant" designation, it does not meet the criteria for "landmark" designation. In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

Conclusions of Law:

1. The existing structure located at 1406 Park Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) *It is at least fifty (50) years old or the Site is of exceptional importance to the community; and*
Complies.
(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:
 - (i) *It previously received a historic grant from the City; or*
 - (ii) *It was previously listed on the Historic Sites Inventory; or*
 - (iii) *It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or***Complies.**
(c) It has one (1) or more of the following:
 - (i) *It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and*
 - (ii) *It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or*

Complies.

Opposing adding 1406 Park Avenue to the Historic Sites Inventory:

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 1406 Park Avenue is within the Historic Residential-Medium (HRM) zoning district.
3. The residential structure at 1406 Park Avenue was included in the 2009 HSI; however, it was removed in March 2010 due to the modifications made to the original roof form outside of the historic period based upon the older criteria.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be significant sites.
5. There is wood-frame cross-wing cottage at 1406 Park Avenue.
6. The house was built c. 1912 during the Mature Mining Era (1894-1930). The structure appears in the 1929 and 1941 Sanborn Fire Insurance maps. A c. 1938 tax photo of Park City also demonstrates that the overall form of the structure has not been altered.
7. In 1943, an addition was constructed to the northeast corner of the original cross-wing according to the 1949 tax card. The roof of the east-west stem wing was modified to create a low-pitched side-facing saltbox form, seen today, in order to extend the roof form from the original ridge over the c.1943 in-line addition.
8. By 1958, the house had been clad in aluminum siding. The form of the house was modified further to create a new porch on the northwest side of the house, consuming the original cross-wing form. It is unknown if the historic wood siding has been retained beneath the aluminum siding.
9. By 1968, the front porch was relocated from the northwest side of the house to the southwest side, which is consistent with what exists today.
10. An enclosed sunporch was constructed on the front of the house, replacing the c.1968 porch. The roof form was further modified and built over the sunporch in the 1980s, according to the current owner.
11. The house is currently clad in aluminum and vinyl siding. There are casement windows of various sizes and shapes used throughout the house.
12. The original cross-wing structure is not discernable from the exterior and the original cross-wing, which was typical of the types of residential structures built during the Mature Mining Era, has been lost.
13. Built c.1912, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
14. The post-1943 additions to the north side and front of the house have diminished its Historical Form, and the original cross-wing has been lost. Its scale and context has not been maintained.
15. The house is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era.
16. The structure at 1406 Park Avenue does not meet the standards for local "significant" designation, it does not meet the criteria for "landmark" designation.

In order for the site to be designated as “landmark,” the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

Conclusions of Law:

1. The existing structure located at 1406 Park Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies.

- (b) It retains its Historical Form as may be demonstrated but not limited by any of the following:*

- (i) It previously received a historic grant from the City; or*
- (ii) It was previously listed on the Historic Sites Inventory; or*
- (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or*

Does not comply.

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

- (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and*
- (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or*

Does not comply.

2. The existing structure located at 1406 Park Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
 - a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and **Complies.***
 - b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and **Does Not Comply.***
 - c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:*
 - i. An era that has made a significant contribution to the broad patterns of our history;*
 - ii. The lives of Persons significant in the history of the community, state, region, or nation; or*
 - iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.***

Exhibits:

Exhibit A – Historic Sites Inventory Form, 2014

Exhibit B – 4.7.10 HPB Report + Minutes

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1406 Park Avenue

AKA:

City, County: Park City, Summit; County, Utah

Tax Number: SA-236

Current Owner Name: Lisa Laporta

Parent Parcel(s):

Current Owner Address: PO Box 2651, Park City, Utah 84060

Legal Description (include acreage): BEG 1800 FT E ALG SEC LN FR SW COR SEC 9 T2SR4E SLBM RUN TH E ALG SED LN 13.90 FT; TH N 36*56 W 13 FT; N 53*28' E 58 FT S 35*59' E 52.08 FT; TH S 54*01' W 69.03 FT; TH N 35*59' W 46.69 FT TO BEG; cont 0.08 acres.

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
 Permit #:
 Full Partial

Use

- Original Use: Residential
 Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 historic: c.

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage type

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

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

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

Foundation: Appears to be at least partial concrete, but not verified.

Walls: Aluminum/vinyl siding.

Roof: Cross-wing roof form sheathed in asphalt shingle.

Windows/Doors: Casement of various sizes and shapes.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame T/L cottage appears to have been significantly modified over time, before 1995. The inset partial-width front porch was enclosed and glazed. The gable front bay roof has been extended to the north and the window openings have been altered. The changes are significant 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.): A portion of the front and side yards has been paved to accommodate a parking area and a wooden fence, typical of Park City mining era homes, was added to the front yard after 1995.

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

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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. 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. 1905

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: West elevation. Camera facing east, 2006.

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



Photo No. 1: West elevation. Camera facing east, 2006.



Photo courtesy of Park City Museum

SERIAL NO. X458

NEW APPRAISAL BASE

RE-APPRAISAL CARD

Owner's Name _____

Owner's Address _____

Location Sec. 9 - 25 - 4 E

Kind of Building Res. Street No. 1406 Park Ave.

Schedule 1 Class 3 Base Factor _____

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		972	\$	\$ 1849
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 + Bath Condition Good

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		163
Ext. Walls <u>Siding</u>		
Insulated—Floors—Walls—Clgs.—		
Roof—Type <u>Gable</u> Mat. <u>Shingle</u>		
Dormers—Small—Med. Lg.		
Bays—Small—Med. Lg.		
Porches—Front <u>75' @ .70</u>	49	
Rear <u>@</u>		
Basmt—Cellar <u>1/4 1/2 1/4 full-floor Conc.</u>	35	
Basement Apts.—Rooms Fin.		
Attie—Rooms Fin.—Unfin.—		
Plumbing—(Class Tub / Trays Basin / Sink / Toilet / Urns / Ftns. / Shr. Dishwasher / Garbage Disp.)	350	
Heat—Stove <u>H. A.</u> Steam S. Blr. Oil Gas Coal Air Conditioned Incinerators		
Finish—(Hd. Wd. Floors (Fir. Conc.))		
Cabinets <u>1</u> Mantels <u>—</u>	40	
Tile—(Walls Floors)		
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix.		
<u>4 Rooms Lumber-lined No Studs.</u>		140 Fld
Total Additions and Deductions	474	303
Net Additions or Deductions	-303	

REPRODUCTION VALUE \$ 2020
 Depreciation 50/50 %
 Reproduction Val. Minus Dep. \$ 1010

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8—C 1
 Cars 1 Walls Siding
 Roof Comp Size 2x20 Age 28
 Floor Dr. Cost 132 Depreciated Value Garage \$ 33
 Remarks old part 37% Total \$ 1043
old in 1941 Obsolescence _____ %
Additions 1945 Total Building Value \$ _____

Appraised 9/30/49 194 By etw.

Tax Card courtesy of Park City Museum

Serial No. 54236

Location Sec 9-23-4E RES 1406 Park Ave.

Kind of Bldg. (3) Type 1 2 3 4. Cost \$ X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		776		\$ 1607
	x x				
	x x				

Gar.—Carport x Fr. Walls Cl. Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Single</u>	
Insulation—Floors <u>Walls</u> Clgs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>Pat</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>78</u> @ <u>100</u> <u>78</u>	
Rear <u>409</u> <u>36</u> @ <u>1.86</u> <u>29</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — ¼ ½ ¾ % Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>—</u> Tub <u>—</u> Trays <u>—</u> Basin <u>—</u> Sink <u>—</u> Toilet <u>—</u> Wtr. Sfrtr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	<u>1350</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <u>H.A.</u> <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <input checked="" type="checkbox"/> Oil <u>—</u> Gas <input checked="" type="checkbox"/> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	

Total Additions			<u>449</u>
Year Built <u>—</u>	Avg. <u>45</u>	Current Value	\$ <u>2056</u>
Age <u>—</u>	Commission Adj. <u>—</u>	%	
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value		
Remodel Year <u>—</u> Est. Cost <u>—</u>	Depr. Col. 1 2 3 4 5 6 <u>42</u>	%	
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u>	Current Value Minus Depr.		\$ <u>864</u>
Cars <u>—</u> Floor <u>—</u> Walls <u>—</u> Roof <u>—</u> Tin Doors <u>—</u>			
Size— <u>12</u> x <u>30</u> Age <u>1912</u> Cost <u>156</u> x <u>30</u> %			<u>47</u>
Other <u>Trim Finish</u>			
Total Building Value			\$ <u>—</u>

Appraised 4-29- 1958 By 1302 1332

Tax Card courtesy of Park City Museum

SA 236
Serial Number

1 OF 1
Card Number

Owners Name Marion C. Lewis

Location _____
Kind of Bldg: Res St. No. 1406 Park Ave

Class. 3 Type 1 2 3 4 Cost \$ 4637 X 104.5 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1137		\$ 4846	\$
	x x				
	x x				

Att. Gar. - C.P. Fir. Walls Cl.

Description of Buildings	Additions	Additions
Foundation - Stone _____ Conc. _____ Sills _____		
Ext. Walls <u>Siding Alum</u>		
Roof Type <u>Gib</u> Mtl. <u>Comp.</u>		
Dormers - Small _____ Med. _____ Large _____		
Bays - Small _____ Med. _____ Large _____		
Porches - Front <u>5x14 70'</u> @ <u>2.50</u>	175	
Rear <u>4x10 40</u> @ <u>2.00</u>	80	
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base, Entry _____ @ _____		
Cellar-Bsmt. - 1/4 1/8 1/2 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____	550	
Heat - Stove _____ H.A. _____ FA <u>1</u> HW _____ Stkr _____ Elec. _____ Oil _____ Gas <u>1</u> Coal _____ Pipeless _____ Radiant _____	444	
Air Cond. - Full _____ Zone _____		
Finish - Fir. <u>1</u> Hd. Wd. _____ Panel _____		
Floor - Fir. <u>1</u> Hd. Wd. _____ Other _____		
Cabinets <u>1</u> Mantels _____		
Tile - Walls _____ Wainscot _____ Floors _____		
Storm Sash - Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings - Metal _____ Fiberglass _____		

Alum siding 1820

Total Additions 121.9

Year Built <u>1912</u>	Avg. <u>1914</u>	Replacement Cost <u>6065</u>
<u>ADN?</u>	Age <u>2.12.14</u>	Obsolescence
Inf. by <u>Owner</u> - Tenant -	Adj. Bld. Value	
<u>Neighbor - Record - Est.</u>	Conv. Factor	x.47

Replacement Cost - 1940 Base

Depreciation Column 1 2 3 4 5 6

1940 Base Cost, Less Depreciation

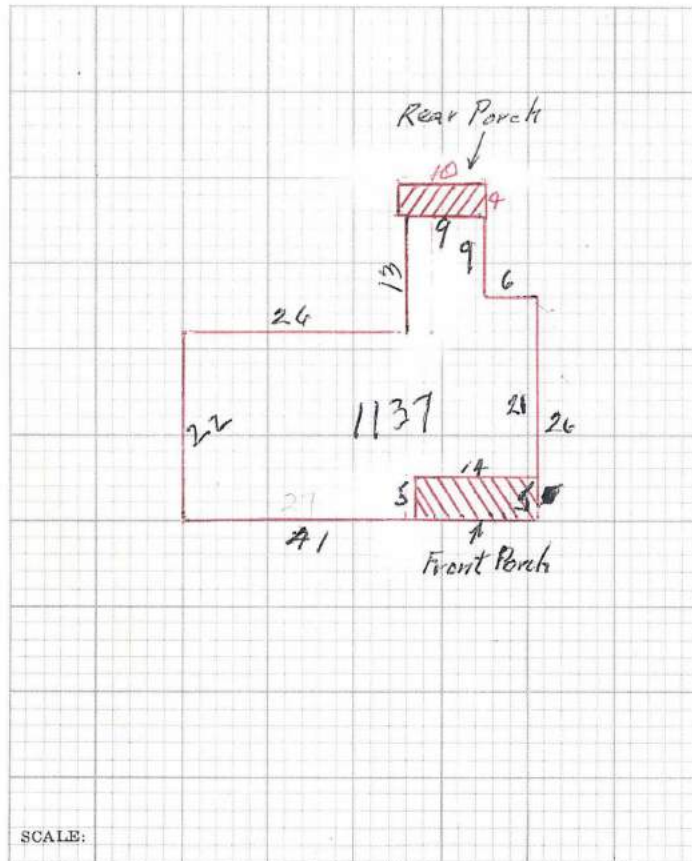
Total Value from reverse side 1950

Total Building Value \$ 9838

Appraised @ 10/77 19 68 By 6917 JAN 7 1969

Appraised @ _____ 19 _____ By _____

Tax Card courtesy of Park City Museum



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

Garage — Class ~~1~~ Depr. 2% ~~3%~~
 Cars — Floor ~~1~~ Walls ~~1~~ Roof ~~1~~ Doors
 Size — x — Age — Cost ~~1~~ x 47%
 1940 Base Cost — x — % Depr.

REMARKS *2 Car Block garage* Total *1950*

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

Tax Card courtesy of Park City Museum

Historic Preservation Board Staff Report



PLANNING DEPARTMENT

Author: Thomas E. Eddington, Jr., AICP
Dina Blaes, Preservation Consultant

Subject: Historic Sites Inventory

Application #: PL-09-00843

Date: March 17, 2010

Type of Item: Administrative

Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and remove the site located at 1406 Park Avenue from the Historic Sites Inventory.

Topic

Applicant: Planning Department

Location: 1406 Park Avenue

Proposal: Remove 1406 Park Avenue from the Historic Sites Inventory

Zoning: Historic Residential - Medium Density (HRM) District

Background

The Park City Historic Sites Inventory, adopted February 4, 2009, includes four hundred five (405) sites of which one hundred ninety-two (192) sites meet the criteria for designation as Landmark Sites and two hundred thirteen (213) sites meet the criteria for designation as Significant Sites. The house at 1406 Park Avenue was considered a Significant Site.

Staff's evaluation of the two hundred thirteen (213) sites for compliance with the criteria set forth in 15-11-10(A)(2) and the subsequent recommendation to the HPB to include them on the Historic Site Inventory as Significant Sites was based on information gathered during field visits and from secondary sources, including:

- Reports and photographs from Reconnaissance Level Surveys (RLS) conducted in 1983 and 1995.
- Sanborn Fire Insurance maps from 1889, 1900, 1907, and/or 1929.
- Files on individual buildings held at the State Historic Preservation Office.
- Books on architectural styles, building types, architectural history, and mining history.
- Building cards and photos from the Summit County Tax Assessor that are held at the Park City Historical Society & Museum (PCHS&M) research library and archive.

The building card for the property at 1406 Park Avenue was not found at the PCHS&M research library and therefore was not considered when the property was evaluated for designation to the Historic Sites Inventory in February 2009. Instead, staff relied upon the following:

- Field visit and examination of existing conditions.

- A photograph and the final report from the 1995 RLS.
- Sanborn Insurance maps from 1900, 1907, and 1929.
- Sections of "Utah's Historic Architecture," by Peter Goss and "A Field Guide to American Houses," by Virginia & Lee McAlester.

The PCHS&M keeps the original building cards in Hollinger archival document cases grouped alphabetically and numerically by parcel number. Building cards for properties with parcel numbers SA-226 (1455 Woodside Avenue) and SA-240 (1450 Park Avenue) were located in the archive, but the building cards for SA-227, SA-228, SA-229, SA-230, SA-231, SA-232, SA-233, SA-234, SA-235, SA-236, SA-237, SA-238, and SA-239 were not. The building card for 1406 Park Avenue (SA-236) was not known to exist until staff returned to the PCHS&M to review building cards for another project which is when the building card for 1406 Park Avenue was found in a group of building cards that had been misfiled. Prior to finding this card, staff did not have any evidence of the type, extent, and time frame of changes made to the roof form and pitch.

The Planning Department is seeking to remove 1406 Park Avenue from the Historic Sites Inventory because information provided after the designation indicates that the site does not comply with the criteria set forth in 15-11-10(A)(2) of the LMC for designation as a Significant Site. Specifically, the site was found not to retain its Essential Historical Form and therefore does not comply with criterion (b) of Title 15-11-10(A)(2).

Analysis

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of Sites to the Historic Sites Inventory. In addition, Title 15-11-10(C) authorizes the Planning Department to remove a Site from the Historic Sites Inventory if:

15-11-10(C)(1) CRITERIA FOR REMOVAL

(c) Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in 15-11-10(A)(1) or 15-11-10(A)(2).

If the Historic Preservation Board finds, based on the analysis below, that the site does not comply with the criteria set forth in Title 15-11-10(A)(2), it will be removed from the Historic Sites Inventory.

15-11-10. PARK CITY HISTORIC SITES INVENTORY.

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

(2) SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and

Analysis: The site meets this criterion. It is at least 50 years old. The Summit County Assessor tax file indicates a construction date of approximately 1914 and the house appears on the 1929 Sanborn Insurance map.

(b) It retains its Essential Historical Form, meaning there are no major alterations that have destroyed the Essential Historical Form.

Analysis: The site does not meet this criterion. The site does not retain its Essential Historical Form as defined in the Land Management Code because it has undergone major alterations that have destroyed the physical characteristics that make it identifiable as existing in or relating to an important era in the past.

Major alterations that destroy the essential historical form include:

(i) Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or

Analysis: The pitch in the main roof of the primary façade was changed after the Period of Historic Significance (1869-1929). Records in the tax file indicate extensive alteration to the building between 1941 and 1968. Changes to the pitch of the roof above the gable wing occurred between 1949 and 1958. In that time period, the north side of the gable roof was modified to cover an addition to the north side of the house. Rather than retaining the principal roof and extending a shed roof over the addition, the principal roof now appears as a low-pitched, side-facing saltbox.

The stem wing, according to what is visible in the tax photo, originally had a dropped shed roof above the inset partial-width porch. The porch roof has been raised and springs from the principal roof to reflect a stylized gambrel roof form with the steeper slope above the shallower slope and lacking the typical curbs.

(ii) Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or

(iii) Moving it from its original location to a Dissimilar Location, or

(iv) Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right-of-Way.

(c) It is important in local or regional history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era of Historic importance to the community, or

Analysis: The site meets this criterion. It is associated with the mining-era in Park City primarily because of its original date of construction.

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Summary

In summary, staff recommends the HPB find that additional information indicates the site does not comply with the criteria set forth in Title 15-11-10(A)(2) for designation as a Significant Site and that the site be removed from the Historic Sites Inventory.

Notice

Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces.

Public Input

A public hearing, conducted by the Historic Preservation Board, is required prior to removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code.

Alternatives

- Conduct a public hearing on the Site described herein and remove the Site from the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject removal of the Site from the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts

There are no significant fiscal impacts on the City as a result of removing the Site described in this report from the Historic Sites Inventory.

Consequences of *not* taking the Recommended Action

Not taking the recommended action will result in a Site remaining on the Historic Site Inventory that does not meet the criteria for designation.

Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and vote to remove the Site described in this staff report from the Historic Sites Inventory based on the following findings of fact and conclusions of law:

Findings of Fact

1. The property at 1406 Park Avenue is located in the Historic Residential-Medium Density (HRM) District.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by staff based on information from field visits and several secondary sources.
3. Additional information pertaining to the site's compliance with the criteria for designation as a Significant Site was found after February 2009.
4. The additional information consists of the original building cards dated 1949 through 1968, which indicate a change to the pitch of the main roof of the primary façade was made after the Period of Historic Significance (1869-1929). The roof was originally built as a simple cross wing form with front gable bay and cross-gable stem wing, but was altered between 1949 and 1958 to the modified saltbox and stylized gambrel that is extant today.
5. Because of the change to the pitch of the main roof of the primary façade, the site does not retain the physical characteristics that make it identifiable as existing in or relating to an important era in the past (the active mining era).
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law

1. Information not previously known or considered in the designation of 1406 Park Avenue as a Significant Site was found after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 1406 Park Avenue does not retain the physical characteristics that identify it as existing in or relating to the mining era in Park City.
3. The site at 1406 Park Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

Exhibits

Exhibit A - 1406 Park Avenue Historic Site Form 2008

Exhibit B - 1406 Park Avenue Historic Site Form 2010

Exhibit C - Photograph

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property:

Address: 1406 Park Avenue

AKA:

City, County: Park City, Summit; County, Utah

Tax Number: SA-236

Current Owner Name: Lisa Laporta

Parent Parcel(s):

Current Owner Address: PO Box 2651, Park City, Utah 84060

Legal Description (include acreage): BEG 1800 FT E ALG SEC LN FR SW COR SEC 9 T2SR4E SLBM RUN TH E ALG SED LN 13.90 FT; TH N 36*56 W 13 FT; N 53*28' E 58 FT S 35*59 ' E 52.08 FT; TH S 54*01' W 69.03 FT; TH N 35*59' W 46.69 FT TO BEG; cont 0.08 acres.

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full
 - Partial

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo: c.1937
- prints: 1995 and 2006
- historic: c.

Drawings and Plans

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

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

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

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

- Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Original data: United States of America, Bureau of the Census. *Fifteenth Census of the United States, 1930*. Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publications T626, 2,677 rolls.
- . *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2009. Original data: United States of America, Bureau of the Census. Record Group 29. *Fourteenth Census of the United States, 1920*. Washington, D.C.: National Archives and Records Administration, 1930. Microfilm Publication T625, 2,076 rolls.
- Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
- Roberts, Allen. *1406 Park Avenue*. 1995. *Park City Reconnaissance Level Survey*. Historic Preservation Research Office. Utah State Historical Society. 26 Dec. 2008.
- Sanborn, D.A. "Sheet 2, Park City, Utah, 1907." Map. *Sanborn Fire Insurance Maps*. J. Willard Marriott Library. 27 Oct. 2009. <<http://www.lib.utah.edu/digital/sanborn/>>
- . "Sheet 2, Park City, Utah, 1907 (corrected to 1929)." Map. *Sanborn Fire Insurance Maps*. Hal Compton Research Library. Park City Historical Society & Museum. 13 Oct. 2009. Electronic.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: February 2010

---. "Sheet 2, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. *The Research Center of Utah State Archives and Utah State History*. Utah Department of Community and Culture. 22 Sept. 2009. Microfilm. Reel 2. Summit County. Tax Assessor. Tax File: SA-236. Coalville, 1937-1968. Park City Tax File Archives. *Hal Compton Research Library*. Park City Historical Society & Museum.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing / Vernacular

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.):
 Uninhabitable/Ruin

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

Site: Flat lot with large tree in front yard. South portion of front yard is paved for parking area and open wooden picket fence spans the front yard at the sidewalk edge. Heavy vegetation around the house and a solid wood fence obstructs visibility to the rear yard.

Foundation: Appears to be concrete, in part. Tax file indicates no foundation through 1968.

Walls: Aluminum/vinyl siding.

Roof: Multiple roof forms--modified gambrel, saltbox, gable--sheathed in asphalt shingle.

Windows/Doors: Casement of various sizes and shapes.

Essential Historical Form: Retains Does Not Retain, due to: Changes in the pitch of main roof of primary façade made after the Period of Historic Significance.

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 cottage has been significantly altered over time. In 1943, a small addition was constructed on the northwest corner of the house, which was then incorporated into a larger addition projecting from the north façade sometime before 1958. Window openings and the porch--seen in the c.1937 tax photo--have been replaced with horizontally oriented casement windows and a front addition. The roof forms have been significantly altered. Changes to the pitch of the roof above the gable wing occurred between 1949 and 1958. In that time period, the north side of the gable roof was modified to cover an addition to the north side of the house. Rather than retaining the principal roof and extending a shed roof over the addition, the principal roof now appears as a low-pitched, side-facing saltbox. The stem wing originally had a dropped shed roof above the inset, partial-width porch (see tax photo). In the 1995 photograph, the porch roof has been raised and springs from the principal roof of the stem wing. In more recent photographs, the roof of the stem wing has been altered to reflect a stylized gambrel roof form with the steeper slope above the shallower slope and missing the typical curbs.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The side yard and a portion of the front yard has been paved to accommodate a parking area. The vegetation and fence are typical of modest homes in Park City. The fence was added after 1995.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Most of the physical evidence from the period that defines the typical Park City mining era home 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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1912¹

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)

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):

Title abstract was not completed for this report. Further, US Census records from 1920 and 1930 do not reflect house numbers in this area so it is not possible to determine who lived in the house during those years.

WD in 10-1988 from Kimberlie J. Collester & Kimberlie C. Meehan to Golden Horizon Investment, Ltd.

QCD in 3-1990 from Golden Horizon Investments to Daniel Hammond.

WD in 11-1990 from Daniel Hammond to Keith R. Damon.

WD in 11-1990 from Keith R. Damon to Clark & Mary Vanderhoof

WD 11-1998 from Clark & Mary Vanderhoof to current owner, Lisa A. LaPorta.

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

Photo No. 1: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 2006.

Photo No. 3: Southwest oblique. Camera facing northeast, 1995.

Photo No. 4: West elevation. Camera facing east, c.1937.

¹ Summit County Tax Assessor.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1406 Park Avenue

AKA:

City, County: Park City, Summit; County, Utah

Tax Number: SA-236

Current Owner Name: Lisa Laporta

Parent Parcel(s):

Current Owner Address: PO Box 2651, Park City, Utah 84060

Legal Description (include acreage): BEG 1800 FT E ALG SEC LN FR SW COR SEC 9 T2SR4E SLBM RUN TH E ALG SED LN 13.90 FT; TH N 36*56 W 13 FT; N 53*28' E 58 FT S 35*59' E 52.08 FT; TH S 54*01' W 69.03 FT; TH N 35*59' W 46.69 FT TO BEG; cont 0.08 acres.

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

- Original Use: Residential
- Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: T/L cottage type

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

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

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

Foundation: Appears to be at least partial concrete, but not verified.

Walls: Aluminum/vinyl siding.

Roof: Cross-wing roof form sheathed in asphalt shingle.

Windows/Doors: Casement of various sizes and shapes.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame T/L cottage appears to have been significantly modified over time, before 1995. The inset partial-width front porch was enclosed and glazed. The gable front bay roof has been extended to the north and the window openings have been altered. The changes are significant 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.): A portion of the front and side yards has been paved to accommodate a parking area and a wooden fence, typical of Park City mining era homes, was added to the front yard after 1995.

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

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 "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. 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. 1905

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 2006.

Photo No. 3: Southwest oblique. Camera facing northeast, 1995.

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

13. The Heating Plant was constructed prior to 1929 as evidenced by the appearance of the structure on the 1929 Sanborn Insurance map.
14. The Heating Plant structure reflects the typical construction method used in the early twentieth century for this type of industrial structure. The structure contributes to the importance of the site.
15. The Water Tank was constructed prior to 1929 as evidenced by the appearance of the structure on the 1929 Sanborn Insurance map.
16. The Water Tank reflects the typical construction method used in the early twentieth century for this type of industrial structure. Mining and engineering handbooks from the mining era include illustrations of similar structures and water tanks of this type are extant at other mining-related historic sites in Park City. The Structure contributes to the importance of the site.
17. All findings from the Analysis section are incorporated herein.

Conclusions of Law – 1825 Three Kings Drive – Spiro Tunnel Site

1. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site are at least fifty (50) years old.
2. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site retain the physical characteristics that identify them as existing in or relating to the mining era.
3. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site are important in local or regional history, architecture, engineering or culture associated with an era of Historic importance to the community (the active mining era) and the lives of Persons who were of Historic importance to the community.
4. The remaining three buildings and four structures that make up the Silver King Consolidated Mine Spiro Tunnel Site meet the criteria set forth in Title 15-11-10(A)(2) and therefore the site is a significant site pursuant to Title 15-11-10.

1406 Park Avenue – Determination of Insignificance (Application #PL-09-00843)

Ms. Blaes noted that the Staff recommendation was to remove this from the historic sites inventory based on additional information that was not available when the site was originally designated. The Staff report contained background information highlighting that additional information.

Ms. Blaes stated that the site has undergone extensive changes and modifications and does not meet the LMC definition of a central historical form or the criteria. Based on the Staff analysis and the findings of fact and conclusions

of law, the Staff recommended that the HPB remove this site from the Historic Sites Inventory.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member White made a motion to remove the building at 1406 Park Avenue from the Historic Site Inventory in accordance with the Findings of Fact and Conclusions of Law outlined in the Staff report. Board Member McFawn seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact -1406 Park Avenue

1. The property at 1406 Park Avenue is located in the Historic Residential-Medium Density (HRM) district.
2. The site was designated as a Significant Site by the HPB in February 2009 following analysis and a recommendation made by Staff based on information from field visits and several secondary sources.
3. Additional information pertaining to the site's compliance with the criteria for designation as a Significant Site was found after February 2009.
4. The additional information consists of the original building cards dated 1949 through 1968, which indicate a change to the pitch of the main roof of the primary façade was made after the Period of Historic Significance (1869-1929). The roof was originally built as a simple cross wing form with front gable bay and cross-gable stem wing, but was altered between 1949 and 1958 to the modified saltbox and stylized gambrel that is extant today.
5. Because of the change to the pitch of the main roof of the primary façade, the site does not retain the physical characteristics that make it identifiable as existing in or relating to an important era in the past (the active mining era).
6. All findings from the Analysis section are incorporated herein.

Conclusions of Law – 1406 Park Avenue

1. Information not previously know or considered in the designation of 1406 Park Avenue as a Significant Site was found after February 2009 when the HPB took formal action to designate the property to the Historic Sites Inventory.
2. The site at 1406 Park Avenue does not retain the physical characteristics that identify it as existing in or relating to the mining era in Park City.

3. The site at 1406 park Avenue does not comply with the criteria set forth in Title 15-11-10(A)(2) and therefore the Site is not a Significant Site pursuant to Title 15-11-10.

569 Park Avenue – Determination of Insignificance
(Application #PL-09-00846)

Dina Blaes noted that the Staff recommendation was to remove 569 Park Avenue from the Historic Sites Inventory. Background information was contained in the Staff report. Ms. Blaes clarified that this request was prompted by a comment from Sandra Morrison at the Park City Historical Society and Museum. Ms. Morrison raised the concern that the site did not meet the criteria because of extensive changes to the roof that had taken place outside of the historic period. Ms. Blaes remarked that Ms. Morrison was correct and clarified that it was an oversight on the part of the Staff. The site was not appropriately assessed based on the available information and should not have been adopted on the original HSI.

Ms. Blaes noted that the Staff had not appropriately take into consideration the tax card information, as well as earlier photographs and the progression of photographs. That information was provided in the Staff report and was used in the Staff Analysis, as well as the findings of fact and conclusions of law.

The Staff recommended that the HPB remove 569 Park Avenue from the Historic Sites Inventory based on the findings of fact and conclusions of law.

Ms. Blaes stated that although the site does not meet the framework and criteria in the Land Management Code, it was still a successful rehabilitation. Many of the bungalow elements were returned and it was unfortunate that the hip roof was not brought back.

Chair Durst opened the public hearing.

There was no comment.

Chair Durst closed the public hearing.

MOTION: Board Member McFawn made a motion to remove the structure at 569 Park Avenue from the Historic Inventory Site, in accordance with the Findings of Fact and Conclusions of Law outlined in the Staff report. Board Member Opalek seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 569 Park Avenue



PLANNING DEPARTMENT

Historic Preservation Board Staff Report

Subject: Annual Historic Preservation
Award Program
Author: Anya Grahn, Historic Preservation Planner
Date: March 2, 2016
Type of Item: Work Session
Project Number: GI-15-02972

Summary Recommendations

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Awards program, discuss options for continuing the program, and direct staff to move forward with this year's award.

Background

Since 2013, the Historic Preservation Board and City Council have jointly presented the annual Historic Preservation Award. The award has been presented in May, which is National Historic Preservation Month, to demonstrate the City Council and the Historic Preservation Board's mutual dedication and appreciation for historic preservation in our community. A more detailed background and history of the Historic Preservation Board's annual Historic Preservation Award is outlined in the February 2, 2016, staff report, attached as Exhibit A.

The HPB provided the following feedback in February regarding the award:

- Majority of the Historic Preservation Board was in favor of commissioning one (1) art piece per year to be displayed in City Hall as well as awarding plaques to property owners.
- The HPB wanted to award as many as four (4) plaques per year. The plaques should be large enough to see from the public right-of-way, but not so large that they distract from the historic building.
- The HPB was divided on how much information should be displayed on the plaques. Some found that the name of the historic resource and its date of construction were sufficient, while others wanted more of a narrative about its history.
- The HPB directed staff to work with the Park City Museum and Historical Society to see if there was a way to promote the awards together.

Since February, staff has:

- Contacted Metal Arts to provide two proposed plaque designs (Exhibit B).
- Discussed options for curating the Historic Preservation Award at City Hall with Library Director Adriane Herrick Juarez. This will better showcase the artwork and allow it to tell the story it intended as part of the Legacy

Gallery.

Analysis

Going forward, the HPB needs to:

1. Direct staff on their preference for the plaques—Option A or B.
2. Select up to four (4) plaque recipients and one (1) recipient for the painting.

Staff will recommend to City Council to revise Resolution No. 20-11 to reflect the modifications the HPB suggested during the last meeting, specifically that up to four (4) plaques be awarded annually and that the award be presented in May during National Historic Preservation month. Staff anticipates presenting this resolution to City Council when the 2015 annual Historic Preservation Award is presented to the recipients.

Recommendation

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Award program, discuss options for continuing the program, and direct staff to move forward with this year's award.

Exhibits

Exhibit 1- 2.3.16 HPB Report (Minutes included in this packet)

Exhibit 2- Sample Plaques



PLANNING DEPARTMENT

Historic Preservation Board Staff Report

Subject: Annual Historic Preservation Award Program
Author: Anya Grahn, Historic Preservation Planner
Date: February 3, 2016
Type of Item: Administrative
Project Number: GI-15-02972

Summary Recommendations

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Award program, discuss options for continuing the program, and direct staff to move forward with this year's award.

Background

As part of their visioning goals in 2011, the Historic Preservation Board indicated their intent to implement a preservation awards program. The awards program was not meant to compete with the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the 2009 Historic District Design Guidelines (Design Guidelines). The HPB formed a subcommittee made up of Roger Durst, David White, and Sara Werbelow to discuss the parameters of the program, and this subcommittee greatly assisted the HPB in the launch of the program. (Exhibits 3 and 4 outline the progression of development of the program.)

The Historic Preservation Board had several goals for their Historic Preservation Award:

- Put the Historic Preservation Board in front of the public.
- Communicate the benefits of the Design Guidelines and provide the community with a visualization of how the Design Guidelines could be successfully translated into specific projects.
- Identify potential projects in town that contribute to the historic presence and character of the community.
- Create a legacy gallery of one-of-a-kind art pieces to be displayed in the Marsac Building.
- Award property owners with a plaque to be presented by the Historic Preservation Board, but allow the art work to be a worthy legacy to leave with the City.

They established criteria for the awards program; however, they also sought to avoid the program from being overly structured. They decided to nominate one (1) project per year based on the following themes or categories:

- Infill Development – New Construction
- Excellence in Preservation
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity and Site

The HPB considered limiting the awards by preventing awards for the same theme or category from being repeated within a two (2) year period; however, this was never formalized. They stipulated that the project did not have to occur in the year the award was being given.

The HPB intended to commission an artist each year to develop an art piece to be displayed at City Hall and also present a plaque to the property owner. The board intended to have a different artist every year in order to highlight the different mediums and engage with different artists within the community. The HPB recognized that plaques were costly, especially if the design had to be modified each year. Instead, they opted for a consistent plaque design so that only the award date would have to be modified. The artist stipend and plaque expenses would be covered by the Planning Department.

On July 21, 2011, City Council approved Resolution No. 20-11, establishing the Historic Preservation Board's Annual Preservation Award program (Exhibit 1). City Council added "Adaptive Reuse" as a theme to the HPB's list of categories.

The first award was presented to High West Distillery in August 2011 at the annual Historical Society gala. The Historic Preservation Board presented High West with a plaque at the gala, and commissioned Sid Ostergaard for the painting that is on display at City Hall today.

Since its inception, four (4) additional Historic Preservation Awards have been presented by the Historic Preservation Board:

- 2012: Washington School House Hotel (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main/515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect (artist Bill Kranstover)

These paintings are on display on the main and upper levels of the Marsac Building, in the public hallways where they can be enjoyed by visitors to City Hall. It is unclear why plaques were not awarded to these recipients after 2011; however, property owners have been presented with a framed copy of the artist's rendering each year.

Since 2013, the Historic Preservation Board and City Council have jointly presented the annual Historic Preservation Award. The award has been presented in May, which is National Historic Preservation Month, to demonstrate the City Council and the Historic Preservation Board's mutual dedication and appreciation for historic preservation in our community.

Analysis

1. City Council Resolution

Resolution No. 20-11 (Exhibit 1), stipulated that the Historic Preservation Board wished to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June. Awards are selected based on the following criteria; however, other criteria may be considered:

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

The Planning Department has not been consistent with the resolution's intent to select the award in June, and staff would advise that the HPB recommend to Council to revise the resolution so that the award recipient is selected in November. This time frame provides the HPB adequate time to interview and commission an artist and provide the artist time to complete the art piece prior to National Historic Preservation Month, celebrated in May. Staff recommends that the HPB continue to partner with City Council in May to celebrate and bring attention to Historic Preservation month.

The resolution does not specify whether or not the award is an art piece or plaque, only that the HPB grant a Preservation Award on an annual basis.

Does the HPB wish to make a recommendation to City Council to amend the resolution in order to ensure the awards are presented in May, National Historic Preservation Month?

2. Goals of the Historic Preservation Award

As outlined above, the goals of the Preservation Award included promoting the Historic Preservation Board, the 2009 Design Guidelines, exemplary historic preservation projects in the community, and creating a legacy gallery of art pieces to be displayed at City Hall.

These goals are consistent with the purposes of the Historic Preservation Board to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists, as well as:

- Promote the City's preservation policy of encouraging excellence in the

preservation of Buildings, Structures, and Sites of Historic Significance in Park City

- Recognize the importance of Historic Districts and Historic Sites as an integral part of Park City's character
- Recognize the numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis.
- Encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape

3. *Success of the program*

Staff finds that the program has been largely successful. A total of five (5) awards have been presented since the program's inception in 2011. Award recipients have felt honored and appreciative to be recognized for their historic preservation efforts, whether it is the large scale rehabilitation of the Washington Schoolhouse or the smaller reconstruction of the garage at 101 Prospect Avenue. In some cases, the Preservation Award recipients have gone on to be recognized by Utah Heritage Foundation's statewide preservation award, such as 929 Park Avenue. High West's restoration of the National Garage set the pace for their future projects, such as their restoration of the bungalow at 651 Park Avenue.

Prior to the Preservation Award, no paintings were displayed in the hallways of the Marsac Building; however, today, there are five (5) paintings on display. These paintings not only promote exemplary historic preservation projects, but also the talent of our local artists. City Hall visitors often stop to admire the artwork, and staffers look forward to the addition of new paintings to adorn the hallways of our workplace.

Additionally, the paintings have been successful in establishing the "legacy gallery" at City Hall envisioned by the Historic Preservation Board in 2011. The art pieces serve as the institutional memory of past Preservation Award recipients, showcases our community's best historic resources, and reminds the community of the City's dedication to historic preservation. While plaques are beneficial to recipients, they are never remembered by the institution awarding the plaque, and they are easily overlooked by the public; paintings are remembered.

4. *Options for moving forward (Pro/CON)*

During the December 2015 meeting, the HPB suggested three (3) potential routes in moving forward with the 2015 Preservation Award:

- Art Work Only
- Art Work + Plaque
- Plaque Only

For the past four years, the HPB has formed a selection committee to select an artist and commission a piece of artwork. The artwork has always been a painting; however, it is not limited to two-dimensional art. All mediums of artwork are acceptable, provided they are within the budget for the award.

The Park City Museum has been successful in awarding plaques to their past award winners. In discussing the HPB's potential plaque program with the Museum, staff confirmed with Museum Director Sandra Morrison that they have not awarded plaques in the last few years and the HPB's plaques would not be competing with those of the Museum. The plaques could take one of two forms:

- (1) Standardized plaque – the plaque would be a standardized plaque with a logo for the Preservation Award and the year the award was granted. The plaque design would stay the same each year, with only the date changing. This is what the HPB initially intended in 2011, and staff's recommendation for moving forward on a plaque.
- (2) Historical Marker Plaque – the plaque would be a standardized dimension; however, the plaque's narrative would need to be researched, written, and revised each year to tell the history of the specific property honored by the Preservation Award.

In Breckenridge, Colorado, these historical markers are often installed on a post near the right-of-way so that pedestrians may read the marker as they walk by. One of the difficulties in this approach, however, is that the marker may be difficult to read if it is setback too far from the front property line. It could also be hazardous to the plaque or its post to have it in the ten foot (10') snow storage setback along the right-of-way as it could be buried in snow during the winter or even damaged by the snow plow. The owner may also wish not to display it in the front yard, and it would be onerous to set display standards on a plaque that is meant as an award.

Staff's recommendation is to commission a painting and present a standardized plaque to the award recipient that may be displayed on the historic structure.

***Does the HPB wish to move forward with awarding a painting and a plaque to the annual Historic Preservation award recipient?
If the HPB awards a plaque, does the Board wish it to be a standardized award plaque or a historical marker plaque, as described above?***

5. Financing the Award

The Planning Department has funded past Preservation Awards. The budget for this each year has been set at \$3,500. This year, staff finds that there

would be funds available for both one (1) art piece and five (5) plaques. (Staff recommends awarding a plaque and dedicating an art piece to this year's award winner as well as presenting plaques to the previous award winners to commemorate the five (5) year anniversary of the Preservation Award.)

Staff has contacted Metal Arts, and they would charge the following:

- 6"x6"x3" bronze plaque \$200.00/ea.
- 10"x10"x3" bronze plaque \$350.00/ea.

Should the HPB elect to provide both plaques and a painting, the Planning Department could offer a commission of \$1,500 for the painting. In the past, the Planning Department has offered a commission of \$800 to \$1,000 per art piece, and the HPB has expressed concern that the commission is too low for professional artists. (The selection for the art work is open to both professional and hobby artists.) Staff finds that artists generally do not just do this for the commission, but also the sense of pride in having their paintings displayed at City Hall.

Recommendation

Staff recommends the Historic Preservation Board review staff's analysis of the Historic Preservation Award program, discuss options for continuing the program, and direct staff to move forward with this year's award.

Exhibits

- Exhibit 1- Resolution No. 20-11
- Exhibit 2- 7.21.11 City Council Report + Minutes
- Exhibit 3- 6.15.11 HPB Report + Minutes
- Exhibit 4- 7.20.11 HPB Work Session Minutes
- Exhibit 5- 12.2.15 HPB Staff Report

Resolution No. 20-11

A RESOLUTION ESTABLISHING THE HISTORIC PRESERVATION BOARD'S ANNUAL PRESERVATION AWARD PROGRAM

WHEREAS, the purpose of the HPB is to preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

WHEREAS, the purpose of the HPB is to recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

WHEREAS, the purpose of the HPB is to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

WHEREAS, Park City's preservation policy is to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City;

WHEREAS, the Historic Preservation Board recognizes the importance of the Historic Districts and Historic Sites as an integral part of Park City's character;

WHEREAS, the Historic Preservation Board recognizes and numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis;

WHEREAS, the Purpose Statements of the Land Management Code's historic district zones are to encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape;

NOW THEREFORE BE IT RESOLVED by the City Council of Park City, Utah as follows:

The Historic Preservation Board wishes to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June, in the form of a Preservation Award based on criteria not limited to:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation

- Embodiment of Historical Context
- Connectivity of Site

EFFECTIVE DATE. This resolution shall become effective upon adoption.

Passed and adopted this 21st day of July, 2011.

PARK CITY MUNICIPAL CORPORATION

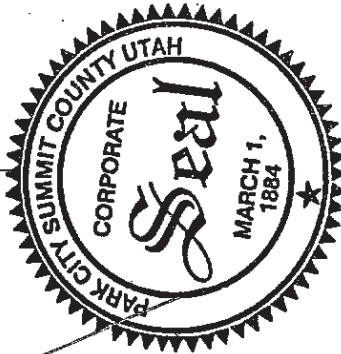


Mayor Dana Williams

Attest:



Janet M. Scott, City Recorder



Approved as to form:



Mark D. Harrington, City Attorney

City Council Staff Report



Subject: Annual Historic Preservation Award Program
Author: Kayla Sintz – Architect/Planner
Date: July 21, 2011
Type of Item: Legislative - Resolution
Project Number: GI-11-00124

Summary Recommendations

Staff recommends the City Council hold a public hearing and consider adopting the attached Resolution for the Park City Historic Preservation Board's annual Preservation Award.

Background

Over the course of the last year, the Historic Preservation Board has indicated as part of their Visioning goals the intent to implement a preservation award program. The award program was to be based on a Project utilizing the Historic Guidelines and the focus of the award could change from year to year. The Board also agreed the HPB Preservation Award should not compete with any of the Historic Society's awards, but complement the existing joint preservation efforts already taking place and highlight the Historic District Guidelines by which all development in the Historic Districts must comply. The Historic Preservation Board formed a subcommittee made up of Roger Durst, David White and Sara Werbelow to meet and discuss parameters of the program; to review and recommend historic preservation projects; and to nominate a recipient of the 2011 award to the rest of the Historic Preservation Board.

On May 4, 2011, the sub-committee reported back to the Board the recommendation for the 2011 recipient be based on 'adaptive re-use' of a historic structure and unanimously recommended the High West Distillery located at 703 Park Avenue, the property previously known as the National Garage.

The Board discussed that possible future themes may be:

- Infill Development – New Construction
- Excellence in Preservation
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity and Site

The Board also indicated they could award a future recipient for Adaptive Re-Use again, but that no award for the same category or theme should repeat within a two (2) year period. Further, the project need not occur in the year the award was being given and the Board also wanted to make sure that site and landscaping

elements also be considered.

The Board agreed with the sub-committee's recommendation to highlight the annual award recipient with a rendering of the selected property which would be displayed at City Hall (location to be determined). The selected property owner would receive a plaque to be presented by the Historic Preservation Board. The Historic Preservation Board felt this would be a worthy legacy to leave with the City.

Members of the Board met with the Arts Advisory committee to select an artist to provide the rendering for the 2011 Award. Sid Ostergaard was selected for the 2011 artist. The Board indicated a desire to have a different artist each year in order to highlight different art mediums and engage different artists within the community. It is anticipated that members of the Board will continue to follow the same procedure for artist procurement in the coming years. The stipend for the rendering has been identified to come out of the Planning Department's Historic Preservation Board budget.

The Board gave staff direction to come back at their next scheduled meeting with a Resolution to take action and adopt the awards program. On June 15, 2011 the Historic Preservation Board forwarded a positive recommendation of the draft Resolution to City Council for their consideration.

The Board has already indicated their selection for the 2011 award if Council chooses to adopt the recommended resolution. The HPB has arranged for the 2011 award to be presented in conjunction with the Historic Society annual events scheduled for mid to late August.

The HPB sub-committee has since recommended the wording for the 2011 plaque be as follows:

*HIGH WEST DISTILLERY
PARK CITY HISTORIC PRESERVATION 2011 AWARD
WINNER for EXEMPLARY ADAPTIVE RE-USE
Park City Historic Preservation Board and City Council*

Significant Impacts

There are no significant impacts associated with adopting the Resolution. Staff time and all award related costs will be covered within the existing budget.

Recommendation

Staff recommends the City Council review the attached Resolution as written and consider adopting the Resolution for the Annual Historic Preservation Award Program.

Exhibits

Resolution – Historic Preservation Board Annual Award Program

Resolution No. 11-

A RESOLUTION ESTABLISHING THE HISTORIC PRESERVATION BOARD'S ANNUAL PRESERVATION AWARD PROGRAM

WHEREAS, the purpose of the Historic Preservation Board (HPB) is to preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

WHEREAS, the purpose of the HPB is to recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

WHEREAS, the purpose of the HPB is to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

WHEREAS, Park City's preservation policy is to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City;

WHEREAS, the Historic Preservation Board recognizes the importance of the Historic Districts and Historic Sites as an integral part of Park City's character;

WHEREAS, the Historic Preservation Board recognizes and numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis;

WHEREAS, the Purpose Statements of the Land Management Code's historic district zones are to encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape;

NOW THEREFORE BE IT RESOLVED by the City Council of Park City, Utah as follows:

The Historic Preservation Board wishes to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June, in the form of a Preservation Award based on criteria not limited to:

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

EFFECTIVE DATE. This resolution shall become effective upon adoption.

Passed and adopted this ____ day of July, 2011.

PARK CITY MUNICIPAL CORPORATION

Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

2. Consideration of an Ordinance approving the 929 Park Avenue plat amendment located at 929 Park Avenue, Park City, Utah – Kirsten Whetstone explained that the request is to combine two standard Old Town lots with two adjacent remnant parcels or the back 25 feet of lots that are adjacent but located on Woodside Avenue. An historic house sits across the lot lines. The Planning Commission conducted a public hearing, continued the item to obtain more information from the applicant, reopened the public hearing and now forwards a positive recommendation. Approval was conditioned that the building footprint be reduced from the 1,888 reached by using the formula outlined in the LMC and reducing it to 1,688 square feet. The applicant consented to the reduction in footprint. In response to questions from Ms. Simpson, Kirsten Whetstone explained that no substandard lots will be created on Woodside Avenue. The average house size in the area is 1,625 square feet but the Planning Commission considered the condominiums in the area and the applicant's willingness to reduce the house size. Moving the historic home back to its original location after construction was discussed. The Mayor opened the public hearing; there was no public input and the hearing was closed. Joe Kernan, "I move we approve New Business Item No. 2". Cindy Matsumoto seconded. Motion unanimously carried.

3. Consideration of Resolution establishing the Historic Preservation Board's Annual Preservation Award Program – Kayla Sintz stated that although Roger Durst is no longer on the Historic Preservation Board, he was instrumental in creating this project. The High West Distillery has been selected as the award recipient this year and each year a different artist will be selected by the subcommittee to depict the property. It is the intent that the art work would be displayed in the Marsac Building. The owner and the architect will be presented with a plaque to coincide with this year's Historical Society's home tour program. Mr. Durst felt that the program will bring awareness to the community and publicly thanked Ken Martz for his participation. The presentation to High West is scheduled on August 18.

Liza Simpson thanked them for creating the program and including the Historical Society in the process. She liked the expansion of criteria including in-fill development, new construction, excellence in preservation, sustainable preservation and embodiment of historical context and connectivity on-site. The Mayor opened the public hearing; there were no comments from the audience and the public hearing was closed. Dick Peek, "I move we adopt the Resolution for the Historic Preservation Board's Annual Preservation Award". Liza Simpson seconded. Motion unanimously carried.

4. Consideration of an appeal of the Planning Commission's June 8, 2011 denial of an appeal of the administrative extension of the Conditional Use Permit for the North Silver Lake Subdivision Lot 2B and the North Silver Lake Lodge Development - appellant Lisa Wilson, represented by the law firm Miller Guymon – The Mayor explained that Council has the discretion to expand the scope of the appeal or strictly adhere to the grounds of the appeal. He described the order of presentations, including questions and public input. Liza Simpson, "I move we limit the review of this appeal to

Historic Preservation Board Staff Report



Subject: Annual Historic Preservation Award Program
Author: Kayla Sintz
Date: June 15, 2011
Type of Item: Legislative - Resolution
Project Number: GI-11-00124

Summary Recommendations

Staff recommends the Historic Preservation Board hold a public hearing and consider forwarding a positive recommendation to City Council for the adoption of the attached Resolution for the Park City Historic Preservation Board's annual Preservation Award.

Background

Over the course of the last year, the Historic Preservation Board has indicated as part of their Visioning goals the intent to implement a preservation awards program. The awards program was to be based on a Project utilizing the Historic Guidelines and the focus of the award could change from year to year. The Board also agreed the HPB Preservation Award should not compete with any of the Historic Society's awards, but complement the existing joint preservation efforts already taking place and highlight the Historic District Guidelines by which all development in the Historic Districts must comply. The Historic Preservation Board formed a subcommittee made up of Roger Durst, David White and Sara Werbelow to meet and discuss parameters of the program; to review and recommend historic preservation projects; and to nominate a recipient of the 2011 award to the rest of the Historic Preservation Board.

On May 4, 2011, the sub-committee reported back to the Board the recommendation for the 2011 recipient be based on 'adaptive re-use' of a historic structure and unanimously recommended the High West Distillery located at 703 Park Avenue, the property previously known as the National Garage.

The Board discussed that possible future themes may be:

- Infill Development – New Construction
- Excellence in Preservation
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity and Site

The Board also indicated they could award a future recipient for Adaptive Re-Use again, but that no award for the same category or theme should repeat within a

two (2) year period. Further, the project need not occur in the year the award was being given and the Board also wanted to make sure that site and landscaping elements also be considered.

The Board agreed with the sub-committee's recommendation to highlight the annual award recipient with a rendering of the selected property which would be displayed at City Hall. The selected property owner would receive a plaque to be presented by the Historic Preservation Board and the art work would be displayed at City Hall (location to be determined). The Historic Preservation Board felt this would be a worthy legacy to leave with the City.

Members of the Board met with the Arts Advisory committee to select an artist to provide the rendering for the 2011 Award. The Board indicated a desire to have a different artist each year in order to highlight different mediums and engage different artists within the community. It is anticipated that members of the Board will continue to follow the same procedure for artist procurement in the coming years. The stipend for the rendering has been identified to come out of the Planning Department's Historic Preservation Board budget.

The Board gave staff direction to come back at their next scheduled meeting with a Resolution to take action and adopt the awards program. A proposed Resolution is attached.

The Board has already indicated their selection for the 2011 award if Council chooses to adopt the recommended resolution. Staff recommends a formal vote be taken at tonight's meeting so that the 2011 award may be presented in conjunction with the Historic Society annual events scheduled for mid to late August.

Recommendation

Staff recommends that the Historic Preservation Board review the attached Resolution and forward a positive recommendation to City Council to adopt the Resolution as written.

Exhibits

Resolution – Historic Preservation Board Annual Award Program

Resolution No. 11-

A RESOLUTION ESTABLISHING THE HISTORIC PRESERVATION BOARD'S ANNUAL PRESERVATION AWARD PROGRAM

WHEREAS, the purpose of the Historic Preservation Board (HPB) is to preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;

WHEREAS, the purpose of the HPB is to recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;

WHEREAS, the purpose of the HPB is to communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;

WHEREAS, Park City's preservation policy is to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City;

WHEREAS, the Historic Preservation Board recognizes the importance of the Historic Districts and Historic Sites as an integral part of Park City's character;

WHEREAS, the Historic Preservation Board recognizes and numerous historic preservation projects occurring in Park City's historic districts and work occurring to Park City's Historic Sites on an annual basis;

WHEREAS, the Purpose Statements of the Land Management Code's historic district zones are to encourage the preservation of historic structures and to encourage construction of Historically Compatible Structures that contribute to the scale of the Historic District and to facilitate the continuation of the visual character and streetscape;

NOW THEREFORE BE IT RESOLVED by the City Council of Park City, Utah as follows:

The Historic Preservation Board wishes to identify and award exemplary historic projects in compliance with the Historic Guidelines on an annual basis, to be selected during the month of June, in the form of a Preservation Award based on criteria not limited to:

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

EFFECTIVE DATE. This resolution shall become effective upon adoption.

Passed and adopted this ____ day of June, 2011.

PARK CITY MUNICIPAL CORPORATION

Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark D. Harrington, City Attorney

Historic Preservation Board
Minutes of June 15, 2011

Simpson noted that Mr. Peek was a member of the former Historic District Commission and he is well versed in Historic District issues.

Council Member Peek stated that his introduction to public involvement began with construction of historic homes and he was eventually recruited to the Historic District Commission.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action.

1. Historic Preservation Awards Program – Resolution for Adoption
(Application #GI-11-00124)

Chair Durst stated that the Board met several times and eventually selected the High West Distillery building as the recipient of the first award. Since the last meeting the subcommittee interviewed and commissioned an illustrator to do a painting of the building that would be suitable for hanging. The intent is to continue with an award each year and to create a gallery of historic buildings and preservation in the City. Chair Durst noted that the award presentation would occur on August 18th at a Historical Society event. He noted that several categories were created for the award.

Planner Sintz noted that page 67 of the Staff report lists the themes that were previously discussed. The categories were infill development, new construction, excellence in preservation, sustainable preservation, embodiment of historical context, connectivity and site, adaptive use. She noted that the 2011 award was selected for adaptive use.

Chair Durst requested a motion to forward a resolution to the City Council for adoption.

Board Member Werbelow could not recall a discussion among the Board that one theme would not be repeated within a two year period. Planner Sintz noted that she had taken that comment from the minutes where Chair Durst had suggested mixing up the themes to avoid repeating the same one. The Board could change that if they wished. It was noted that the two-year reference was not stated in the resolution. Board Member Werbelow liked the idea of different themes, but she was not comfortable with being bound to a specific time period. Since the time period was not included in the resolution, Board Member Werbelow did not believe it would be an issue.

MOTION: Board Member Werbelow moved to forward a POSTIVE recommendation to the City Council to adopt the Annual Historic Preservation Award Program. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

Planner Sintz asked about process. Assistant City Attorney McLean replied that once the resolution is adopted the program would be in place and the Historic Preservation Board could present the award. The HPB would have the option of asking the City Council to present the award the night the resolution is adopted, they could present it at the next HPB meeting, or it could be presented as discussed at the Historical Society event in August. At a minimum, once the program is in place the Staff could help with a press release to let people know about the award and the results for this year.

Historic Preservation Board
Minutes of June 15, 2011

Chair Durst noted that in addition to a plaque on the illustration, a plaque would be mounted at the recipient's location. Chair Durst stated that the subcommittee met with the illustrator and he is revising the sketches based on their comments. The illustrator would send Chair Durst a copy that would be distributed to the HPB. He welcomed comments prior to the final illustration.

Chair Durst provided a brief summary of the artist selection process. The subcommittee asked the Park City Arts Board for recommendations. They were given the names of five local artists, but only two applicants responded. Both presented very good work and the subcommittee made their selection. Chair Durst emphasized that the intent is to solicit a different artist each year from four local applicants.

Planner Sintz would inform the Board members when the resolution is scheduled to be heard by the City Council.

Board Member Martz asked if the subcommittee had made a decision on the plaque. He noted that plaques are expensive, particularly if they have to be changed each year. He noted that the Historical Society and the City have done plaques in the past and he suggested that they look at how the HPB could fit in with their approach. Chair Durst stated that the award would be from the City and given by the Historic Preservation Board. The plaque would not change except for the date.

Board Member Werbelow remarked that timing was an issue and the Board could not wait another month to discuss the details for the plaque. Director Eddington understood that there would be a plaque on the actual piece of art and the City would provide the frame. In addition, the recipient would be given a plaque to hang inside their building. The Board concurred that the subcommittee could work out the details.

2. 919 Woodside Avenue – Appeal of Staff's Determination to deny the movement of a historic structure. Application #PL-11-01253)

Chair Durst recused himself from this item and turned the chair over to Vice-Chair Ken Martz. Board Member Werbelow recused herself from this item.

Ken Martz assumed the Chair.

Assistant City Attorney McLean noted that the HPB would lack a quorum of members who attended this meeting to approve the minutes at the next meeting. Craig Elliott, representing the applicant, asked if there was a legal reason why the three remaining members could not vote on the minutes. Ms. McLean explained that typically a quorum is required to move forward. If the applicant stipulates that three voting members would be acceptable, it should not be a problem. Ms. McLean remarked that the Board could also offer the applicant the option to request a continuation to the next meeting. Mr. Elliott stated that if it was not illegal for three members to confirm the meeting, he was comfortable moving forward this evening.

Planner Sintz reported that the Historic Preservation Board was being asked to conduct a quasi-judicial hearing on an appeal of Planning Staff's determination of non-compliance with the Design Guidelines for Historic Districts and Historic Sites for the proposed relocation of the historic structure located at 919 Woodside Avenue. The

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JULY 20, 2011

BOARD MEMBERS IN ATTENDANCE: Sara Werbelow, Alex Natt, Puggy Holmgren, Judy McKie, Dave McFawn, Katherine Matsumoto-Gray

EX OFFICIO: Kayla Sintz, Polly Samuels McLean, Patricia Abdullah

Board Member Werbelow presided over the meeting as the Chair Pro Tem until a Chair was elected later in the meeting. The meeting was called to order at 5:02 p.m.

Chair Pro Tem Werbelow welcomed the new Board members and asked each one to provide a brief introduction.

Alex Natt stated that he was happy to be part of the Board. As a new member he would be learning at the beginning, but he intended to be a significant contributor.

Puggy Holmgren stated that she was a returning member. She loves the Historic Preservation Board and was happy to be back.

Katherine Matsumoto-Gray stated that she was a new member to the HPB. She lives at 823 Norfolk Avenue and was excited to contribute to Old Town.

WORK SESSION

Note: The annual Open and Public Meetings Act training scheduled for work session was moved to the end of the regular session.

Presentation of High West Building for the Historic Preservation Award.

Chair Pro Tem Werbelow updated the new members on the awards program that was instituted by the HPB. She understood that the City Council was being asked to consider a resolution to adopt this awards program at their meeting the next evening.

Chair Pro Tem Werbelow explained that the HPB created a subcommittee a year ago comprised of her, Roger Durst, and David White, to devise an awards program from the HPB in tandem with the Historic Society that would highlight residential or commercial projects in town for a variety of different elements. Those elements were highlighted in the minutes from the last meeting. It would be an annual award determined from a list of categories that highlight different aspects of historic preservation in town that are important to the HPB.

Chair Pro Tem Werbelow stated that the High West Distillery project was the first recipient chosen by the HPB, and the theme was exemplary adaptive reuse. On August 18th the Historic Society was having a fundraiser at the Museum and all the Board members were invited. Sandra Morrison would allow the committee to say a few words about the awards program and to present the art piece that was commissioned and the plaque. Chair Pro Tem Werbelow noted that the plaque says "Historic Preservation

Board and Council". She understood that it was envisioned to be a Historic Preservation Award from the HPB.

Planner Kayla Sintz reiterated that the resolution to adopt the awards program was scheduled as the third item on the agenda for the City Council meeting. She invited all the Board members, as well as former members Roger Durst and Ken Martz, to attend. Planner Sintz had copies of the resolution and her report to the City Council available if anyone was interested. She explained that the Staff report contained draft language for the plaque. Once the City Council approves the resolution, the actual language could be fine-tuned before it goes on the plaque.

Chair Pro Tem Werbelow introduced Sid Ostergaard, the artist who was commissioned to do the artwork for the award presented to High West Distillery.

Mr. Ostergaard stated that it was an honor to be the selected artist to do the painting. He has been working in Park City and Summit County for the last 15 years. Professionally he is a land planner/landscape architect and has done a number of illustrations, including the St. Regis. Mr. Ostergaard presented a number of iterations to show the progress he has made, as well as the view, angle and setting that was chosen. The setting was more of a night/winter to show off how warm and inviting the building is today.

Chair Pro Tem Werbelow remarked that in the early stages of discussion, the intent was to show the connection between the two structures because it highlights the adaptive reuse concept. She was pleased with what Mr. Ostergaard had done so far. Board Member Matsumoto Gray agreed.

Chair Pro Tem Werbelow read the six award categories; adaptive reuse, infill development, excellence in restoration, sustainable preservation, embodiment of historical context, and connectivity of site. She felt it was important for the public to understand what the HPB was trying to recognize through these awards. Planner Sintz remarked that the actual resolution leaves it loose and summarizes the process that the subcommittee and the HPB went through in analyzing what might be an applicable award recipient. Therefore, the draft resolution recognizes the importance of an awards program.

Chair Pro Tem Werbelow suggested that the Board members begin thinking of forming a new subcommittee to find a candidate for the award next year.

Roger Durst reported that he had ordered the plaques. One would be placed on the High West Distillery and the second would be mounted on the illustration. He also suggested that the architect for the High West Distillery project be invited to the reception.

Chair Pro Tem Werbelow expressed regret for not being able to attend the City Council meeting. Board members McKie and McFawn would try to attend. It was noted that Roger Durst was very instrumental in bringing the awards program to fruition. Mr. Durst stated that he would attend the City Council meeting the next evening.

REGULAR MEETING – Discussion, Public Hearing and Possible Action



Historic Preservation Board Staff Report

Subject: Annual Historic Preservation Award Program
Author: Anya Grahn, Historic Preservation Planner
Date: December 2, 2015
Type of Item: Administrative
Project Number: GI-15-02972

Summary Recommendations

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award. Staff will return to the HPB at a later date to discuss the commemorative plaques in greater detail.

Background

During the November 18th HPB meeting, the HPB members expressed interest in also considering 562 Main Street as a 2015 Historic Preservation Award recipient in addition to the other award nominees, which included:

- 337 Daly Avenue—Infill Development
- 651 Park Avenue—Adaptive Re-Use
- 343 Park Avenue—Excellence in Restoration

Staff has included the November 18th staff report as Exhibit B; the staff report provides background on the Historic Preservation Award and these specific projects.

562 Main Street was a contender for the 2014 Historic Preservation Board award; however, work had not yet been completed at the time of the selection for the award. 562 Main Street was completed in late-2014. Staff recommends that the project be nominated for its Excellence in Restoration:

- 562 Main Street—Excellence in Restoration
 The “Landmark” structure is protected by a façade easement that required City Council to review and approve any exterior changes. The project’s design team also provided an extensive engineering report that demonstrated the need for panelization. Staff worked closely with the construction crew to ensure that the panelization was completed as specified per the plans. Staff also routinely inspected the site to guarantee that all salvageable historic materials, such as the wood siding, were preserved and safeguarded during the construction. The project is nearing completion and is expected to be finished prior to Sundance.

Recommendation

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award.

Exhibits

Exhibit A- 562 Main Street Photos + Historic Site Inventory Form

Exhibit B- 11.18 Staff Report

Exhibit A



562 Main Street

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Raddon Dye Works**

Address: 562 MAIN ST

AKA: 566 Main Street

City, County: Park City, Summit County, Utah

Tax Number: CARR-A

Current Owner Name: 562 MAIN ST LLC

Parent Parcel(s): PC-309, PC-309-A

Current Owner Address: 14400 N 76TH PL, SCOTTSDALE, AZ 85260

Legal Description (include acreage): LOT A CARR REPLAT SUBDIVISION, 0.05 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: 03/07/1979 - Park City Main Street Historic District)

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.

Longstreth, Richard. *The Buildings of Main Street; A Guide to Commercial Architecture*. Updated edition. Walnut Creek, CA:

Alta Mira Press, a division of Rowman & Littlefield Publishers, Inc., 2000.

Notarianni, Philip F., "Park City Main Street Historic District." National Register of Historic Places Inventory, Nomination Form. 1979.

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: 2-Part Block

No. Stories: 2

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

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

General Condition of Exterior Materials:

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

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

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

Foundation: Not verified.

Walls: Drop siding with cornice brackets.

Roof: Shed roof form.

Windows/Doors: Single and paired double-hung sash type, large display windows flanking a center recessed entryway.

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 two-story frame 2-pat block remains as it was described in the National Register nomination and as seen in early photographs. The site retains its original design character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is typical of a mining era commercial core; buildings are located adjacent to one another and abut the sidewalk or street edge.

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

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of the commercial activity 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 two-part block is one of the most common commercial building types constructed in Park City during the mining era.

This site was listed as a contributing building on the National Register of Historic Places in 1979 as part of the *Park City Main Street Historic District*. It was built within the historic period (1868-1929), is associated with the mining era, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1922¹

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:

¹ Notarianni, page 126.

- 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. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining business district².

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: Southwest oblique. Camera facing northeast, 2008.

Photo No. 2: West elevation. Camera facing east, 2008.

Photo No. 3: Northwest oblique. Camera facing southeast, 2008.

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

Photo No. 5: West elevation. Camera facing east, 1995.

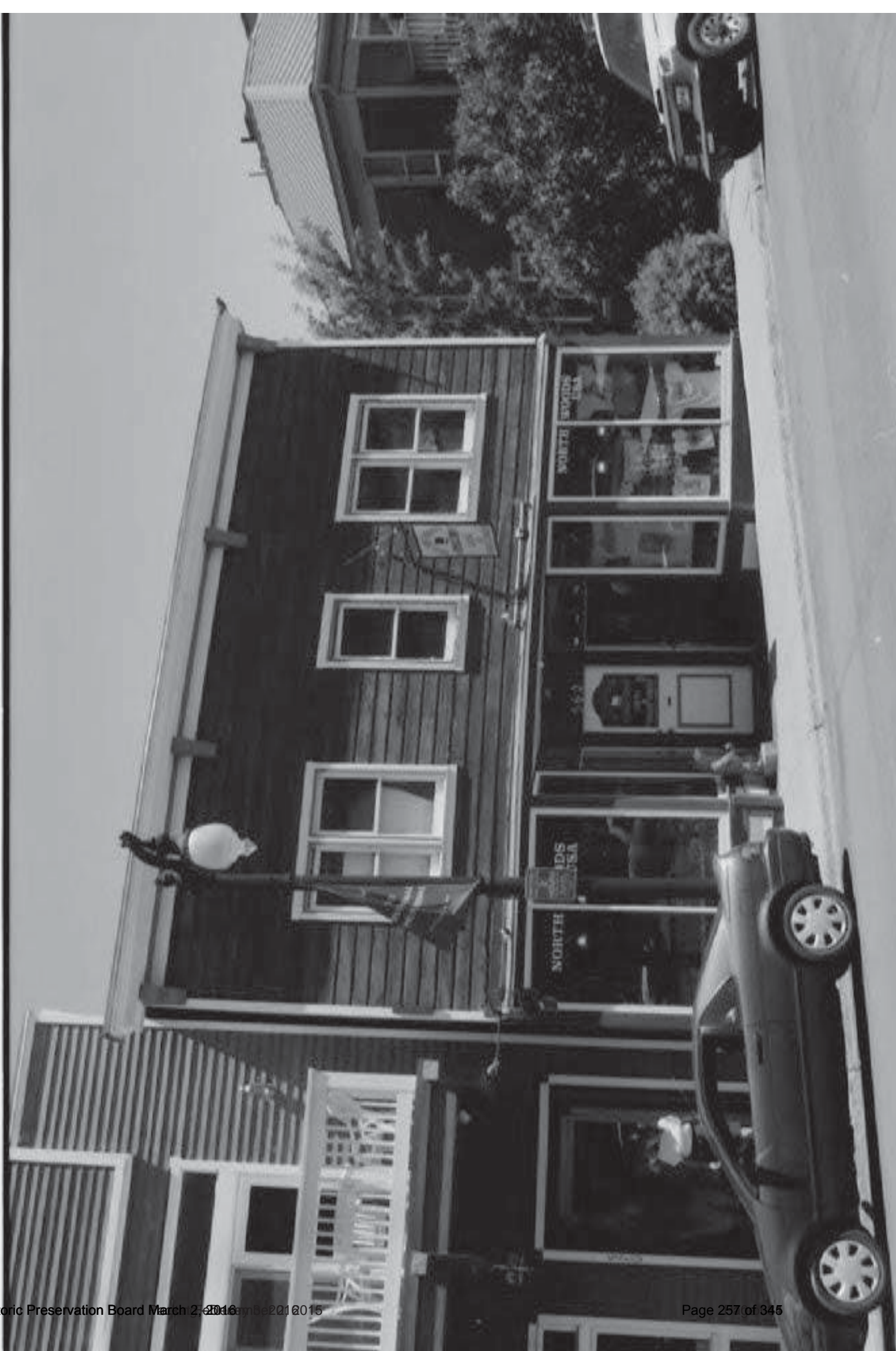
Photo No. 6: Southwest oblique. Camera facing northeast, tax photo.

Park City Historical Society & Museum has an extensive library of historic photographs; time constraints did not permit review of available historic photographs for this report.

² 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.

20 309











Chloe Lane

562



Historic Preservation Board Staff Report



Subject: Annual Historic Preservation Award Program
Author: Anya Grahn
Date: November 18, 2015
Type of Item: Administrative
Project Number: GI-15-02972

Summary Recommendations

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, select three (3) members to form an Artist Selection Committee, and discuss awarding commemorative plaques.

Background

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

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

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

Previous award winners include:

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

All five (5) of these paintings are showcased in City Hall, on the main and second levels. Owners of these sites have received a frame copy of the art work as part of the award.

In the past, the Historic Preservation Board has discussed commemorating these award recipients with a plaque. This award is not intended to compete with any of the Historical Society's awards, and staff has confirmed with the Park City Museum that they are currently not awarding plaques to property owners.

If the Historic Preservation Board is interested in awarding plaques to past and future Historic Preservation Award recipients, staff will return to the HPB to discuss these options more fully. ***Would the Historic Preservation Board be interested in either of the following?***

1. Customized plaque with limited text stating the property address, Historic Preservation Award Recipient, and the year the site received the award. The plaque would measure no more than ten inches by seven inches (10"x7").
2. Customized plaque with headline that states the property address, Historic Preservation Award Recipient, and the year the site received the award. Additionally, the plaque would also provide a short history of the site. Staff has heard from several property owners and Old Town residents that a short history of sites would help the community better connect and promote the history of Old Town.

This is the fifth (5th) year that the Historic Preservation Board is honoring projects in Old Town. If the HPB chooses to present property owners with a commemorative plaque, staff recommends that we invite the past award winners to attend the City Council ceremony in which we honor this year's award winner as well as past Historic Preservation Award recipients. The plaques could be distributed at this City Council ceremony in May, in honor of Historic Preservation Month.

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

1. **337 Daly Avenue.** This new structure is Infill Development. The applicant utilized the Design Guidelines to build new compatible construction that reflects vernacular Park City architecture in its use of a cross-wing form, simple posts, double-hung windows and panel doors, stacked stone and vertical siding. Despite the large size of the house, the volumes have been broken up to reflect the mass and scale of adjacent historic houses. The owner has completed most of the construction work himself, and he intends for the project to be completed in December 2015.
2. **651 Park Avenue.** This structure is an example of Adaptive Re-Use. High West renovated and added a small kitchen addition to the rear of this bungalow. The site is currently used as event space for the distillery. Construction was completed late-2014, so this property was not

considered for an award last year. The site is designated as “Landmark” on the City’s Historic Site Inventory and is eligible for the National Register of Historic Places.

3. **343 Park Avenue.** This project is an example of Excellence in Restoration. In 2014, the Historic Preservation Board awarded a Historic District Grant in the amount of \$30,000 to fund the renovation of this site. Work included pouring a new foundation, structural upgrades, and window/door restoration. The work was completed in 2015, and the house is designated as Landmark on the City’s Historic Site Inventory and was listed on the National Register of Historic Places in 1984.

Staff would recommend that the HPB focus on choosing one (1) of the above nominees for their annual Historic Preservation Award.

Recommendation

Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, select three (3) members to form an Artist Selection Committee, and discuss awarding commemorative plaques.

Exhibits

Exhibit A- Photographs of 337 Daly Avenue

Exhibit B- HSI Form for 651 Park Avenue + Current Photographs

Exhibit C- HSI Form for 343 Park Avenue + Current Photographs

Exhibit A- 337 Daly Avenue



Exhibit B– 651 Park Avenue





HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 651 Park Avenue**

Address: 651 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: BA-ALL

Current Owner Name: MOORE ANNE HADLEY TRUSTEE

Parent Parcel(s):

Current Owner Address: 2274 S 1300 E #G15-323, SALT LAKE CITY, UT 84106

Legal Description (include acreage) ALL THE BADASS SUBDIVISION; CONT 3749.8 SQ FT OR 0.09 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: Residential
Current Use: Commercial

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints:
 historic: c.

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:

Drawings and Plans

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Bungalow type

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.)

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

- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

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

Foundation: Tax cards indicate a concrete foundation.

Walls: Narrow wood novelty siding.

Roof: Main-hipped roof form; porch-truncated low-pitched gable sheathed in standing-seam metal.

Windows/Doors: Large rectangular fixed casement type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame bungalow remains as it was described in the National Register nomination (see Structure/Site Form, 1983). Minor changes--the front steps and lattice porch skirt--are minor and do not affect the sites 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 has not been altered from what is seen in early photographs.

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

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

Association (Describe the link between the important historic era or person and the property.): The bungalow was a common house type built in Utah during the early twentieth century.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:) Date of Construction: c. 1925¹

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)

¹ National Register nomination.

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

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

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

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

6 PHOTOS

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

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

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

Photo No. 3: Southeast oblique. Camera facing northwest, 1983.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

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

Serial No. PC 172

Location _____
 Kind of Bldg. Rm St. No. 651 Park
 Class _____ Type 1 2 3 4 Cost \$ _____ X _____ %

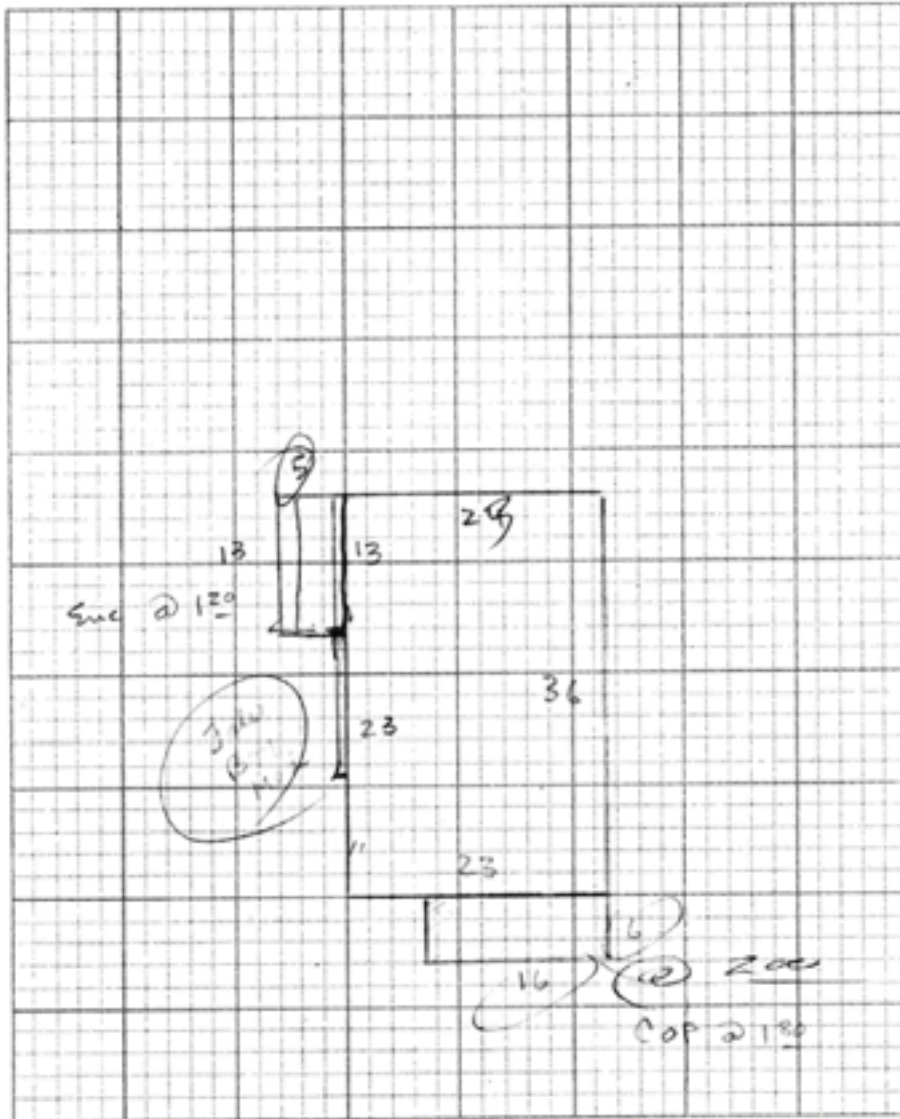
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		841		\$ 2,389
	x x				
	x x				

Gar.—Carport x Flr. _____ Walls _____ Cl. _____

Description of Buildings	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____	
Ext. Walls _____ <u>Siding</u>	
Insulation—Floors _____ Walls _____ Cigs. _____	
Roof Type _____ Mtl. _____	
Dormers—Small _____ Med. _____ Large _____	
Bays—Small _____ Med. <u>1</u> Large _____	50
Porches—Front _____ <u>96</u> @ <u>1.50</u>	173
Rear _____ <u>65</u> @ <u>1.20</u>	78
Porch _____ @	
Metal Awnings _____ Mtl. Rail _____	
Basement Entr. _____ @	
Planters <u>Rail 40</u> @	
Cellar-Bamt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ <u>None</u>	
Bamt. Apt. _____ Rooms Fin. _____ Unfin. _____	
Attic Rooms Fin. _____ Unfin. _____	
Plumbing {	Class <u>2</u> Tub <u>1</u> Trays _____
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____
	Dishwasher _____ Garbage Disp. _____
Built-in-Appliances _____	
Heat—Stove <input checked="" type="checkbox"/> H.A. _____ Steam _____ Stkr. _____ Blr. _____	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____	
Air Cond. _____	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd _____	
Floor—Fir _____ Hd. Wd <u>2</u> Other _____	60
Cabinets <u>1</u> Mantels _____	
Tile—Walls _____ Wainseot _____ Floors _____	
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____	
Total Additions	771

Year Built _____	Avg. Age <u>32</u>	Current Value	\$ 3,159
Inf. by <u>(Owner, Tenant, Neighbor, Record)</u>	Record Est.	Commission Adj.	%
Remodel Year _____	Est. Cost _____	Bldg. Value	
Garage—Class _____	Depr. 2% 3%	Depr. Col. 1 2 3 4 5 6	55 %
Cars _____	Floor _____	Current Value Minus Depr.	\$ 1,737
Size— _____ x _____	Age _____	Carport—Factor _____	
Other _____	Cost _____	Roof _____	
		Doors _____	
		Size— _____ x _____	%

Appraised Dec 3 19 57 By 1831



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

Remarks: _____

26 100
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg. Res St. No. 651 Park

Class. 5- Type 1 2 3 4. Cost \$ 5283 x 94%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	323	6"	\$ 4966	\$
	x x				
	x x				

Att. Gar. - C.P. Flr. _____ Walls _____ Cl. _____

Description of Buildings

Foundation - Stone _____ Conc. Sills _____

Ext. Walls Sid

Roof Type Hip Mtl. Shy

Dormers - Small _____ Med. _____ Large 50

Bays - Small Med _____ Large _____

Porches - Front 65 @ 2nd 130

Rear _____

Porch Rail 40' @ .50 20

Ext. Base. Entry _____

Cellar-Bsmt. - $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full _____ Floor NONE

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms.

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 2 Tub 1 Trays _____

Basin 1 Sink 1 Toilet 1 650

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

Dishwasher _____ Garbage Disp. _____

Heat - Stove H.A. _____ FA _____ HW _____ Stkr _____ Elec. _____

Oil _____ Gas Coal _____ Pipeless _____ Radiant _____

Air Cond. - Full _____ Zone _____

Finish - Fir. 1 Hd. Wd. _____ Panel _____ 80

Floor - Fir. _____ Hd. Wd. 2 Other _____

Cabinets _____ Mantels _____

Tile - Walls _____ Wainscot _____ Floors _____

Storm Sash - Wood D. 1 S. 1; Metal D. 1 S. 1 55

Awnings - Metal _____ Fiberglass _____

Total Additions 1145

Year Built 1925 Avg. 1. Replacement Cost 6111

Age 2. Obsolescence _____

Inf. by { Owner - Tenant Adj. Bid. Value _____

{ Neighbor - Record - Est. Conv. Factor 118

Replacement Cost - 1940 Base _____

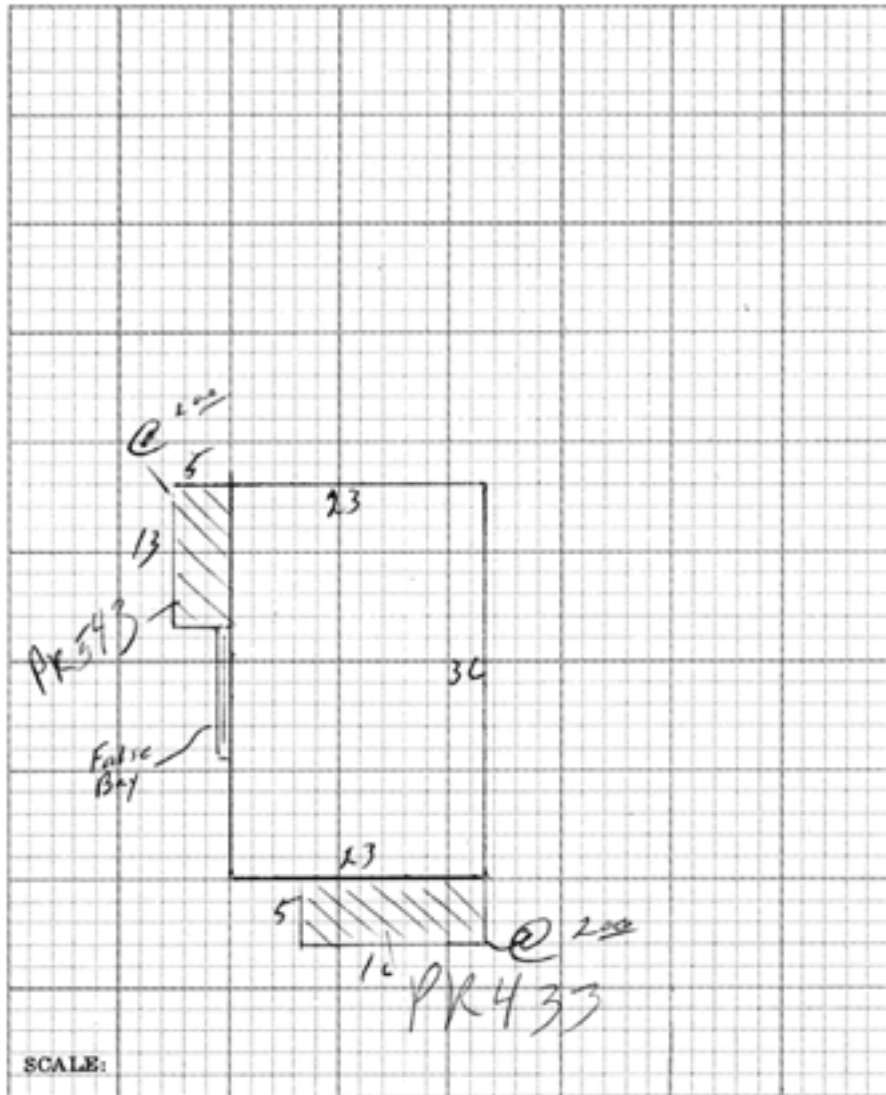
Depreciation Column 3 4 5 6 5283

1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____

Total Building Value \$ 5717

Handwritten notes:
22-09-19
11/22/19
2-2-12



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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____

PG 100

X-7

Property Type:

Historic Preservation Research Office

Structure/Site Information Form

Street Address: 651 Park
Park City, Summit County, Utah

UTM: 12 457940 4499390

Name of Structure: House at 651 Park

T. R. S.

Present Owner: Maureen Brown and Sarah White

Owner Address: P.O. Box 242, Park City, Utah 84060

Year Built (Tax Record):
Legal Description

Effective Age:
Kind of Building:

Tax #: PC 100

All of Lots 12, 13, 25, and 26 Block 6, Park City Survey.
Less than one acre.

Original Owner: Lila Nelson

Construction Date: c. 1925 Demolition Date:

Original Use: Residential rental

Present Use:

Building Condition:

Integrity:

Preliminary Evaluation:

Final Register Status:

- | | | | | | | |
|--|--------------------------------|---|---|-------------------------------------|--|---|
| <input type="checkbox"/> Excellent | <input type="checkbox"/> Site | <input type="checkbox"/> Unaltered | <input checked="" type="checkbox"/> Significant | <input type="checkbox"/> Not of the | <input type="checkbox"/> National Landmark | <input type="checkbox"/> District |
| <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Minor Alterations | <input type="checkbox"/> Contributory | Historic Period | <input type="checkbox"/> National Register | <input type="checkbox"/> Multi-Resource |
| <input type="checkbox"/> Deteriorated | | <input type="checkbox"/> Major Alterations | <input type="checkbox"/> Not Contributory | | <input type="checkbox"/> State Register | <input type="checkbox"/> Thematic |

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

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

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

Hanley, Gerald. Telephone interview, May 1, 1984, Park City, Utah.
Park Record, May 25, 1939, p. 1. Lila Nelson obituary.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Bungalow

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

This house is a one story frame bungalow with a hip roof. Characteristic of a bungalow is the low pitch of the hip roof and the prominent front porch. The facade is almost symmetrical with a door set slightly off-center between two large plate glass windows. The porch is set off-center, spanning just two thirds of the facade. It has a clipped gable roof, porch piers that are original, and a balustrade that is a more recent addition. The balustrade is unobtrusive and is in keeping with the character of the building. Because the porch is positioned off-center it creates the impression of asymmetry. The siding of this house is narrow novelty siding, like a majority of Park City's bungalows. The house is raised slightly off the ground, and has lattice panels along the lower edges. A square bay projects from the south side to which a small half frame half screen porch is attached at the west end. The house is in fair condition, and except for the replacement of the balustrade, has no exterior alterations. It, therefore, maintains its original integrity.

Statement of Historical Significance:

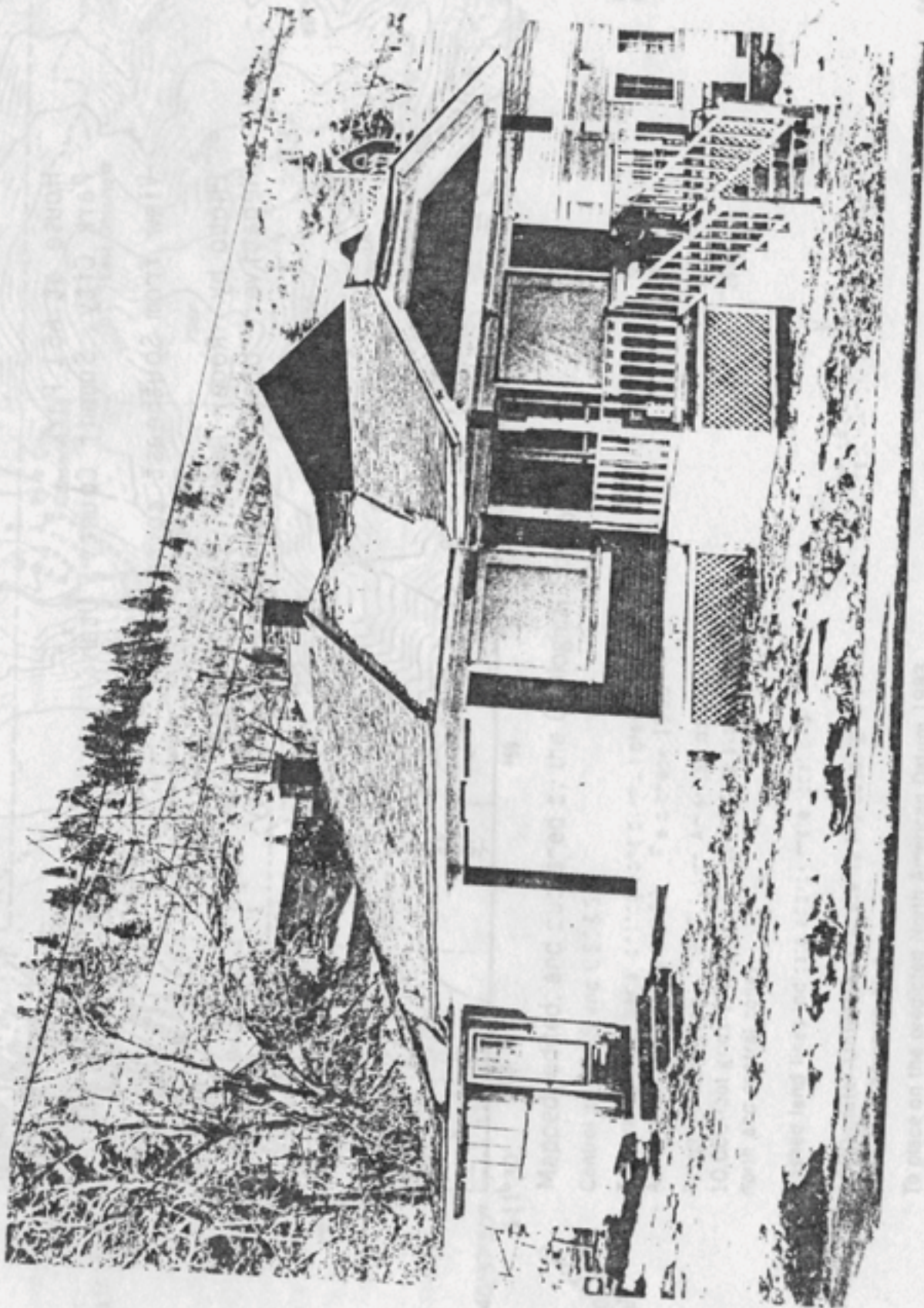
Construction Date: c. 1925

Built c. 1925, the house at 651 Park is architecturally significant as one of 18 extant bungalows in Park City, eight of which are included in this nomination. The bungalow is the major Park City house type that was built between 1907 and the end of the mining boom period, and significantly contributes to the character of the residential area.

This house was built c. 1925 as investment property for Lila Nelson,¹ a daughter of one of the early settlers of Park City. Her parents were Col. John A. and Eliza C. Nelson, who came to Park City in the mid-1870s and were prominent in the mining, social, and business affairs of the community. Lila was born in 1868 in Virginia City, Montana, graduated from the Sacred Heart Academy in Ogden, Utah, and for several years served as treasurer of a large theatrical chain in the East. She also taught school for a time in Montana and spent two years in Alaska during the gold rush with her brother, John, before returning to take up her permanent residence in Park City. Lila's residence was on Nelson Hill (now the location of the headquarters of the Park City Ski Resort). She died in 1939. This house remained in the Nelson family until 1953, when it was purchased by William P. Hanley. The Hanleys owned it until the current owners bought it in 1976.

The basic styling of this house is similar to that of other bungalows in town which were built in the late 1920s, two examples being the houses at 1100 and 1110 Woodside.

¹Telephone interview with Gerald Hanley, brother of William Hanley, May 1, 1984, Park City, Utah. Mr. Hanley's statement that this house was built in the 1920s as investment property for Lila Nelson is supported by all the available evidence.



To assist in the preservation of the historic character of the street, the photograph shows 8 meters north and 64 meters east as shown by dashed corner lines.





Exhibit C– 343 Park Avenue



HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 343 Park Ave

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-44

Current Owner Name: NEELY BLAKE IV & BETH H/W (JT)

Parent Parcel(s):

Current Owner Address: 15720 WOODVALE RD, ENCINO, CA 91436

Legal Description (include acreage): ALL LOT 11 & S1/2 LOT 12 BLK 3 PARK CITY SURVEY; Acres 0.07

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date: _____
- Permit #: _____
- Full Partial

Use

- Original Use: Residential
- Current Use: Residential

- *National Register of Historic Places: ineligible eligible
- listed (date: 7/12/1984 - Mining Boom Era Residences Thematic District)

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Foursquare

No. Stories:

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

Number of associated outbuildings and/or structures: accessory building(s), # _____; structure(s), # 1.

General Condition of Exterior Materials:

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

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

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

Site: Stone retaining wall runs the length of frontage; line is broken to accommodate steps to entry porch.

Foundation: Tax cards indicate no foundation, not verified.

Walls: Drop siding.

Roof: Hipped roof form sheathed in asphalt shingles.

Windows/Doors: Paired double-hung sash type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame foursquare remain unchanged from the description provided in the National Register nomination form (see Structure/Ste Form, 1983).

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains unchanged from what is described in the National Register nomination form.

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

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

Association (Describe the link between the important historic era or person and the property.): The foursquare was a common house type built in Utah during the mining era.

This site was listed on the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:) Date of Construction: c. 1898

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

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

Photo No. 2: East elevation. Camera facing west, 1995.

Photo No. 3: Northeast oblique. Camera facing southwest, 1983.

Photo No. 4: Southeast oblique. Camera facing northwest, tax photo.

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

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

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. 342 Park
 Schedule 1 Class 4 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>2114</u>	<u>\$ -</u>	<u>\$ 2396</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 4 Condition _____

Description of Building	Add	Deduct
Foundation—Stone <u>12x11x15</u> Conc. <u>None</u> ✓		<u>156</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Cbrs. _____		
Roof—Type <u>Hip</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>110° @ 1.10</u>	<u>121</u>	
Rear _____		
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>45</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing—{ Class <u>1</u> Tub. _____ Trays _____ Basin _____ Sink _____ Toilet _____ Urns _____ Ftms _____ Shr. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Rlr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. _____ Floors—{ Hd. Wd. _____ Fir. _____ Conc. _____		
Cabinets <u>1</u> Mantels _____		<u>125</u>
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Wetbedding Kit with bulbs 4 @ 70°</u>		<u>120</u>

OK

Total Additions and Deductions 121 446 2396
 Net Additions or Deductions -121 -325

Ave Age 45 Yrs. by { Est. Owner _____
Tenant _____
Neighbors _____
Records _____ } REPRODUCTION VALUE \$ 2071
 Depr. 1-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 870
 Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S & C _____ Depr. 2% 3% _____ Obsolescence _____ \$ _____
 Cars _____ Walls _____ Out Bldgs. _____ \$ _____
 Roof _____ Size _____ v _____ Age _____ \$ _____
 Floor _____ Cost _____ Depreciated Value Garage _____ \$ _____
 Remarks (2) per Sec. 440 (1941) Total Building Value \$ _____

Serial No. PC44

Location _____
 Kind of Bldg. Rgn St. No. 343 Park
 Class 3 Type 1 2 3 4 4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		844		\$ 1709
	x x				
	x x				

Gar.—Carport x Fir. _____ Walls _____ Cl. _____

Description of Buildings		Additions
Foundation—Stone _____	Concr. _____	None <input checked="" type="checkbox"/>
Ext. Walls _____	<u>Siding</u>	
Insulation—Floors _____	Walls _____	Cigs. _____
Roof Type <u>Shp</u>	Mtl. <u>Alu</u>	
Dormers—Small _____	Med. _____	Large _____
Bays—Small _____	Med. _____	Large _____
Porches—Front _____	<u>110</u>	@ <u>1.2</u> <u>110</u>
Rear _____		@ _____
Porch _____		@ _____
Metal Awnings _____	Mtl. Rail _____	
Basement Entr. _____		@ _____
Planters _____		@ _____
Collar-Bsmt. — ¼ ½ ¾ Full _____	Floor _____	
Bsmt. Apt. _____	Rooms Fin. _____	Unfin. _____
Attic Rooms Fin. _____	Unfin. _____	
Plumbing	Class <u>1</u> Tub <u>1</u> Trays _____	<u>350</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sft. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Built-in-Appliances _____		
Heat—Stove <input checked="" type="checkbox"/> H.A. _____	Steam _____	Stkr. _____
Oil _____	Gas _____	Coal _____
Pipeless _____	Radiant _____	
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. _____	Other _____	
Cabinets _____		Mantels _____
Tile—Walls _____	Wainscot _____	Floors _____
Storm Sash—Wood D. _____	S. _____	Metal D. _____
Total Additions		<u>460</u>

Year Built _____	Avg. Age <u>53</u>	Current Value	\$ <u>2169</u>
Inf. by <input checked="" type="checkbox"/> Owner - Tenant - Neighbor - Record - Est.		Commission Adj.	% _____
Remodel Year _____	Est. Cost _____	Bldg. Value	
Garage—Class _____		Depr. Col. <u>1 2 3 4 5 6</u>	<u>34</u> %
Cars _____		Current Value Minus Depr.	\$ <u>737</u>
Size—x _____	Age _____	Cost _____	x _____ %
Other _____			

Total Building Value \$ _____

Appraised 12-3-1959 By 1331

PC 44
Serial Number

OF
Card Number

Owners Name _____

Location _____

Kind of Bldg Res St. No. 343 Park Ave

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

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	676		\$ 2970	\$
	x x				
	x x				

Att. Gar.—C.P. Fir. Walls Cl.

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls Sid (A)

Roof Type HIP Mtl. Pat + Alum

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 110 120 132

Rear _____

Porch _____

Planters _____

Ext. Base Entry _____

Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full None

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub 1 Trays _____
Basin 1 Sink 1 Toilet 1 550
Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____

Heat—Stove H.A. FA Y HW _____ Stkr _____ Elec. _____ 313

Oil _____ Gas Y Coal _____ Pipeless _____ Radiant _____

Air Cond. — Full _____ Zone _____

Finish—Fir. / Hd. Wd. _____ Panel _____

Floor—Fir. / Hd. Wd _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Saab—Wood D. _____ S. _____; Metal D. 1 S. _____ 30

Awnings — Metal _____ Fiberglass _____

108 4 STORAGE @ 1.50 252

Total Additions 1277

Year Built 1904 Avg. 1/4 Replacement Cost 4247

Age 2 Obsolescence _____

Inf. by Owner - Tenant - Adj. Bid. Value _____

Neighbor - Record - Est. Conv. Factor 1.16

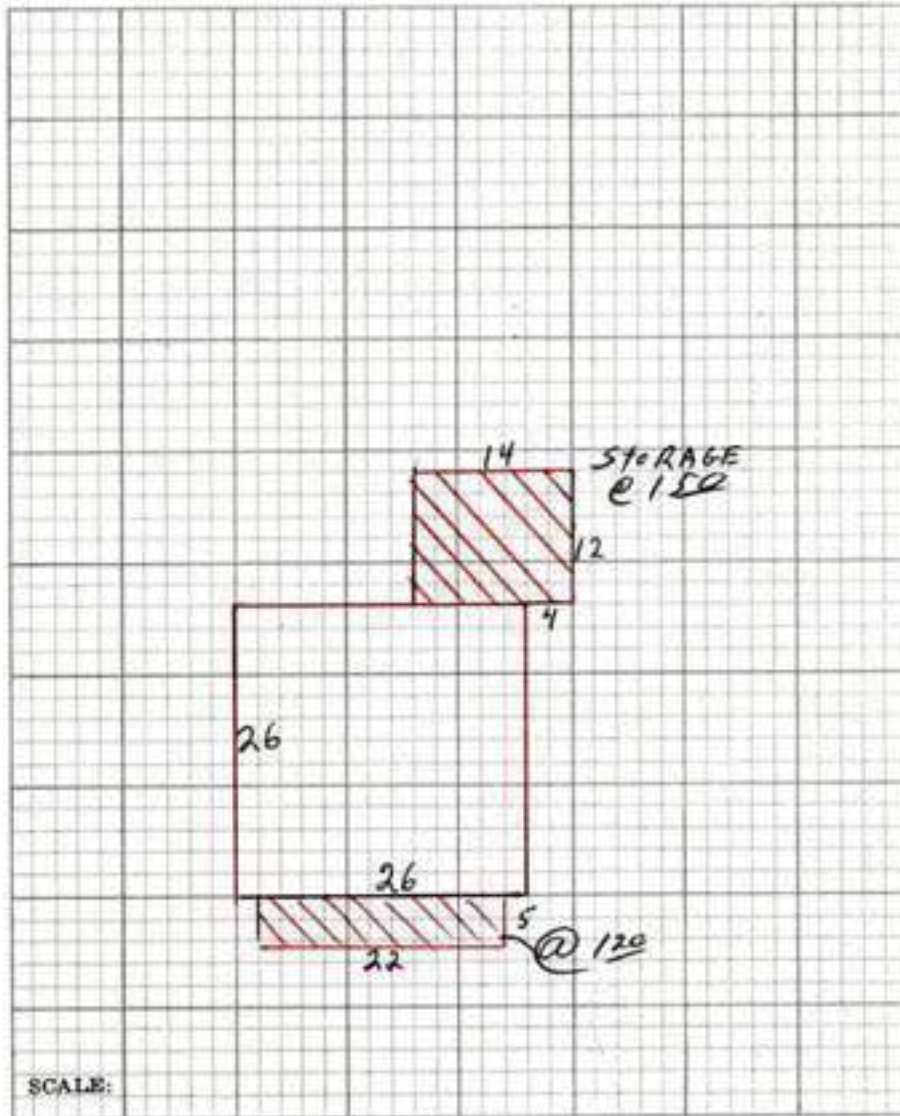
Replacement Cost—1940 Base _____

Depreciation Column 1 2 3 4 5 6 _____

1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____

Total Building Value \$ _____



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

Garage — Class _____ Depr. 2% 2% _____

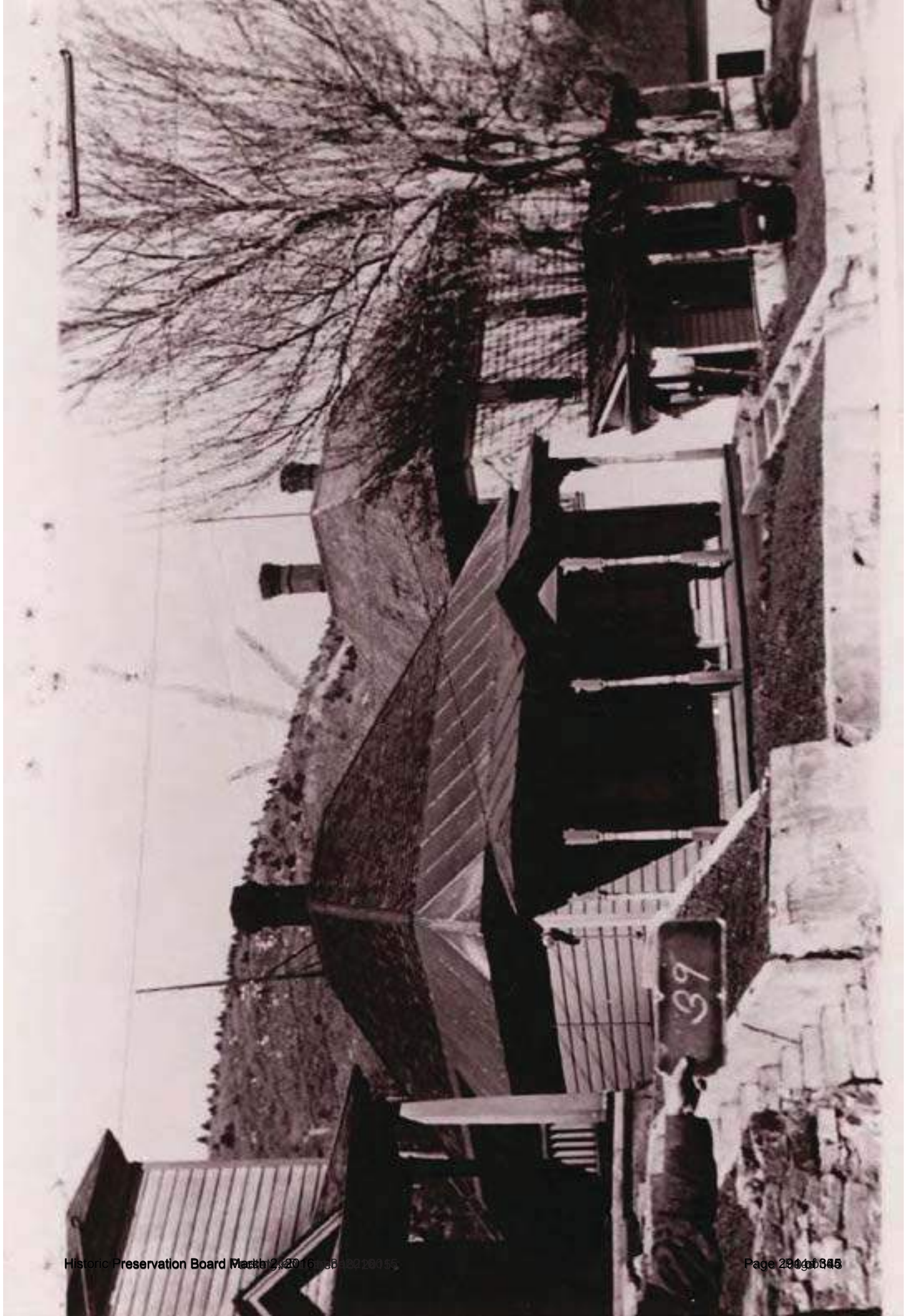
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

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

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____



Historic Preservation Research Office

Structure/Site Information Form

1 IDENTIFICATION

Street Address: 343 Park Park City, Summit County, Utah UTM: 12 458120 4498980
 Name of Structure: House at 343 Park T. R. S.
 Present Owner: Robert W. Thielke
 Owner Address: 1026 Hillview Drive, Salt Lake City, Utah 84117
 Year Built (Tax Record): Effective Age: Tax #: PC 44
 Legal Description: Kind of Building:
 All Lot 11 and South half Lot 12 Block 3, Park City Survey
 Less than one acre.

2 STATUS/USE

Original Owner: probably Walter and Ann W. Wilcocks Construction Date: c. 1898 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Minor Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

3 DOCUMENTATION

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other
 Research Sources:
 Abstract of Title Sanborn Maps Newspapers U of U Library
 Plat Records/Map City Directories Utah State Historical Society BYU Library
 Tax Card & Photo Biographical Encyclopedias Personal Interviews USU Library
 Building Permit Obituary Index LDS Church Archives SLC Library
 Sewer Permit County & City Histories LDS Genealogical Society Other Census Records

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):
 1900 Census Records. Summit County, Park City Precinct. p. 156-A.
Deseret News. March 12, 1930, p. 10. Ann Wilcocks obituary.
Salt Lake Tribune. June 20, 1898, p.1.

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: Pyramid House

Description of physical appearance & significant architectural features:

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

This house is a one story frame pyramid house with a truncated hip roof. Typical of the pyramid house is the square plan, the generally symmetrical facade with the door set slightly off center between pairs of double hung sash one over one light windows, the truncated hip roof, and the porch supported on lathe turned piers that spans the facade. The windows are framed with a common type of Victorian molding, one that is grooved and has decorative corner blocks. There is a rear shed extension on the northwest corner of the building, which in scale and materials complements the original section, and may in fact be original. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. This house has received no major alterations and is in excellent condition. It maintains its original integrity.

Photos:

Statement of Historical Significance:

Construction Date: c. 1898

Built c. 1898, the house at 343 Park is architecturally significant as one of 69 extant pyramid houses in Park City, 28 of which are included in this nomination. Of the 28 being nominated, 11 are true pyramid houses and 17 are variants of the basic type. This house is one of the true pyramid houses. The pyramid house is one of the three most common house types built during the early period of Park City's mining boom era, and significantly contributes to the character of the residential area. It appeared early on, but continued to be built with variations longer than the other two types.

This house was built by at least 1900, as indicated by the Sanborn Insurance Maps, having probably been built c.1898 as investment property by Walter and Ann W. Wilcocks, who lived down the block at 363 Park. William Scoble, Ann Wilcocks' brother, sold them the property in 1888, at which time there was a different house located there. That house was probably destroyed in the fire of 1898, which burned many of the houses in town, including some along this the west side of Park Avenue.¹ Ann Wilcocks, widowed in 1900, probably rented out this house until selling it in 1905 to her 21 year old nephew, William J. Scoble (a son of William Scoble). The 1900 census records indicate that at that time this house was probably occupied by William Boyd, a druggist, and his family. William J. Scoble, who had previously lived with the Wilcocks in their neighboring house, owned this house until 1924, although it is unclear whether or not he ever lived here. Other owners of the house include Willard R. Jones (1924-26), Henry and Corina Tuggle (1926-49), and Robert W. Thielke (1949-c.1980).

¹Salt Lake Tribune, June 20, 1898, p. 1.



House at 343 Park
Park City, Summit County, Utah

View from Northeast corner

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





Please note that the plaques will say "Park City Historic Preservation Board" not "Park City Historical Society"



Historic Preservation Board Staff Report



Subject: Design Guideline Revisions
Author: Anya Grahn, Planner
Hannah Turpen, Planner
Date: March 2, 2016
Type of Item: Legislative
Project Number: GI-13-00222

Summary Recommendations

Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites. The Planning Department requests the Historic Preservation Board open a public hearing, review the possible amendments to the *June 19, 2009 Design Guidelines for Park City's Historic Districts and Historically Significant Buildings*, and forward a positive recommendation regarding the staff's proposed changes as referenced in Exhibit C to City Council.

Staff requests that the Historic Preservation Board (HPB) read and familiarize themselves with the existing Design Guidelines to prepare for this work session. The Design Guidelines are available online at:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=62>.

Background

During the January 6, 2016, HPB meeting, staff discussed the history of the City's preservation efforts, the purpose of the Design Guidelines and their role as a living document, as well as differences between Federal, State, and local preservation regulations. Staff reminded the HPB that though our Design Guidelines are based on the Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration, and Reconstruction, the City does not enforce the Secretary of the Interior's Standards; we rely solely on the Design Guidelines. Our Design Guidelines identify four (4) treatment methods: Preservation, Rehabilitation, Restoration, and Reconstruction, which are often used in tandem depending on the condition of the structure and work to be completed. These terms are defined on page 6 of the Design Guidelines.

Staff began reviewing the Design Guidelines with the HPB in December 2014. Staff met with the HPB to discuss a potential outline for Design Guideline Changes in December 2014. Following this discussion, staff brought forward a work session regarding the treatment of historic structures to discuss panelization and reconstruction in February 2015. In September and October 2015, the HPB discussed compatibility of new additions. Staff also led a discussion with the HPB regarding character zones on October 7, 2015 and November 18, 2015. Starting in January 2016 and going forward, staff will be reviewing the Design Guidelines with the HPB on a monthly basis.

During the January 6, 2015, meeting, the HPB reviewed amendments to the following Design Guideline Sections:

- Universal Design Guidelines
- Site Design
 - Building Setbacks & Orientation
 - Topography & Grading
 - Landscaping & Vegetation
 - Retaining Walls
 - Fencing
 - Paths, Steps, Handrails & Railings (Not Associated with Porches)
 - Gazebos, Pergolas, and Other Shade Structures
 - Parking Areas & Driveways

The HPB continued the discussion to the February 3rd meeting and directed staff to bring back revisions to the Design Guidelines based on the HPB's feedback. On February 3rd, the discussion was continued to March 2nd.

Staff had originally recommended that the HPB spend the year reviewing and amending the Design Guidelines before meeting with City Council to pass a resolution to adopt these changes at the end of 2016. The HPB expressed concern that this timeframe was too onerous and asked staff to break the Design Guidelines into sections that could be reviewed with City Council prior to December 2016. Staff has considered the HPB's input and finds the following will aid in improving our efficiency and expedite our meeting with Council:

- Because of how the existing Design Guidelines are crafted, staff recommends that the HPB review the revised guidelines for Design Guidelines for Historic Residential Structures and Design Guidelines for Historic Commercial Structures as these two (2) proposed sections will replace our Design Guidelines for Historic Sites chapter; we will then review these amendments with City Council in Summer 2016. Similarly, staff will bring forward the Design Guidelines for Infill Residential Construction and Design Guidelines for Infill Commercial Construction for HPB review before reviewing these sections with City Council in Winter 2016.
- Staff will strive to publish the staff report for Design Guideline amendments one week prior to publishing the entire HPB packet. This will provide board members additional time to review the amendments, find grammatical mistakes, and ask staff questions.
- During the January meeting, staff presented nine (9) subsections of the Design Guidelines to the HPB. Going forward, staff will be presenting a greater number of subsections for the HPB's review in order to expedite the process further. An updated calendar for reviewing these revisions is provided as Exhibit C.

Analysis

Following January's meeting, staff has made several significant edits to the Design Guidelines reviewed by the HPB:

- Staff removed all the existing and proposed numbering to reduce confusion. The guidelines will be renumbered as part of the final document.

- The use of the phrase “historic building and structure” is repetitive. The Design Guidelines define a structure as “anything constructed, the Use of which requires a fixed location on or in the ground, or attached to something having a fixed location on the ground and which imposes an impervious material on or above the ground; definition includes “Building.” As the definition of structure already includes building, staff has simplified the Guidelines to only refer to a “structure” and not a “building and structure.”
- In the previously proposed changes, staff had incorporated the term “historic property.” As the existing Guidelines use the term “historic site,” staff has chosen to continue to use this term for consistency.
- Finally, staff has worked to correct grammatical errors, simplify wording, and make the proposed changes consistent.

Additionally, the Historic Preservation Board asked that staff return to discuss the definitions of “compatibility,” “subordinate,” and “complimentary”. The Land Management Code currently provides the following definitions:

- **COMPATIBLE OR COMPATIBILITY**. Characteristics of different Uses or designs that integrate with and relate to one another to maintain and/or enhance the context of a surrounding Area or neighborhood. Elements affecting Compatibility include, but are not limited to, Height, scale, mass and bulk of Building, pedestrian and vehicular circulation, parking, landscaping and architecture, topography, environmentally sensitive Areas, and Building patterns.
- **VISUAL COMPATIBILITY**. Characteristics of different architectural designs that integrate with and relate to one another to maintain and/or enhance the context of a surrounding Area or neighborhood. In addition to the elements effecting Compatibility which include, but are not limited to Height, scale, mass, and bulk of Building. Other factors that dictate compatibility include proportion of building’s front facade, proportion of openings within the facility; rhythm of solids to voids in front facades; rhythm of entrance or porch projections; relationship of materials and textures; roof shapes; scale of building.

The LMC and Design Guidelines do not define subordinate; however, the Oxford Dictionary defines it as lower in rank or position; of less or secondary importance. Further, Park City’s General Plan states:

“Per historic preservation practices, subordinate design refers to additions or new construction that is visually contiguous to a historic structure, yet reinforces the visual dominance of the historic structure. While a smaller addition is visually preferable to achieve subordinate design, various design strategies (e.g. underground SF, placement on lot, choice of materials) can achieve this goal despite the fact that the addition may contain greater SF than the historic structure.”

Similarly, the LMC and Design Guidelines do not define complementary; however, the Oxford Dictionary defines it as two things that are different but together form a useful or attractive combination of skills, qualities, or physical features

Staff finds that defining these terms requires a thorough discussion, which staff will incorporate into a work session for the Historic Preservation Board in April.

The following depicts the edits staff made following input from the HPB. The black text represents the existing Design Guideline; the underlined red is staff's amendments; and the blue represents the edits staff made following the HPB's discussion. Many of the edits we made were to make the language consistent throughout the Guidelines, correct grammatical errors, etc.

A. Universal Design Guidelines:

4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features. In some cases, where there is insufficient evidence to allow for an accurate reconstruction of the lost historic elements, it may be appropriate to reproduce missing historic elements that are consistent with properties of similar design, age, and detailing in some cases.

9. New construction—such as new additions, exterior alterations, repairs, upgrades, etc. — or related new construction should not destroy historic materials, features, and spatial relationships that characterize the historic site or building historic structure. ~~The new work~~ New construction should be differentiated from the historic structure or construction and should, at the same time, be compatible with the historic structure or construction in materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. ~~historic structure, the historic site, and its environment.~~

B. Site Design

BUILDING SETBACKS & ORIENTATION

A.1.4 Maintain the existing front and side yard setbacks of historic sites.

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

~~A.1.3 Maintain the original path or steps leading to the main entry, if extant.~~¹

TOPOGRAPHY AND GRADING

A.5.8 2.1. Maintain the natural topography and original grading of the site when and where feasible.

¹ Relocated to "Paths, Steps, Handrails, ..."

~~A.5.3.2.2.~~ The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, or and vice versa.

LANDSCAPING & ~~SITE GRADING~~ VEGETATION

~~A.5.3.4~~ Respect and maintain historic existing landscape features that contribute to the historic character of the site and these existing landscape features that provide sustainability benefits.

~~A.3.2~~ Maintain established on-site native plantings on site. During construction, protect established vegetation during construction to avoid damage, and Replace damaged, aged, or diseased trees as necessary. Vegetation that may encroach upon or damage the historic building structure may be removed, but should be replaced with similar vegetation away from the historic building structure.

~~A.5.2~~ Incorporate landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complimentary and integrated design.²

~~A.5.6 A.3.3~~ Provide a detailed landscape plan that respects, particularly for the front yard, areas viewable from the public right-of-way, that respects the manner and materials historically used traditionally in the historic districts. Consider all relationships on and with the site when planning for the long term sustainability of the landscape system. Relationships between site and building as well as between plants with other plants on site should be considered. When planning for the long-term sustainability of a landscape system, consider all landscape relationships on the site, the relationship between the site and its structure(s), as well as the relationship between plants and other plants on a site.

~~A.5.3.4~~ Landscape plans should balance water efficient irrigation methods and drought tolerant and native plant materials with existing plant materials and site features that contribute to the historic significance of the site.

~~A.3.6~~ Use to advantage existing stormwater management features, such as gutters and downspouts as well as site topography and vegetation, that contribute to the sustainability of the historic property site.

~~A.3.7~~ Where watering systems are necessary, use those which systems that minimize water loss, such as drip irrigation. Consider the use of xeriscaping or permaculture strategies for landscape design to maximize water efficiency; these systems should be designed to maintain the traditional historic character of the lot as viewed areas viewable from the public right-of-way.

~~A.5.5~~ Landscape plans should allow for snow storage from driveways.³

² Relocated to "Parking Areas and Driveways."

³ Relocated to "Parking Areas and Driveways."

~~A.5.7 Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.⁴~~

STONE RETAINING WALLS

~~A.2.1 Maintain historic stone retaining walls in their original locations. Maintain the historic line height and setback of stone retaining walls along the street. Retaining walls of stone, concrete, or rock-faced concrete block that are original to a property the historic site should be preserved and maintained in their original dimensions.~~

~~A.2.2 Maintain the original dimensions of historic retaining walls.~~

~~Removing portions of retaining walls for new driveways and pathways should be avoided to the greatest extent possible, but where it must occur, visual impacts should be minimized.~~

~~A.2.2 Retaining walls should be repaired with materials which that closely approximate the original. Replace only those portions of historic stone retaining walls that have deteriorated beyond repair. When repair of a deteriorated feature retaining wall is not feasible, the replacement must reuse the existing stone where possible to the greatest extent possible, or and otherwise match the original in color, shape, size, material, and design.~~

~~A.2.3 To reduce failure of walls abate retaining wall failure; improve drainage behind them retaining walls so that water drains away from the walls. Preserve and repair Repair and preserve existing historic stone and mortar.~~

~~A.2.4 New retaining walls should be consistent with historic features retaining walls in design, materials, and scale of materials, as well as size and mass of the wall. Simple seered board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.~~

~~A.2.5 Non-extant historic retaining walls of brick, concrete or stone specific to the historic site may be reconstructed based on physical or pictorial evidence. or Historically appropriate concrete or stone walls, if consistent with the historic character of the district, may be added to the front of a property area of a historic site viewable from the public right-of-way if historically appropriate and consistent with the character of the district.~~

~~A.2.6 Maintain stone in its natural finish. It is not appropriate to paint, stain, or plaster over stone or concrete walls.~~

FENCES FENCING & HANDRAILS

⁴ Relocated to "Parking Areas and Driveways."

A.3.1 Maintain Historic fences fencing and handrails should be preserved and maintained.

A.3.2 Historic fences fencing and handrails may be reconstructed based on photographic evidence. The reconstruction should match the original in design, color, texture, and material. Wood picket fences with flat, dog ear, or pointed tops were typical in the front yard; the heights of these fences was generally less than three feet (3'), the boards were 3-1/2" wide and spacing of 1-3/4" between boards.⁵

A.3.3 New fences fencing and handrails should reflect the building's structure's style and period. New wood and metal fences fencing located in the front yard where viewable from the public right-of-way should feature traditional designs and patterns. Split or horizontal rail, railroad tie, or timber fences fencing may be located in rear yards where not viewable from the public right-of-way, but should be avoided in front yards where visible from the primary public right-of-way. Vinyl or plastic-coated fencing is not appropriate.

A.3.4 Design a new fence New fencing should be designed to minimize its environmental impacts. New fences fencing should use green materials and should take into account site impacts such as shading, natural topography, and drainage.

A.3.5 Wood fences should be painted using colors complementary to the adjacent house.⁶

A.3.6 Drought tolerant shrubs should be considered in place of a fence fencing or walls.

A.3.7 Arbors emphasizing a fence gate or entry shall be subordinate to the associated historic building or structure and shall complement the design of the historic structure and fence fencing in materials, features, size, scale and proportion, and as well as massing to protect the integrity of the historic property site and its environment.

PATHS, STEPS, HANDRAILS, & RAILINGS (NOT ASSOCIATED WITH PORCHES)

A.1.3 A.4.1 Maintain The original path or steps leading to the main entry, if extant, should be maintained and preserved preserved and maintained.⁷

A.4.1 2 Maintain Historic hillside steps that may be are an integral part of the landscape should be maintained and preserved preserved and maintained.

A.4.3 New hillside steps should be visually subordinate to the associated historic building or structure in materials, size, scale and proportion, as well as massing

⁵ The HPB recommended that this sentence be moved to a side-bar.

⁶ The HPB requested that paint be addressed as part of a new section "Treatment of Historic Building Materials."

⁷ Relocated from "Building Setbacks and Orientation"

and shall complement the historic structure in materials, size, scale and proportion, and massing to protect the integrity of the historic ~~property site and its environment~~. For ~~larger longer-runs of~~ stairs, consider changes in material to break up the mass of the stairs.

A.4.4 Historic handrails should be ~~maintained and preserved~~ preserved and ~~maintained~~. Historic handrails may be reconstructed based on photographic evidence; the reconstruction should match the original in ~~size, design, color, texture, and material~~.

A.4.5 New handrails and railings shall complement the historic structure in materials, size, scale and proportions, ~~and massing and design to protect the integrity of the historic property structure and its environment site~~.

A.5. GAZEBOS, PERGOLAS, AND OTHER SHADE STRUCTURES

A.5.1 Gazebos, pergolas, and other shade structures ~~shall~~ should be visually subordinate to the associated historic ~~building or~~ structure(s) and ~~shall should~~ complement the design of the historic structure(s) in materials, features, size, scale and proportion, and massing to protect the integrity of the historic ~~structure and site property and its environment~~.

A.5.2 The installation of gazebos, pergolas, and other shade structures shall be limited to rear or side yards and have limited visibility when viewed from the ~~primary~~ public right-of-way.

A.5.2. Gazebos, pergolas, and other shade structures shall not be attached to the associated ~~building or~~ historic structure(s), nor damage historic features of ~~the associated or neighboring historic building(s) or structure(s)~~.

PARKING AREAS, ~~DETACHED GARAGES,~~ & DRIVEWAYS

A.5.2 ~~A.6.1~~ Minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, ~~building and accessory and~~ structures in a comprehensive, complimentary and integrated design.⁸

~~A.5.7~~ ~~A.6.2~~ Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.⁹

~~C.1.3~~ ~~A.6.3~~ When locating new off-street parking areas, the existing topography of the ~~building~~ site and ~~significant~~ integral site features should be minimally impacted.

~~C.1.1~~ ~~A.6.4~~ Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure where feasible. ~~C.1.2~~ If locating a parking area in the rear yard is not physically possible, the off-street parking area and associated vehicles should be visually buffered from adjacent

⁸ Relocated from "Landscaping & Vegetation"

⁹ Relocated from "Landscaping & Vegetation"

properties and the primary public right-of-way. Consider providing a driveway along the side yard of the property where feasible.

C.2.1 When locating driveways, the existing topography of the building site and significant site features should be minimally impacted.

C.2.2 Ten-foot (10') wide driveways are encouraged; however, new driveways should not exceed twelve feet (12') in width.

C.2.3 Shared driveways should be used when feasible.

A.6.5 Consider using textured and pour paving materials other than smooth concrete for driveways in the front yard viewable from the public right-of-way. Use Permeable paving should be used on a historic site, where appropriate, on a historic site to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

A.6.6 Avoid paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation, and storm-water runoff problems.

A.5.5 Landscape plans should allow for Snow storage from driveways should be provided on site.

Going forward, staff will be reviewing our proposed guidelines with an editor prior to presenting them to the HPB to reduce confusion and reduce the number of modifications. Further, staff will be providing additional information to aid the HPB in understanding the reasoning behind staff's proposed modifications.

Recommendation

The Planning Department requests the Historic Preservation Board open a public hearing, review the possible amendments to the *June 19, 2009 Design Guidelines for Park City's Historic Districts and Historically Significant Buildings*, and forward a positive recommendation regarding the staff's proposed changes as referenced in Exhibit C to City Council.

Exhibits

Exhibit A – 1.6.16 HPB Report + Minutes

Exhibit B – Amendments to the Design Guidelines

Historic Preservation Board Staff Report



Subject: Design Guideline Revisions
Author: Anya Grahn, Planner
 Hannah Turpen, Planner
Date: January 6, 2016
Type of Item: Regular Session
Project Number: GI-13-00222

Summary Recommendations

Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites. Staff recommends that the Historic Preservation Board (HPB) take public comment on the proposed changes to the *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings*; provide specific amendments to be made to the document if necessary; and make a recommendation to City Council. (A final review of the Design Guideline changes will be requested prior to forwarding a recommendation to City Council.)

Staff requests that the Historic Preservation Board (HPB) read and familiarize themselves with the existing Design Guidelines to prepare for this work session. The Design Guidelines are available online at:

<http://www.parkcity.org/home/showdocument?id=62>.

Background

Historic preservation code provisions date back to approximately 1982. In the early 1990s, the City expanded regulations governing demolition of commercial properties, primarily on Main Street, and soon after extended protections to residential properties on the initial survey or over 50 years old, subject to a determination of significance hearing. In 2007, the City contracted Preservation Solutions to conduct a reconnaissance level, or "windshield," survey of the historic district. This increased our current preservation program in which some 400 sites and structures were designated as historic on the City's Historic Sites Inventory (HSI) and the adoption of the 2009 *Design Guidelines for Historic Districts and Historic Sites*. Owners of properties on the HSI may not demolish buildings or structures designated as historic unless warranted by economic hardship; however, reconstruction and panelization may be deemed necessary and approved by the Historic Preservation Board if specified criteria are met as defined in the LMC. The City has been successful in encouraging historic preservation through a "carrot and stick" approach, which includes the Historic District Grant Program and LMC exceptions benefitting historic properties.

Purpose of the Design Guidelines

The Design Guidelines provide direction to property owners, architects, designers, builders, developers, City staff, the Historic Preservation Board (HPB), and City Council

in developing proposals that maintain the historic character of Park City's Old Town. The Design Guidelines fulfill policy directives provided in the General Plan and Land Management Code (LMC). Further, these guidelines are a foundation for making decisions and a framework for ensuring consistent procedures and fair deliberations.

The Design Guidelines were envisioned to be a living document. From time to time, the HPB may recommend changes in the Design Guidelines for Park City's Historic Districts and Historic Sites to Council, provided that no changes in the guidelines shall take effect until adopted by a resolution of the City Council. The Guidelines have not been reviewed or revised since their adoption in 2009.

What do they do?

The Design Guidelines are a standard for rehabilitating historic structures, developing historic sites, and constructing new buildings in the commercial and residential neighborhoods of Old Town. The guidelines direct alterations and the design of new construction projects to maintain the historic integrity and character of our historic districts. This allows Park City to maintain its listing on the National Register of Historic Places.

National versus Local Review

The Design Guidelines are based on the Secretary of the Interior's Standards for Preservation, Rehabilitation, Restoration, and Reconstruction. The Standards are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. Park City's Design Guidelines offer general design and technical recommendations to assist in applying the Standards to a specific property. The Secretary of Interior's Standards are generally applied most specifically during tax credit projects, which are reviewed by the National Park Service. The City does not enforce the Secretary of the Interior's Standards; we rely solely on the Design Guidelines.

The Secretary of the Interior, as well as our Design Guidelines, identifies four (4) treatment methods:

- *Preservation*: The act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials, and features rather than extensive replacement and new construction.
- *Rehabilitation*: The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
- *Restoration*: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

- *Reconstruction*: The act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Often, a project will utilize several of these methods depending on the condition of the structure and work to be completed.

It is important to note that though our Design Guidelines are based on the Secretary of Interior's Standards, City staff does not utilize the federal standards specifically when reviewing applications.

Past Reviews

Staff began reviewing the Design Guidelines with the HPB in December 2014. Staff met with the HPB to discuss a potential outline for Design Guideline Changes in December 2014. Following this discussion, staff brought forward a work session regarding the treatment of historic structures to discuss panelization and reconstruction in February 2015. In September and October, the HPB discussed compatibility of new additions. Staff also led a discussion with the HPB regarding character zones on October 7, 2015 and November 18, 2015.

Analysis

In December 2014, staff presented a rough outline to the Historic Preservation Board for reorganizing the Design Guidelines (Exhibit A). Using this outline, staff has chosen to focus today's discussion on the following areas of concern within the *Design Guidelines for Historic Residential Structures*:

- Universal Guidelines
- Site Design

Staff has outlined the applicable Design Guidelines that apply to each subject matter. In reviewing Design Guidelines from other cities and towns—including Crested Butte, Colorado; Breckenridge, Colorado; Madison, Indiana; and the 1980 Park City, Utah, Design Guidelines—staff has proposed the following changes to the Park City Design Guidelines as a possible solution.

1. Universal Design Guidelines:

The *Design Guidelines for Historic Sites* in Park City currently recommend the following Universal Design Guidelines:

1. *A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.*
2. *Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.*
3. *The historic exterior features of a building should be retained and preserved.*
4. *Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed.*

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

5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.

7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.

8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.

9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the site or building.

10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

These Universal Design Guidelines are based on the Secretary of the Interior's Standards for Rehabilitation. Staff finds that overall these Universal Guidelines provide sufficient direction. Staff would recommend clarifying Universal Guideline #4 by adding language clarifying that owners may reproduce missing historic elements consistent with those seen on properties of similar design, age, and detailing. Staff also recommends that Universal Design Guideline #9 be amended to further reflect the Secretary of the Interior's Standards by clarifying that new additions should be differentiated from the historic structure but also compatible. These changes are outlined below:

4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features. It may be appropriate to reproduce missing

historic elements that are consistent with properties of similar design, age, and detailing in some cases.

9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the site or building. The new work should be differentiated from the historic structure or construction and should be compatible with the historic structure or construction in materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

2. Site Design

Currently, Specific Design Guidelines A. Site Design (pages 29-30 of the Design Guidelines) provides direction on Building Setbacks & Orientation, Stone Retaining Walls, Fences and Handrails, Steps, Landscaping & Site Grading. Based on the outline for the revised Design Guidelines (Exhibit A), staff has made several recommendations for reorganizing the Design Guidelines, introducing new subsections such as Topography and Grading; and Gazebos, Pergolas, and Other Shade Structures. Further, staff has added additional guidelines for Landscaping and moved Parking Areas to the Site Design Subsection.

Staff's proposed changes are outlined below in red:

A.1. BUILDING SETBACKS & ORIENTATION

A.1.1 Maintain the existing front and side yard setbacks of Historic Sites.

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

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

A.2. TOPOGRAPHY AND GRADING

~~A.5.8~~ 2.1. Maintain the original grading of the site when and where feasible.

~~A.5.3~~ 2.2. The historic character of the site should not be significantly altered by substantially changing the proportion of built or paved area to open space or vice versa. In

A.53 LANDSCAPING & SITE GRADING VEGETATION

~~A.53.1~~ Respect and maintain historic landscape features that contribute to the character of the site and those that provide sustainability benefits.

~~A.3.2~~ Maintain established native plantings on site. Protect established vegetation during construction to avoid damage and replace damaged, aged, or diseased trees as necessary. Vegetation that may encroach upon or damage the historic building may be removed, but should be replaced with similar vegetation away from the historic building.

~~A.5.2~~ Incorporate landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complimentary and integrated design.

~~A.5.6~~ A.3.3 Provide a detailed landscape plan, particularly for the front yard, that respects the manner and materials used traditionally in the districts. Consider all relationships on and with the site when planning for the long term sustainability of the landscape system. Relationships between site and building as well as between plants with other plants on site should be considered.

A.53.4 Landscape plans should balance water efficient irrigation methods and drought tolerant and native plant materials with existing plant materials and site features that contribute to the significance of the site.

A.3.6 Use to advantage existing stormwater management features, such as gutters, downspouts, as well as site topography and vegetation that contribute to the sustainability of the historic property.

A.3.7 Where watering systems are necessary, use those which minimize water loss, such as drip irrigation. Consider use of xeriscaping or permaculture strategies for landscape design to maximize water efficiency; these systems should be designed to maintain the traditional character of the lot as viewed from the public right-of-way.

~~A.5.5~~ Landscape plans should allow for snow storage from driveways.

~~A.5.7~~ Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.

A.24 STONE RETAINING WALLS

~~A.2.1~~ Maintain historic stone retaining walls in their original locations. Maintain the line of stone retaining walls along the street. Walls of stone, concrete, or rock-faced concrete block that are original to a property should be preserved and maintained in their original dimensions.

~~A.2.2~~ Maintain the original dimensions of historic retaining walls.

A.2.2 Walls should be repaired with materials which closely approximate the original. Replace only those portions of historic stone retaining walls that have deteriorated beyond repair. When repair of a deteriorated feature is not feasible, the replacement must reuse the existing stone where possible, or otherwise match the original in color, shape, size, and design.

A.2.3 To reduce failure of walls, improve drainage behind them so that water drains away from walls. Preserve and repair existing stone and mortar.

A.2.4 New retaining walls should be consistent with historic features in design, materials, and scale. Simple scored concrete, stone, other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.

A.2.5 Walls of brick, concrete, or stone may be reconstructed based on physical or pictorial evidence or added to the front of a property if historically appropriate and consistent with the character of the district.

A.2.6 Maintain stone in its natural finish. It is not appropriate to paint, stain, or plaster over stone walls.

A.3. FENCES & HANDRAILS

A.3.1 ~~Maintain~~ Historic fences and handrails should be preserved and maintained.

A.3.2 Historic fences ~~and handrails~~ may be reconstructed based on photographic evidence. The reconstruction should match the original in design, color, texture, and material. Wood picket fences with flat, dog-ear, or pointed-tops were typical in the front yard; the heights of these fences was generally less than three feet (3'), the boards were 3-1/2" wide and spacing of 1-3/4" between boards.

A.3.3 New fences and handrails should reflect the building's style and period. New wood and metal fences located in the front yard should feature traditional designs and patterns. Split or horizontal rail, railroad tie, or timber fences may be located in rear yards but should be avoided in front yards visible from the primary public right-of-way. Vinyl or plastic-coated fencing is not appropriate.

A.3.4 Design a new fence to minimize its environmental impacts. New fences should use green materials and take into account site impacts such as shading, natural topography, and drainage.

A.3.5 Wood fences should be painted using colors complementary to the adjacent house.

A.3.6 Drought tolerant shrubs should be considered in place of a fence or wall.

A.3.7 Arbors emphasizing a fence gate or entry shall be subordinate to the associated historic building or structure and shall complement the design of the historic structure and fence in materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.

A.4. PATHS, STEPS, HANDRAILS, & RAILINGS (NOT ASSOCIATED WITH PORCHES)

~~A.1.3~~ A.4.1 ~~Maintain~~ The original path or steps leading to the main entry, if extant, should be maintained and preserved.

A.4.4 ~~2~~ ~~Maintain~~ Historic hillside steps that may be an integral part of the landscape should be maintained and preserved.

A.4.3 New hillside steps should be subordinate to the associated historic building or structure and shall complement the historic structure in materials, size, scale and proportion, and massing to protect the integrity of the historic property and its environment. For larger runs of stairs, consider changes in material to break up the mass of the stairs.

A.4.4 Historic handrails should be maintained and preserved. Historic handrails may be reconstructed based on photographic evidence; the reconstruction should match the original in design, color, texture, and material.

A.4.5 New handrails and railings shall complement the historic structure in materials, size, scale, and proportions, and massing to protect the integrity of the historic property and its environment.

A.5. GAZEBOS, PERGOLAS, AND OTHER SHADE STRUCTURES

A.5.1 Gazebos, pergolas, and other shade structures shall be subordinate to the associated historic building or structure and shall complement the design of the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.

A.5.2 The installation of gazebos, pergolas, and other shade structures shall be limited to rear or side yards and have limited visibility when viewed from the primary public right-of-way.

A.5.2. Gazebos, pergolas, and other shade structures shall not attach to the associated building or structure, nor damage historic features of the associated or neighboring historic building(s) or structure(s).

C. A.6. PARKING AREAS, DETACHED GARAGES, & DRIVEWAYS

A.5.2 A.6.1 Minimize the visual impacts of on-site parking by incorporating landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complimentary and integrated design.

A.5.7 A.6.2 Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.

C.1.3 A.6.3 When locating new off-street parking areas, the existing topography of the building site and significant site features should be minimally impacted.

C.1.4 A.6.4 Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure. C.1.2 If locating a parking area in the rear yard is not physically possible, the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Consider providing a driveway along the side yard of the property where feasible.

A.6.5 Consider using textured and pour paving materials other than smooth concrete for driveways in the front yard. Use permeable paving where appropriate on a historic site to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

A.6.6 Avoid paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation, and storm-water runoff.

Recommendation

Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites. Staff recommends that the Historic Preservation Board (HPB) take public comment on the proposed changes to the *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings*; provide specific amendments to be made to the document if necessary; and make a recommendation to City Council. (A final review of the Design Guideline changes will be requested prior to forwarding a recommendation to City Council.)

Exhibits

Exhibit A

Outline of Proposed Restructuring and Modifications of Design Guidelines

Existing Design Guidelines	Proposed Design Guidelines
<p><u>Design Guidelines for Historic Sites</u> Universal Guidelines</p> <p>Specific Guidelines</p> <p>A. Site Design</p> <ul style="list-style-type: none"> A.1. Building Setbacks & Orientation A.2. Stone Retaining Walls A.3. Fences & Handrails A.4. Steps A.5. Landscaping & Site Grading <p>B. Primary Structures</p> <ul style="list-style-type: none"> B.1. Roofs B.2. Exterior Walls B.3. Foundations B.4. Doors B.5. Windows B.6. Mechanical Systems, Utility Systems, and Service Equipment B.7. Paint and Color <p>C. Parking Areas</p> <ul style="list-style-type: none"> C.1 Off-Street Parking C.2. Driveways C.3. Detached Garages <p>D. Additions to Historic Structures</p> <ul style="list-style-type: none"> D.1. Protection for Historic Structures and Sites D.2. General Compatibility D.3. Scenario 1: Residential Historic Sites—Basement Addition without Garage D.4. Scenario 2: Residential Historic Sites—Basement Addition with Garage <p>E. Relocation and/or Reorientation of Intact Buildings</p> <ul style="list-style-type: none"> E.1. Protection for the Historic Site <p>F. Disassembly/Reassembly of All or Part of a Historic Structure</p> <ul style="list-style-type: none"> F.1. General Principles 	<p><u>Design Guidelines for Historic Residential Sites</u> Universal Guidelines</p> <p>Specific Guidelines</p> <p>Site Design</p> <ul style="list-style-type: none"> • Street Patterns and Streetscape • Building Setback and Orientation • Topography and Grading • Landscaping and Vegetation • Stone Retaining Walls • Fences • Steps and Handrails (Not associated with porch) • Gazebos, Pergolas, and Other Shade Structures • Parking (Areas and Driveways) <p>Primary Structures</p> <ul style="list-style-type: none"> • Foundation • Exterior Walls • Roofs • Doors • Windows • Porches • Gutters and Downspouts • Chimneys and Stove Pipes • Mechanical Systems <p>Additions to Primary Structures</p> <ul style="list-style-type: none"> • Protection of Historic Sites and Structures • General Compatibility • Basement Addition With Garage • Basement Addition Without Garage • Decks <p>Historic Accessory Structures</p> <p>Character Zones</p>

- F.2. Documentation Requirements prior to the commencement of Disassembly
- F.3. Disassembly
- F.4. Protection of the Disassembled Components
- F.5. Reassembly

G. Reconstruction of Existing Historic Structures

H. Accessory Structures

I. Signs

J. Exterior Lighting (Building Mounted)

K. Awnings

L. Sustainability

M. Seismic Upgrades

N. ADA Compliance

Supplemental Rehabilitation Guidelines

Main Street National Register Historic District

Design Guidelines for Historic Commercial Sites

Universal Design Guidelines

Specific Design Guidelines

Site Design

- Street Patterns and Streetscape
- Building Setback and Orientation
- Topography and Grading
- Landscaping and Vegetation

Primary Structure

- Foundation
- Exterior Walls
- Roofs
- Store Fronts
- Doors (not included in Storefronts)
- Windows (not included in Storefronts)
- Balconies/Porticos
- Awnings
- Chimney and Stovepipes
- Mechanical Equipment

Additions to Primary Structures

- Protection of Historic Sites and Structures
- General Compatibility
- Basement Additions
- Balconies/Decks

Historic Accessory Structures

****Staff has chosen not to re-number the revised Guidelines in order to allow greater flexibility when reorganizing the revised guidelines in the future.****

Design Guidelines for New Construction in Historic Districts

**Universal Design Guidelines
Specific Design Guidelines**

A. Site Design

- A.1. Building Setbacks & Orientation
- A.2. Lot Coverage
- A.3. Fences
- A.4. Site Grading & Steep Slope Issues
- A.5. Landscaping

B. Primary Structures

- B.1. Mass, Scale, & Height
- B.2. Key Building Elements
 - Foundations
 - Roofs
 - Materials
 - Windows and Doors
 - Porches
 - Paint and Color
 - Mechanical and Utility Systems and Service Equipment

C. Reconstruction of Non-Surviving Structures

D. Off-Street Parking Areas, Garages, & Driveways

- D.1. Off-Street Parking Areas**
- D.2. Garages**
- D.3. Driveways**

E. Signs

F. Awnings

G. Exterior Lighting

H. Accessory Structures

I. Sustainability

J. Mailboxes, Utility Boxes, and other Visual Elements in the Landscape

Supplemental Guidelines

Swede Alley

Main Street National Register Historic District

Design Guidelines for Infill Residential Development

Universal Guidelines

Specific Guidelines

Site Design

- Street Patterns and Streetscape
- Sameness
- Building Setback and Orientation
- Topography and Grading
- Landscaping and Vegetation
- Stone Retaining Walls
- Fences
- Steps and Handrails (Not associated with porch)
- Gazebos, Pergolas, and Other Shading Structures
- Parking (Areas and Driveways)

Primary Structures

- Foundation
- Exterior Walls
- Roofs
- Doors
- Windows
- Porches
- Gutters and Downspouts
- Chimneys and Stove Pipes
- Mechanical Systems
- Decks
- Materials

New Accessory Structures

Design Guidelines for Infill Commercial Development

Universal Design Guidelines

Specific Design Guidelines

Site Design

- Street Patterns and Streetscape
- Building Setback and Orientation
- Topography and Grading
- Landscaping and Vegetation

Primary Structure

- Foundation
- Exterior Walls
- Roofs
- Store Fronts for Main Street
- Doors (not included in Storefronts)
- Windows(not included in Storefronts)
- Balconies/Decks
- Awnings
- Chimney and Stovepipes
- Mechanical Equipment
- Materials

New Accessory Structures

Treatment of Historic Building Materials

- Wood
- Masonry
- Architectural Metals
- Exterior Paint & Color

Relocation, Panelization, and Reconstruction of Historic Buildings

Sustainability in Historic Buildings

Seismic Upgrades in Historic Buildings

ADA Compliance

Exterior Lighting

Signs

Mailboxes & Other Visual Elements in the Landscape

10. The applicant will remove a portion of the north wall of the non-historic garage, measuring approximately 19 feet by 29 feet, as well as a portion of the roof above this area. The partial demolition is required for the renovation of the building.

Conclusions of Law – 1445 Woodside Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and the LMC.

Conditions of Approval – 1445 Woodside Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 23, 2015. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

2. Design Guideline Revisions – Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for Park City’s Historic Districts and Historically Significant Buildings; provide specific amendments to be made to the document if necessary; and make a recommendation to City Council (Council review will be after the entire Guidelines are reviewed by the HPB) (Application GI-13-00222)

Planner Hannah Turpen reported that this was one of many Staff reports for Design Guideline revisions that the Historic Preservation Board would see this year. She reviewed Exhibit A to explain what they would be looking at this evening and the process for future meetings. The left side of the exhibit showed how the Guidelines are currently laid out and the right side showed the proposed revisions. Planner Turpen noted that the Guidelines have not been revised since their adoption in 2009.

Planner Turpen commented on Site Design and Universal Guidelines. She pointed out that the existing Site Design does not have as many sections as the Proposed Site Design. The Staff was proposing to add more sections to address additional items in the current Design Guidelines.

Planner Turpen commented on National versus Local Review. She stated that the Design Guidelines are based on the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration and Reconstruction. She stated that the City does not always enforce the Secretary of Interior Standards. They rely solely on the Design Guidelines which are based on the National Standards; but the City enforces its local document.

Planner Turpen started the discussion with Universal Guidelines. She noted that the Staff was proposing to change Universal Guideline #4 to include, "It may be appropriate to reproduce missing historic elements that are consistent with properties of similar design, age and detailing in some cases". They also added clarification to Universal Guideline #9 with language, "The new work should be differentiated from the historic structure or construction and should be compatible with the historic structure or construction in materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment".

Board Member Melville noted that the Board does not always see the problems the Staff has when applying the Guidelines. She asked for an example of why it was being proposed and how it would help the Staff.

Planner Grahn clarified that they were looking at guidelines that apply only to Historic residential structures. Ms. Melville stated that her question was more specific to the changes for Universal Guidelines 4 and 9. Director Erickson noted that the Board saw an example this evening where a non-historic porch would be removed and replaced with a porch that may be more historically in keeping with the home. That type of situation was addressed by Universal Guideline #4.

Planner Turpen noted that the language underlined in red in the Staff report was new language that the Staff was proposing to add. The Staff had added language in areas that needed more clarification so when the Guidelines are applied it is clear and not open to interpretation by a developer. Director Erickson used the boarding house renovation on Park Avenue that was discussed at the last meeting as an example of how the added language would bring the home more into compatibility, which was the purpose of this particular section. The language talks more about rhythm and scale and certain elements.

Planner Turpen assumed that the Board had read the Staff report and were aware of the proposed language. Therefore she did not intend to read all of the changes. She had only read #4 and #9 because the Universal Guidelines are broad and she wanted to hone in on exactly what was being changed in this section. Board Member Melville encouraged the Staff to give examples to help them understand the reason for the changes and the benefit.

Planner Grahn spoke about Site Design and Building Setbacks.

A.1 Building Setbacks and Orientation - Planner Grahn stated that the Staff removed "A.1.3 Maintain the original path or steps leading to the main entry, if extant", because they were addressing it in a different section.

A.2 Topography and Grading – Planner Grahn noted that nothing changed other than adding “or vice-versa” in A2.2. She explained that if the site is relatively paved they would not want to change the built or paved area too drastically because it would change the character of the site.

Ms. Melville noted that word “Grading” had also been added. She asked if the Guideline, “Maintain the original grading of the site” had been applied in the past. Planner Grahn stated that it also says, “...when and where feasible. She stated that the LMC requirement is to retain the finished grade after the project within four feet of existing grade. In Old Town they always look at where the grade will be after a new basement foundation goes in because they try to avoid having too much visible concrete. Director Erickson explained that this particular clause refers to the historic home that was raised and put on a very modern concrete foundation. The HPB had concerns about how the grading and the metal retaining wall that was in place. The intent of the proposed change is to clarify how they review that particular action. Director Erickson referred to the HPB picture of the house with the oversized steps and noted that this guideline would try to avoid that from occurring again.

Planner Grahn reiterated that the language written in black was currently in the existing Guidelines. Only the proposed changes were shown in red. Planner Turpen clarified that all the language in black was being applied currently, and the purpose of the changes in red was to strengthen that language and make it easier to enforce the guideline.

A.3 Landscaping and Vegetation - Planner Grahn stated that site grading was removed because it was addressed under Topography and Grading. She pointed out that in addition to protecting mature vegetation with this guideline, they were also trying to protect the historic houses from mature vegetation as stated in Guideline A.3.1. Planner Grahn stated that either the Secretary of the Interior or the National Parks Service came up with Design Guidelines for energy efficiency. That was where the storm water management features and storm water management systems, etc. came from in A.3.7. They want to make sure that people develop landscape plans that last and that landscaping is not being redone every year. That was addressed in the language added to A.3.3.

Board Member Holmgren understood from the photos she has seen and people she spoke with that Park City used to have a lot of fruit trees and lilacs. She was vocally opposed when the plum trees were removed behind a restaurant. Ms. Holmgren suggested that in the Design Review process the Staff could encourage applicants to plant that type of landscaping because it does grow. Planner Turpen stated that they could add a sidebar and include examples of vegetation that was historically found in the City. She thought it would be interesting for the Staff to do that research.

Board Member Melville liked the added language in A.3.2 to protect established vegetation and replace removed vegetation with similar vegetation. She noted that too often mature trees are removed during construction and replaced with smaller stick-like trees. Planner Grahn stated that the Staff has had a policy to address those situations. When mature trees are taken down the Staff requests that it be replaced with a 2:1 ratio of something similar. In addition, they look at the diameter of the tree at chest height to make sure that if a 10" diameter is replaced with a 1" diameter, they need to replace it with ten trees. The Staff was looking at revising that requirement, but they were losing a lot of mature vegetation and this Guideline would help reduce the amount. Ms. Melville thought it was better to require bigger trees as opposed to a lot of smaller trees.

Board Member Holmgren suggested that the Staff research which trees do well in Park City. For example, aspen trees last about four years and eventually need to be removed. Box Elder is another garbage tree that people like to plant.

Board Member Stephens remarked that the Board was looking at the vegetation on its own merits, but the Planning Department looks at it in relationship to parking, construction, etc. He thought it would be interesting to get an idea from the Planning Department on how they weight what is more important. Mr. Stephens stated that Mr. Erickson had commented on a historic house that was lifted and the grade was changed, but at the same time a garage was going in to facilitate off-street parking. He recognized that it was a difficult job but he was unsure how they judge it. Director Erickson replied that it was an interesting balancing act. The first priority is not to negatively affect the historic home. The second priority is not to negatively affect the historic district, which is where vegetation comes into play. He stated that the Planning Department would rather restrict grading and protect a tree than to accommodate parking. However, fir trees go decadent after 60 years and Aspen trees are inappropriate. He believed the strongest trees in the District are fruit trees and lilac bushes. Director Erickson believed it was appropriate to add plant materials as a sidebar. He clarified that he is personally opposed to removing a dead tree if it is a wildlife tree with bird species living in it.

Board Member Holmgren asked if there was an ordinance that prohibits using rain barrels. Director Erickson answered yes. Ms. Melville thought the ordinance had been changed to allow it. Director Erickson explained that the State Division of Water Rights regulates how much water can be collected without a permit. Water can be collected in a rain barrel and registered, but the rest has to run down stream so farmers can water the grass. He was unaware of any restrictions in the Historic District Guidelines that prohibit water barrels.

Planner Grahn asked if the Board wanted to add a guideline regarding rain barrels. Board Member Holmgren stated that she would like the ability to use them. Director Erickson reiterated that she already has that ability because the

City does not regulate rain barrels. He suggested that if a rain barrel is proposed as part of a reconstruction or restoration the Staff could ask that the location be included on the site plan. If an owner wanted to place a rain barrel on their existing home it should not be an issue for the Planning Department to regulate unless it encroaches into the setback or over a property line.

Assistant City Attorney McLean recommended that the Staff include a comment in the redlines to indicate items that were redlined because they were moved to another section. Another option would be to underline it in a different color. She believed it would help the Board know that it was not deleted and where they could find it.

Planner Turpen stated that she and Planner Grahn were finding numbering errors. She asked the Board to let them know if they find issues with the numbering. Planner Grahn pointed out that the sections are numbered primarily to keep the Staff reports organized. She assumed the final version of the Design Guidelines would have to be renumbered based on comments and feedback from the HPB.

A.4 Stone Retaining Walls - Planner Turpen recalled discussing this item in the Fall and early Winter in terms of what defines the streetscape. They found that there are a lot of historic retaining walls but it is difficult to regulate what new walls are supposed to look like and how they deal with the ones they already have. She pointed out that most of this section was in red because the current guidelines have very little about retaining walls.

Planner Turpen stated that A.2.1 talks about maintaining a line of stone retaining walls along the street; and that goes back to the streetscape. She recalled from the Fall discussion that Board Member Stephens talked about how the walls stepped with the topography of the street and they needed to be able to respect that. She stated that A.2.2 was moved to another section. Director Erickson referred to the April Inn retaining wall as an example and noted that the new guideline would regulate that wall much more effectively. Ms. Melville liked that that language specifically calls for reusing the existing stone where possible. She thought it would be even better if they could make the language stronger than "where possible". Director Erickson suggested, "to the greatest extent practicable".

Board Member Hodgkins asked why they named this section stone retaining walls and not just retaining walls. Planner Grahn stated that they could change it to masonry retaining walls because it also includes brick and concrete. Planner Turpen suggested changing it to Retaining Walls to encompass all walls.

Planner Turpen noted that the newly proposed A.2.2 states that "Walls should be repaired with materials that closely approximate the original". She stated that

A.2.3 addresses reducing the number of failing walls by encouraging applicants to improve the drainage behind existing walls. A.2.4. - New walls shall be consistent with historic features and design, materials and scale. A.2.5 - Walls of brick should be reconstructed based on physical or pictorial evidence. A.2.6 – Maintain stone in its Natural Finish. It is not appropriate to paint, stain or plaster over stone.

Board Member Melville asked if this would prevent the use of plate steel. Planner Grahn believed it was covered under A.2.4 in terms of materials. Board Member Hewett asked if they could list the type of stone that would be preferred if a wall was built from scratch. Planner Grahn stated that recommended materials could be listed as a sidebar; however, she cautioned against being overly prescriptive. Director Erickson thought they could be consistent with what they know on local knowledge, and that the stone needs to retain a traditional shape and that the materials need to be sourced locally. He would work on geographically defining locally.

Chair White stated that recently they have been saying that walls should be of stone in a size that a person could carry, and they should be hand stacked or look hand stacked to be consistent with how the walls were originally built. The Board talked about stone size, shape and color. Planner Turpen thought they could include a photos of an authentic Park City wall, which would make it easier to enforce. She stated that the Staff has been successful in Design Review Team meetings making it clear that the stone must be something a miner could carry and that it is rectangular or square. Ms. Melville was not opposed to that criteria as long as it resulted in something historic looking and not a wall with modern stone.

A.3 – Fences - Planner Turpen noted that in A.3.1 language was added to state, “Historic fences should be preserved and maintained”. She noted that language in A.3.2 describes what appropriate wood fences should look like. Wood fences should have flat, dog-eared or pointed tops similar to what was typically used. The language gives specific dimensions. Planner Grahn noted that the information was pulled from the previous Park City Design Guidelines.

Board Member Holmgren asked about metal fences. Planner Grahn believed they would be open to it as long as it was compatible with the design of the building. However, the LMC does not allow chain link fences other than for LOD fencing. Planner Turpen stated that A.3.3 says, “New wood and metal fences located in the front yard should be traditional designs and patterns”.

Board Member Stephens asked if the wood picket fences were only for reconstruction. He preferred to move the measurements into a sidebar to keep it from becoming too specific. Mr. Stephen thought a 3-1/2 inch wide board would have been new dimensional lumber. In the 1900s it would have been a 4-inch

board. He believed a sidebar would force the applicant to show what was there or what might be compatible with the house, but still allow some flexibility.

Planner Turpen stated that A.3.5 talks about how the wood fence should be painted to be complimentary to the adjacent house. A.3.6 encourages the use of drought tolerant shrubs in place of a fence or wall. A.3.7 states, "Arbors emphasizing a fence gate or entry shall be subordinate to the associated historic building or structure and shall complement the design of the historic structure and fence in materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment". She pointed out that the current guidelines do not address arbors and the Staff sometimes gets pushback on arbor proposals because nothing is in writing.

A.4. – Paths, Steps, Handrails, & Railings (Not associated with porches). Planner Grahn noted that these were ones not associated with porches. The first guideline was moved from a different section. A.4.3 relates to compatibility and the issues they identified in various photos at the last meeting. Language in A.4.4 indicates that Historic handrails should be maintained and preserved if they exist. In A.4.5 they need to make sure that they complement the historic structure and the site in general.

Board Member Hewett asked for an example of a historic handrail. Planner Grahn replied that all handrails have to meet the Building Department Code for safety. Historic handrails could just be a wood railing on steps. It could also be similar to metal plumbing pipes that are simple in design. Ms. Hewett stated that she was thinking of the 1970s houses where some things are not attractive. She was concerned about suggesting round circle railings.

A.5. – Gazebos, Pergolas, and Other Shade Structures.

Planner Grahn reiterated that the Staff was seeing more demand for arbors and these types of structures. The language promotes that they be subordinate to the associated historic buildings or structure, complement the design, and should be limited to rear or side yards so they are not in the front yard or affecting the integrity of the site. They should not be attached to associated buildings or structures because they would no longer be a freestanding shade structure.

A.6. – Parking Areas, Detached Garages and Driveways.

Planner Turpen stated that the change to this section was primarily adding language for clarification and details. A.6.5 was added to "Consider using textured and pour paving materials other than smooth concrete for driveways in the front yard. Use permeable paving where appropriate on a historic site to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas. A.6.6 was added to say, "Avoid paving up to the building

foundation to reduce heat island effect, building temperature, damage to the foundation, and storm-water runoff”.

Board Member Beatlebrox stated that the textured and poured paving materials language reminded her of how the City beautified the area going to the Transit Center. She asked if they were talking about that type of material or something different. Planner Grahn thought they would be open to people using pavers. Traditionally there were wood sidewalks and gravel or dirt driveways so there was some room for flexibility. However, they would not want the driveway to detract from the historic site or become the focal point. Textured materials would be allowed and pavers would be considered a textured material. She pointed out that the language specifically states poured concrete because a smooth concrete finish is too modern.

Board Member Melville asked how the Guideline would keep people from paving over the entire front of the house. Planner Grahn replied that it goes back to the design guideline regarding the site plan and how they should not have a substantial amount of paved or built area. Planner Grahn stated that the LMC and the current Design Guidelines do not allow more than 12’ of width on the driveway. They could add it to this section for clarification.

Board Member Melville asked how the Staff addresses the fact that these are only guidelines and not requirements when applicants raise that issue. Director Erickson stated that if the Staff makes a determination based on applying the design guidelines, the applicant would have the right to appeal that decision to the Board of Adjustment. Planner Grahn believed the LMC also states that if there is a discrepancy between the guidelines and the LMC the stricter of the two applies.

Director Erickson followed up on the question regarding the 12’ driveway width and noted that it was addressed in D.3 of the existing Guidelines.

Board Member Beatlebrox complimented the Staff on thoroughness and a job well done. It was evident that they had carefully listened to the comments made by the Board and they had drafted language that made the guidelines very clear.

Planner Grahn explained the breakdown of Exhibit A and the color coded categories. Director Erickson stated that in effect they were remapping the Guidelines between the existing and the proposed. It was more of a tracking mechanism for the Staff.

Planner Turpen commented on process. She noted that the Design Guidelines would not go to the City Council for adoption until the HPB completes all of the revisions.

Chair White opened the public hearing.

Jim Tedford stated that he was representing a group called Preserve Historic Main Street. They have been testifying the past few years concerning the Kimball Corner. As he listened to the proposed changes a couple of things came to mind. He thought separating residential and commercial was an excellent idea because some things do not apply to both. Regarding the proposed changes, Mr. Tedford noted that they had used the words “compatible” and “subordinate”, which are important words in terms of what their concerns for Kimball Corner. He pointed out that the definitions in both the current Design Guidelines and the General Plan were not the best. Mr. Tedford stated that compatible and subordinate can be interpreted in many ways without a very clear definition.

Cindy Matsumoto, a Park City resident commented on language under Fences, “Drought tolerant shrubs should be considered in place of a fence or a wall.” She felt that would encourage more xeriscape which would not fit into the Old Town look. Ms. Matsumoto favored Board Member Holmgren’s idea of using lilac or rose bushes or other vegetation that was historically used between homes. Ms. Matsumoto asked the Staff to explain why they were waiting until all the revisions were completed before bringing them forward. Since the Guidelines were being revised section by section, she questioned why the City Council could not vote on them section by section. She thought it was better to have people follow the new guidelines this year when they start doing their fencing and landscaping in March rather than waiting another year to implement them.

Planner Turpen stated that the Design Guidelines are set up different than the LMC. It is one document and each section is not its own chapter. Planner Grahn explained that the goal was to keep the document together rather than section by section to avoid confusion in trying to update the website on a monthly basis. The Staff gives the Council quarterly updates and they will include which sections are being revised in each update.

Assistant City Attorney suggested that since the Guidelines were divided between existing historic houses and new construction, there may be some break points to address Ms. Matsumoto’s concerns. Planner Turpen thought they could possibly structure the new document in a way that would allow more frequent updates. Planner Grahn agreed that it would be beneficial to everyone if the Guidelines could be changed as often as the LMC.

Ruth Meintsma, a resident at 305 Woodside, had an issue with a small change on the Universal Guidelines. She pointed to the language under Landscaping, “Use to advantage the existing storm water management features such as gutters.” She was told by Sandra Morrison that there were no gutters in Old Town. Ms. Meintsma understood that gutters have become essential to help with barrels and sustainability, but since gutters did not historically exist she thought

the language as written was confusing. Ms. Meintsma noted that the language in A.5.7 “providing landscape separations” was also shown in A.6.2. She referred to the language regarding retaining walls, “Maintain the line of stone retaining walls.” She recalled that the Planning Commission calls that the setback.

Planner Grahn explained that the language in the guideline was talking about height and not the setback from the street. She offered to revise the language for better clarification.

Ms. Meintsma referred to language in A.2.3, “To reduce failure of walls, improve the drainage...” She watches a lot of structure go up and she watches the drainage that is used in new construction or new construction under historic structures. Often the drainage is nothing more than gravel backfill. She stated that gravel backfill is unsightly and nothing grows in it so it becomes dead space. She had researched different drainage systems and there are different levels of gravel and different environmental fabrics. Topsoil can be put over the top of gravel so things can grow. Ms. Meintsma suggested the possibility of coming up with a fundamental system of drainage behind a wall.

Director Erickson was not in favor of coming up with a system, but they could recommend that the final landscaping needs to have sufficient top soil and a means of retaining the top soil. It would then be up to the engineer to work out the details. He thought Ms. Meintsma had made a good point.

Ms. Meintsma referred to A.2.4 and the different types of retaining walls. She asked if simple scored concrete was the same as wood form. Planner Grahn thought it was. Ms. Meintsma clarified that if it was scored concrete it would include wood form. Planner Grahn offered to change it to simple board form concrete for clarity.

Ms. Meintsma was confused with the language, “Wood fences should be painted using colors complimentary to the adjacent house”. Planner Grahn stated that the intent is to make sure it is obvious that the fence belongs to the house. She was not opposed to eliminating the guideline if there were concerns about regulating color.

Board Member Holmgren noted that paint and color were not mentioned in the proposed guidelines and she suggested that they could just let it go. Board Member Stephens interpreted the language to mean that the fence should be painted as opposed to having an unfinished cedar fence. Planner Grahn replied that he was correct. The intent is for the wood to be painted. Planner Turpen thought they should just say that the fence should be painted. Ms. Beatlebrox agreed. She read the guideline from the standpoint of an artist and her interpretation of complimentary colors is probably different.

Planner Grahn suggested that they remove the guideline from this section. The Guidelines will have a new section regarding the treatment of historic building materials, and they could address the need to paint wood in that section.

Ms. Meintsma referred to language in A.4.3 under Paths and Steps stating that the steps should complement historic structures in materials, size and scale. She asked if it would be easier to identify a maximum width.

Planner Grahn stated that it would depend on the site. She preferred to keep the language more subjective.

Ms. Meintsma referred A.5.2, Installation of Gazebos, and the language stating that they shall be limited to rear side yards and have limited visibility when viewed from the primary right-of-way. She suggested revising the language to say, "limited visibility when viewed from public right-of-way" to address the situation of a corner lot. Ms. Meintsma suggested that they add visual examples under landscape treatment for driveways and walkways. Director Erickson clarified that it was more of a greenspace. He explained that many newer homes have a grassy area between the driveway and the sidewalk to maintain the 12' width.

Ms. Meintsma commented on off-street parking in the rear yard. Board Member Holmgren thought the language should be revised to make "If locating the parking area in the rear is physically not possible..." the first sentence. The next sentence could be that the off-street parking should be located within the rear yard.

Ms. Meintsma referred to #7 of the General Guidelines, the second sentence, "Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exist." Her interpretation is that if a house never had a front porch that architectural element could not be added.

Planner Grahn explained that the intent of the sentence is not to add features that never existed. The last sentence talks about reproducing missing historic elements and it can be based on physical or photographic evidence. For example, they might know a railing existed but they do not always have the best physical evidence. In some cases they can look to a neighboring house and reproduce an element based on their dimensions.

Ms. Meintsma understood that clarification but she still questioned whether an element could be added if there was evidence that it never existed. She referred to the first item the HPB reviewed this evening. Planner Grahn replied that it was also a reconstruction and the porch that exists was added because whoever approved it at the time thought it contributed to the historical look and feel of the

house. In this case the added porch was not in keeping with the era of the house; whereas a full-width porch was typical on hall-parlor homes. Planner Grahn pointed out that this was a unique situation because the home was reconstructed after a fire and given the neighborhood. Ms. Meintsma was concerned that they were opening a door for many things to occur if they justify it based on what exists in the neighborhood. Planner Grahn explained that if an element is being reconstructed based on photographic or physical evidence it should be replicated. However, if a new element is added, it must be compatible with the house.

Chair White closed the public hearing.

Board Member Melville referred to Mr. Tedford's comment regarding the definitions of "compatible" and "subordinate". She suggested that the HPB should look at the current definitions to see whether or not they are adequate. Planner Grahn offered to schedule that review for the next meeting. Board Member Beatlebrox thought they should also look at the definition of "complementary".

Assistant City Attorney McLean stated that the HPB should make a recommendation to the City Council on whether or not to consider the amendments as outlined. Board Member Beatlebrox was uncomfortable making a recommendation until the suggested changes were incorporated and the guidelines are re-drafted. She wanted to look at the next draft before forwarding a recommendation. Chair White concurred.

MOTION: Board Member Beatlebrox moved to CONTINUE the draft that was discussed this evening to February 3, 2016. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Board Member Beatlebrox asked if there was a way to have links to each section rather than relying on a full PDF document. Planner Grahn thought it was a good suggestion and they would look into it. Planner Turpen pointed out that if items are eliminated from some sections, the links would not be current. Assistant City Attorney McLean thought the Staff could meet internally to come up with a strategy to address this issue.

The meeting adjourned at 7:05 p.m.

Approved by _____

Design Guidelines for Historic Sites in Park City

Universal Guidelines

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.
2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.
3. The historic exterior features of a building should be retained and preserved.
4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features. In some cases, where there is insufficient evidence to allow for an accurate reconstruction of the lost historic elements, it may be appropriate to reproduce missing historic elements that are consistent with properties of similar design, age, and detailing.
5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.
7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.
8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.
9. New construction—such as new additions, exterior alterations, repairs, upgrades, etc. — or related new construction should not destroy historic materials, features, and spatial relationships that characterize the historic site or building historic structure. New construction should differentiate from the historic structure and, at the same time, be compatible with the historic structure in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure, the historic site, and its environment.
10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

Specific Guidelines

SITE DESIGN

BUILDING SETBACKS & ORIENTATION

~~A.1.1~~ Maintain the existing front and side yard setbacks of ~~H~~historic ~~S~~sites.

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

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

TOPOGRAPHY AND GRADING

~~A.5.8~~ Maintain the natural topography and original grading of the site when and where feasible.

~~A.5.3~~ The historic character of the site should not be significantly altered by substantially changing the proportion of built and/or paved area to open space, and vice versa.

LANDSCAPING & ~~SITE GRADING~~ VEGETATION

~~A.5.1~~ Respect and maintain existing landscape features that contribute to the historic character of the site- ~~and existing landscape features that provide sustainability benefits.~~

Maintain established on-site native plantings. During construction, protect established vegetation to avoid damage. Replace damaged, aged, or diseased trees as necessary. Vegetation that may encroach upon or damage the historic structure may be removed, but should be replaced with similar vegetation away from the historic structure.

~~A.5.2~~ Incorporate landscape treatments for driveways, walkways, paths, building and accessory structures in a comprehensive, complimentary and integrated design.

~~A.5.3~~ The historic character of the site should not be significantly altered by substantially changing the proportion of built or paved area to open space.

~~A.5.6~~ Provide a detailed landscape plan that respects, particularly for the front yard, areas viewable from the public right-of-way, that respects the manner and materials historically used ~~traditionally~~ in the historic districts. When planning for the long-term sustainability of a landscape system, consider all landscape relationships on the site, the relationship between the site and its structure(s), as well as the relationship between plants and other plants on a site.

~~A.5.4~~ Landscape plans should balance water efficient irrigation methods and drought tolerant and native plant materials with existing plant materials and site features that contribute to the historic significance of the site.

Use to advantage stormwater management features, such as gutters and downspouts as well as site topography and vegetation, that contribute to the sustainability of the historic site.

Where watering systems are necessary, use systems that minimize water loss, such as drip irrigation. Consider the use of xeriscaping or permaculture strategies for landscape design to maximize water efficiency; these systems should be designed to maintain the historic character of areas viewable from the public right-of-way.

~~A.5.5~~ Landscape plans should allow for snow storage from driveways.

~~A.5.7 Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.~~

~~A.5.8 Maintain the original grading of the site when and where feasible.~~

STONE RETAINING WALLS

~~A.2.1 Maintain historic stone retaining walls in their original locations. Maintain the historic height and setback of retaining walls along the street. Retaining walls of stone, concrete, or rock-faced concrete block that are original to the historic site should be preserved and maintained in their original dimensions.~~

~~A.2.2 Maintain the original dimensions of historic retaining walls.~~

~~Removing portions of retaining walls for new driveways and pathways should be avoided to the greatest extent possible, but where it must occur, visual impacts should be minimized.~~

~~Retaining walls should be repaired with materials that closely approximate the original. Replace only those portions of historic retaining walls that have deteriorated beyond repair. When repair of a deteriorated retaining wall is not feasible, the replacement must reuse the existing stone to the greatest extent possible, and otherwise match the original in color, shape, size, material, and design.~~

~~To abate retaining wall failure, improve drainage behind retaining walls so water drains away from the walls. Repair and preserve historic stone and mortar.~~

~~New retaining walls should be consistent with historic retaining walls in design, materials, scale of materials, as well as size and mass of the wall. Simple board-formed concrete, stone, and other historic materials are recommended over concrete block, asphalt, or other modern concrete treatments.~~

~~Non-extant historic retaining walls of concrete or stone specific to the historic site may be reconstructed based on physical or pictorial evidence. Historically appropriate concrete or stone walls, if consistent with the historic character of the district, may be added to the area of a historic site viewable from the public right-of-way.~~

~~Maintain stone in its natural finish. It is not appropriate to paint, stain, or plaster over stone or concrete.~~

FENCES FENCING & HANDRAILS

~~A.3.1 Maintain historic fences and handrails. Historic fencing should be preserved and maintained.~~

~~A.3.2 Historic fences fencing and handrails may be reconstructed based on photographic evidence. The reconstruction should match the original in design, color, texture and material.~~

~~A.3.3 New fences fencing and handrails should reflect the building's structure's style and period. New wood and metal fencing located where viewable from the public right-of-way should feature traditional design and pattern. Split or horizontal rail, railroad tie, or timber fencing may be located where not viewable from the public right-of-way, but should be avoided where visible from public right-of-way. Vinyl or plastic-coated fencing is not appropriate.~~

~~New fencing should be designed to minimize its environmental impacts. New fencing should use green materials and should take into account site impacts such as shading, natural topography, and drainage.~~

~~Drought tolerant shrubs should be considered in place of fencing or walls.~~

Arbors emphasizing a fence gate or entry shall be subordinate to the associated historic structure and shall complement the design of the historic structure and fencing in materials, features, size, scale and proportion, and as well as massing to protect the integrity of the historic site.

PATHS, STEPS, HANDRAILS, & RAILINGS (NOT ASSOCIATED WITH PORCHES)

A.1.3 Maintain The original path or steps leading to the main entry, if extant, should be preserved and maintained.

A.4.1 Maintain Historic hillside steps that ~~may be~~ are an integral part of the landscape. should be preserved and maintained.

New hillside steps should be visually subordinate to the associated historic structure in materials, size, scale and proportion, as well as massing and shall complement the historic structure in materials, size, scale and proportion, and massing to protect the integrity of the historic site. For longer-run stairs, consider changes in material to break up the mass of the stairs.

Historic handrails should be preserved and maintained. Historic handrails may be reconstructed based on photographic evidence; the reconstruction should match the original in size, design, color, texture, and material.

New handrails and railings shall complement the historic structure in materials, size, scale and proportions, massing and design to protect the integrity of the historic structure and site.

GAZEBOS, PERGOLAS, AND OTHER SHADE STRUCTURES

Gazebos, pergolas, and other shade structures should be visually subordinate to the associated historic structure(s) and should complement the design of the historic structure(s) in materials, features, size, scale and proportion, and massing to protect the integrity of the historic structure and site.

The installation of gazebos, pergolas, and other shade structures shall be limited to rear or side yards and have limited visibility when viewed from the public right-of-way.

Gazebos, pergolas, and other shade structures shall not be attached to the associated historic structure(s), or damage historic features of associated or neighboring historic structure(s).

PARKING AREAS, ~~DETACHED GARAGES,~~ & DRIVEWAYS

C.1 Off-street parking

A.5.2 Minimize the visual impacts of on-site parking by ~~incorporate~~ ing landscape treatments for driveways, walkways, paths, ~~building and accessory~~ and structures in a comprehensive, complimentary and integrated design.

A.5.7 Provide landscaped separations between parking areas, drives, service areas, and public use areas including walkways, plazas, and vehicular access points.

~~C.1.3~~ C.1.3 When locating new off-street parking areas, the existing topography of the ~~building~~ building site and ~~significant~~ integral site features should be minimally impacted.

C.1.1 Off-street parking areas should be located within the rear yard and beyond the rear wall plane of the primary structure where feasible. ~~C.1.2~~ C.1.2 If locating a parking area in the rear yard is not physically

possible, the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Consider providing a driveway along the side yard of the property where feasible.

C.2 Driveways

C.2.1 When locating driveways, the existing topography of the building site and significant site features should be minimally impacted.

C.2.2 Ten foot (10') wide driveways are encouraged; however, new driveways should not exceed twelve (12) feet in width.

C.2.3 Shared driveways should be used when feasible.

Consider using textured and pour paving materials other than smooth concrete for driveways viewable from the public right-of-way. Permeable paving should be used on a historic site, where appropriate, to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

Avoid paving up to the building foundation to reduce heat island effect, building temperature, damage to the foundation, and storm-water runoff problems.

Snow storage from driveways should be provided on site.



Historic Preservation Board Staff Memo

Subject: Historic Site Inventory Intensive Level Survey
Author: Anya Grahn, Historic Preservation Planner
Hannah Turpen, Planner
Department: Planning Department
Date: March 2, 2016
Type of Item: Work Session

Summary Recommendations:

Staff recommends that the Historic Preservation Board (HPB) review staff's update on the CRSA Intensive Level Survey (ILS) and provide staff with any comments or questions.

Background:

In April 2013, City Council awarded a contract to Cooper Roberts Simonsen Associates (CRSA) to conduct an Intensive Level Survey (ILS) of the historic buildings within our Main Street and Mining Boom Era Residences Thematic National Register Districts. As part of this contract, CRSA was tasked with evaluating any new potential listings for the Historic Sites Inventory (HSI) and nominate two (2) buildings to the National Register of Historic Places. The survey included approximately four-hundred (400) historic sites and structures.

Staff is reviewing CRSA's completed ILSs of the Main Street National Register Historic District, and CRSA is currently working on the Mining Boom Era Residences Thematic National Register District, which is roughly located in the H-districts outside of the Historic Commercial Business (HCB) zoning district. In an effort to update the existing Historic Sites Inventory (HSI), staff will be reviewing Determination of Significance (DOS) applications with the HPB periodically based on the results of CRSA's survey.

City Council adopted amendments to the Land Management Code (LMC) on December 17, 2015, to modify the criteria regarding the designation of "Significant" structures. The amended criteria, which are broader than the earlier criteria, will be used for the DOS reviews.

Analysis:

In August 2008, City Council directed staff to modify the historic designation standards in order to designate more structures that contribute to Park City's unique character. This allowed a greater number of structures to be recognized as historic and protected by the Design Guidelines and Land Management Code (LMC). As part of this process, the City contracted Preservation Solutions to conduct a reconnaissance level survey of the Historic District. The Historic Sites Inventory (HSI) was the end product of this survey, and it was adopted by the City in 2009.

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current.

On December 17, 2015, City Council adopted amendments to the LMC to modify the criteria regarding the designation of “Significant” structures. The purpose of these LMC amendments was to expand the Historic Sites Inventory criteria to include the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any reconnaissance or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree, which can reasonably be restored to historic form.

Reconnaissance vs. Intensive Level Surveys

Reconnaissance level surveys, also known as “windshield surveys,” identify the general distribution, location, and nature of cultural resources within a given area. These surveys identify resources that meet a broad context. A reconnaissance survey identifies the following:

- Boundaries of the surveyed area.
- Methods of survey, including the extent of survey coverage.
- Categorized types of historic properties that were identified.
- Places examined that did not feature historic properties.

Unlike a reconnaissance level survey, an intensive level survey (ILS) is much more detailed in its description of the site and its history. Park City’s HSI forms contain a substantial amount of information (more so than the typical windshield survey), and the ILS will continue to build upon previously completed research. In addition to historic photographs, construction date, and National Register eligibility, the ILS will also include historic uses of the property, history of ownership, and an in-depth statement of significance based on the history of the resource, its context, and National Register eligibility.

ILSs typically include the following information:

- Boundaries of the area surveyed.
- Method of survey, including an estimate of the extent of survey coverage.
- Categorized types of properties identified.
- Record of the precise location of all properties identified (typically determined by USGS coordinates).
- Description of the structure and/or site based on appearance, significant, integrity, and boundaries of each property sufficient to permit an evaluation of its National Register eligibility.

CRSA's Intensive Level Survey

In April 2013, City Council awarded a contract to Cooper Roberts Simonsen Associates (CRSA) to conduct an Intensive Level Survey (ILS) of the historic buildings within our Main Street and Mining Boom Era Residences Thematic National Register Districts. As part of the ILS, CRSA is also evaluating new potential listings, and nominated two (2) buildings to the National Register of Historic Places—the Marsac Elementary School and Park City High School (now Park City Library and Education Center). The ILS includes the over 400 buildings and sites currently listed on the City's Historic Sites Inventory (HSI).

CRSA is nearing completion on their review of our historic sites. In late January, they completed a first draft of their review. Staff is working with CRSA to complete the final edits on their historic site forms and staff anticipates reviewing the results of the survey with the HPB in May.

Following the adoption of the Land Management Code (LMC) amendments by the Park City Council in December 2015, the Planning Department created a list of properties that under the expanded criteria could qualify for designation as a "Significant" site on the Historic Sites Inventory, based on their date of construction. These included:

- 569 Park Avenue
- 222 Grant Avenue
- 210 Grant Avenue
- 921 Norfolk Avenue
- 1259 Norfolk Avenue
- 1406 Park Avenue
- 39 King Road

In reviewing this list, staff has found that the DOS applications for 569 Park Avenue, 1259 Norfolk Avenue, and 1406 Park Avenue should be reviewed with the HPB. Staff has determined that the remaining addresses did not meet the criteria for designation to the HSI, as defined by LMC 15-11-10(A). Such reasons include:

- **222 Grant Avenue.** The HPB reviewed a DOS for this property on November 16, 2011, and found that the existing structure was not built in this location until after 1965, per photographic evidence provided by then-consultant Gene Carr. No new evidence has been found to contradict this determination.
- **210 Grant Avenue.** The HPB reviewed a DOS for this property on November 16, 2011, and found that the existing structure was not built in this location until after 1965, per photographic evidence provided by then-consultant Gene Carr. No new evidence has been found to contradict this determination.
- **921 Norfolk Avenue.** The HPB reviewed a DOS for this property on March 17, 2010, and found that the property no longer met the criteria for designation as a "Significant" site due to the extent of out-of-period alterations that did not

maintain the historic form of the house. Staff has reviewed this property under the new criteria, adopted by City Council in December 2015, and found that the site does not meet the new criteria for designation as a “Significant” site. The cumulative effect of out-of-period in-line additions and changes to the original roof form has made this structure incompatible with the Historic District. The building does not reflect the historic character of the district through its historic scale, context, and materials. The extent of the changes and significant loss of historic materials would make it impossible to determine and restore the original historic form.

- **39 King Road.** 39 King Road is already listed on the Historic Site Inventory under its alternative address, 39 Seventh Street.

As CRSA provides staff with completed ILSs, staff will be comparing the new information to the existing HSI produced by the 2009 Reconnaissance Level Survey. The only sites that may be re-evaluated are those sites that were just adopted and not individually revised, or if the change in the designation criteria of LMC 15-11-10(A) has allowed them to change designation.

Summary Recommendations:

Staff recommends that the Historic Preservation Board (HPB) review staff’s update on the CRSA intensive level survey and provide staff with any comments or questions.

Historic Preservation Board Staff Report

Subject: Historic Preservation Updates
Author: Anya Grahn, Historic Preservation Planner
Date: March 2, 2016
Type of Item: Regular Session

Summary Recommendations

Staff will be meeting with City Council on March 31st to provide a quarterly update regarding the City's historic preservation efforts. Staff requests that the Historic Preservation Board (HPB) discuss and provide input on the following:

- HPB's progress on Design Guideline revisions
- Number of material deconstruction applications processed through HPB since passing the ordinance
- Pro-Cons of HPB doing design review
- HSI updates

Background

Staff has committed to providing City Council a quarterly update regarding the City's preservation efforts. Staff will be meeting with City Council during work session to discuss the topics outlined above during their March 31st meeting.

Discussion

1. Design Guideline Revisions

Staff has held a several work sessions with the Historic Preservation Board (HPB) since September regarding compatible and subordinate additions as well as character zones. Staff has utilized the feedback we received from the HPB during these discussions to revise the Design Guidelines. Thus far, we are currently working on our review of the Universal Design Guidelines and Site Design Guidelines. In April, we hope to begin our review of Guidelines related to primary and accessory structures as well as additions to historic buildings and sites.

The Design Guidelines are adopted through a resolution by City Council. Because of this, the HPB has expressed interest in breaking up their Design Guideline revisions into two (2) sections—(1) Design Guidelines for Historic Residential and Commercial Structures and (2) Design Guidelines for New Residential and Commercial Infill. Staff anticipates the first section to be adopted by City Council in summer 2016 and the second section in late fall/winter 2016.

2. Material Deconstruction applications

Since adoption of Ordinance 15-53 in December 2015, staff has reviewed four (4) material deconstruction applications with the HPB. Prior to adoption of the ordinance, the HPB was the appeal body for Historic District Design Review (HDDR) applications. Subsequently, the new ordinance makes the appeal of HDDRs to the Board of Adjustment. During the implementation phase of the new ordinance there

was some confusion about the HPB's role in material deconstruction applications as the review is limited to the material deconstruction / historic preservation impacts of the action. In addition, the HPB reviews relocation/reorientation of historic structures. The HPB is still not tasked with direct design review or land use decisions. As the ordinance now allows for the Board of Adjustment (BOA) to be the appeal body on HDDRs, there is no conflict by the HPB reviewing material deconstruction or relocation/reorientation of historic structures.

3. HPB conducting design reviews

During the Historic Preservation Board's last work session with City Council in July, there was mixed opinions about whether or not the HPB should be permitted to conduct Design Reviews. City Council asked staff to return to Council for more discussion on this in the future.

The Land Management Code establishes the Historic Preservation Board and provides the purposes of the HPB. In summary, the HPB has three (3) purposes: Historic Preservation, development and administration of the Design Guidelines, and safeguarding the heritage of the City's Historic resources.

The Land Management Code states that the purpose of the HPB is:

- (A) To preserve the City's unique Historic character and to encourage compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Park City's Historic Districts and Historic Sites;
- (B) To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land Uses;
- (C) To provide input to staff, the Planning Commission and City Council towards safeguarding the heritage of the City in protecting Historic Sites, Buildings, and/or Structures;
- (D) To recommend to the Planning Commission and City Council ordinances that may encourage Historic preservation;
- (E) To communicate the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors and tourists;
- (F) To recommend to the City Council Development of incentive programs, either public or private, to encourage the preservation of the City's Historic resources;
- (G) To administer all City-sponsored preservation incentive programs;
- (H) To review all appeals on action taken by the Planning Department regarding compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites; and
- (I) To review and take action on all designation of Sites to the Historic Sites Inventory Applications submitted to the City.

Historic preservation is about more than just the historic district, and the historic district is more complex than historic preservation. In reviewing these purpose statements, staff finds that the key role of the Historic Preservation Board is to

protect the City Historic resources as a *districtist*. The role of a preservationist is to preserve the individual historic resources that make up our community; however, the role of a *districtist* is to sustain the political resources that allow us to preserve those historic resources. As *districtists*, the HPB works to maintain community support for the district (i.e. communicating benefits of historic preservation, recommending incentive programs such as the Historic District Grant, etc.) and providing staff the necessary tools to safeguard the individual components making up the district (i.e. Design Guideline revisions, managing the HSI, etc.) The HPB is balancing the needs of the community while supporting and promoting historic preservation.

The role of the HPB as an agency of preservation includes being the keeper of the Design Guidelines and overseeing the health of the district as a whole—both the historic and non-historic properties that make up the district. In order to ensure the preservation of historic structures and compatible infill design, the LMC has given the HPB the responsibility of managing the Design Guidelines. Staff must use their technical expertise and the Design Guidelines to ensure that the individual projects making up the whole are carried out accordingly and continue to support the overall health of the district. Rather than focusing on the individual projects that make up the whole district, the HPB has a top-down approach of guarding the district as a whole.

Staff will be presenting the pros and cons of the HPB doing Design Reviews on March 31st. These are:

Pros:	Cons:
<ul style="list-style-type: none"> • Greater transparency in the decision-making process. Staff currently approves all HDDR applications administratively, and other than public input, the public does not get to see the deliberative process of the review. If the HPB were to do design reviews, the public would have greater opportunity to participate in the review process. • Expands the role of the HPB and provides greater interaction with the public. • In doing design review, the HPB would become more familiar with the Design Guidelines. • The HPB would also be more familiar with projects under construction as they would be the ultimate reviewer and decision-maker. 	<ul style="list-style-type: none"> • The Design Review Team (DRT), which is comprised on the Historic Preservation Planner, Preservation Consultant, representative of the building department, and the planner, spend considerable time assisting the applicant in their preservation approach; the HPB could choose to overturn the decision of the DRT. This will cause confusion and distrust on the part of the applicant if they are forced to redesign. • The process of going through DRT and then the HPB can seem onerous to the applicant. The timeframe for the HDDR process would increase. • In the past, there were allegations by the public that the Historic District Commission was not

	<p>uniform in its decision making which led to a distrust among applicants.</p> <ul style="list-style-type: none"> • The Historic Preservation Board cannot become the “taste police” for individual buildings. This reduces the effectiveness of the HPB stewardship of the Historic districts as a whole. • The purpose of the HPB would shift to preservationist, which requires more specialized expertise in preservation by the HPB and may be detrimental to the General Plan and LMC guidance for compatibility of new construction in the Historic Districts. • Design review is a much narrower focus and prevents the HPB from being the overseer of the entire district as a whole. • Will require a much higher time commitment from the HPB. Currently reviews are taking place weekly.
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Staff does not recommend that the HPB do design review. Staff finds that, as currently defined by the LMC; the purpose of the HPB is to fulfill the role of a *districtist* (in that the HPB must manage the complete suite of LMC purposes for the district and not just preservation of historic structures) over being preservationist. This allows the HPB to oversee the district as a whole, rather than focus on the individual projects that make up the district.

4. Historic Site Inventory (HSI) Updates

CRSA has completed their Intensive Level Survey (ILS) of the City’s two (2) National Register historic districts. Staff is working with CRSA to finalize the Historic Site Inventory forms maintained by the Planning Department. Staff intends to review the results of the survey with the HPB in May so that the HPB may forward a recommendation to City Council.

Public Input

The HPB may choose to take public input during this item, but it is not required.

Recommendation

Staff will be meeting with City Council on March 31st to provide a quarterly update regarding the City's historic preservation efforts. Staff requests that the Historic Preservation Board (HPB) discuss and provide input on the following:

- HPB's progress on Design Guideline revisions
- Number of material deconstruction applications processed through HPB since passing the ordinance
- Pro-Cons of HPB doing design review
- HSI updates