

**PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
CITY COUNCIL CHAMBERS  
July 20, 2016**



## AGENDA

**SITE VISIT – 4:30 PM** – *No discussion or action will be taken on site.*

1057 Woodside Avenue – Site Visit will be at 4:30 PM

**MEETING CALLED TO ORDER AT 5:00 PM**

**ROLL CALL**

**ADOPTION OF MINUTES OF JUNE 1, 2016**

**STAFF/BOARD COMMUNICATIONS AND DISCLOSURES**

**CONTINUATIONS**

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. Universal and Specific Design Guidelines will be reviewed for: Site Design; Primary Structures: Foundations; Exterior Walls; Roofs; Store Fronts; Doors (Not included in Storefronts); Windows (not included in storefronts); Gutters & Downspouts; Historic Balconies/Porticos; Decks, Fire Escapes, and Exterior Staircases; Chimneys and Stovepipes; Architectural Features; Mechanical Equipment, Communications, and Service Areas; Paint & Color; Additions to Primary Structures: Protection of Historic Sites and Structures; Transitional Elements; General Compatibility; Scenario 1: Rooftop Additions; Scenario 2: Rear Additions; Basement Additions; New Storefronts; New Balconies; New Decks; Handrails; Awnings; and Reusing Historic Houses as Commercial Structures. 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).

*Public hearing and continuation to August 3, 2016*

GI-13-00222 13  
Planner  
Grahm,  
Turpen

1302 Norfolk Avenue- Determination of Significance for a house

*Public hearing and continuation to August 3, 2016*

PL-16-03181 14  
Planner  
Grahm

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

416 Ontario Avenue – Determination of Significance

*Public hearing and possible action*

PL-16-03182 15  
Planner  
Turpen

1057 Woodside Avenue – Historic District Design Review - Material Deconstruction (House) of the Historic north addition and partial chimney of the Landmark Single-Family Dwelling to restore the ca. 1918 Period of Historic Significance and Historic Form.

PL-14-02387 73  
Planner  
Turpen

*Public hearing and possible action*

1057 Woodside Avenue – Historic District Design Review - Disassembly and Reassembly (Panelization) of the Historic Single-Car Garage on the Landmark Site. Relocation of the Historic Single-Car Garage on the Landmark Site.

PL-14-02387 143  
*Planner  
Turpen*

*Public hearing and possible action*

Legislative—Consideration of an ordinance amending the Land Management Code Section 15, Chapters 2.5, 2.6 to require Historic Preservation Board review of Historic District or Historic Site Design Review for both historic and non-historic structures, as well as Chapter 11 Purposes and Relocation and/or Reorientation of a Historic Building or Historic Structure

*Planner 219  
Turpen,  
Grahm*

*Public hearing and possible recommendation to Planning Commission and City Council*

**ADJOURN**

PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF JUNE 1, 2016

BOARD MEMBERS IN ATTENDANCE: David White, Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, Doug Stephens

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Turpen, Tom Daley, Louis Rodriguez

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ROLL CALL

Chair White called the meeting to order at 5:06 p.m. and noted that all Board Members were present except for Cheryl Hewett who was excused. Jack Hodgkins arrived later in the meeting.

Director Erickson noted that without Mr. Hodgkins the Board still had a quorum pursuant to the LMC, and they could proceed with the meeting.

APPROVAL OF MINUTES

May 4, 2016

MOTION: Board Member Holmgren moved to APPROVE the minutes of May 4, 2016 as written. Board Member Stephens seconded the motion.

VOTE: The motion passed unanimously. Board Member Hodgkins was not present for the vote.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS

Planning Director Bruce Erickson expressed appreciation to Doug Stephens and Sandra Morrison for taking the time to attend a customer focus service group meeting. Mr. Stephens, Sandra Morrison and other developers provided guidance to help the Planning Department improve what the Staff does for everyone. Director Erickson stated that the Staff had an opportunity to review their comments.

Director Erickson reported that the vacant seat previously held by Hope Melville is one that is recommended by the Historical Society. Sandra Morrison will recommend some names and the City Council will choose one to fill the Board position.

Chair White stated that he would have to recuse himself from the 45 King Road matter on the agenda this evening.

Planner Grahn noted that since Chair White would be recusing himself from 45 King Road and Board Member Hodgkins had not arrived the Board would be without a quorum. She recommended that they revise the agenda and discuss the Design Guidelines as the first item.

#### REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 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. Specific Guidelines B. Primary Structures will be reviewed for: Roofs, Exterior Walls, Foundation, Doors, Windows, Gutters and Downspouts, Chimneys and Stovepipes, Porches, Architectural Features, Mechanical Systems, Utility Systems, and Service Equipment, Paint and Color; Additions to Primary Structures will be reviewed for: Protection for Historic Structures and Sites, Transitional Elements, General Compatibility, Scenario 1: Basement Addition Without a Garage, Scenario 2: Basement Addition with a Garage, Decks, Balconies and Roof Decks; H. Accessory Structures; Sidebars will be reviewed for: Fencing in Old Town, How to Case a Window, Why Preserving Historic Siding is Recommended, Why Preserving Original Siding is Recommended, Why Preserving Original Windows is Recommended. 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) (Application GI-13-00222)

Planner Grahn noted that the Board reviewed these design guidelines at the last meeting and provided direction. Based on that direction the Staff made additional edits to the proposed guidelines changes to reflect their discussion. The Staff also proposed side bars to be included in the design guidelines. Planner Grahn noted that the side bars are provided as additional information to help anyone using the guidelines understand the intent or how something should be done.

Planner Grahn referred to page 89 of the Staff report. She noted that there were concerns about the size and mass and scale of the dormer, but also that it does not touch the ridge of the roof. The Staff had incorporated a guideline requiring that the new dormer be at a minimum of 1 foot lower than the main ridge of the historic structure. If dormers are not historic, new dormers would have to be placed on the side or rear elevation. They would not be allowed on the façade.

Planner Grahn referred to page 90 of the Staff report and noted that wood shingles was an issue that required additional discussion. Historically most of the houses had wood cedar shake shingle roofs. However, they are combustible and tend to be fuel for fires. Planner Grahn had spoken with the Fire Marshall and he had concerns regarding the use of wood shingles. Planner Grahn proposed that the guideline state that "wood shingle roofs may be considered on the historic structure, but architectural shingles or multi-tab shingles made of fiberglass or asphalt composition are encouraged over standing seam".

Board Member Stephens referred to the photos on page 89. He stated that he was particularly fond of the house at 964 Empire Avenue, which has wood cedar shingles on the historic home and what appears to be the detached garage. Mr. Stephen noted that the roofing material was worked out with the former Building Official Ron Ivie at the time. Therefore, he took issue with what the Fire Marshall has suggested based on his own personal experience. Mr. Stephens stated that for 964 Empire Avenue he and Mr. Ivie came to the conclusion to stay with the typical underlayment on the roof because they went with a fire-retardant shingle, which has the same rating as the asphalt shingle roofs. Mr. Stephens commented on another issue raised by the Fire Marshall and pointed to his experience with the house at 146 Main Street. When he first started reconstruction the house was over 100 years old. It still had the original cedar shingle roof and it was still functioning because of how it was installed. Mr. Stephens concurred with the Fire Marshall that cedar shingles do not have a long life, but that is because they are typically installed incorrectly. However, if they are installed with an air baffle underneath, which is what he did on the house at 964 Empire, the shingles should last longer than an asphalt roof. Mr. Stephens pointed out that fire retardant shingles are still sawn and smooth, but they are thicker for more retention.

Mr. Stephens remarked that there is a large addition to the back of the house at 964 Empire, and he believed cedar shingles help define the historic house from the additions. Mr. Stephen advocated for learning more about wood shingles. He also agreed with the Fire Marshall that wood shingles are unsafe if they are not treated, thick enough, and installed properly.

Planner Grahn asked if Mr. Stephens wanted to reword the design guideline or if the Board wanted to invite the Fire Marshall to attend a meeting to discuss the issue. Mr. Stephens wanted to make sure that the Staff could support whatever they put in the guidelines. He thought the language should be very specific and should be reviewed by the Building Department to make sure it meets fire safety issues as well as the design guidelines. He recommended that they continue this guideline for additional information and discussion.

Director Erickson clarified that for non-historic portions on a historic structure the architectural grade shingle is fine. Mr. Stephen replied that it was valuable on

non-historic additions because the difference in shingles is an easy way to differentiate between the historic and non-historic.

Planner Grahn referred to pages 90 and 91, the guideline regarding grading for a foundation. She noted that the concern was making sure that the house did not float too far above grade. They talked about how to regrade the site and the idea of adding a plinth or trim board around the base of the structure to help ground it to its new concrete foundation.

Planner Grahn stated that another concern that was raised related to visible mechanical equipment. Rather than trying to shield it from a couple of sides it should be looked at more holistically in trying to keep it off the rooftops of historic buildings.

Mr. Stephens recalled that if the mechanical equipment is not placed on the roof, it could not be put on the side yard in Old Town. Planner Grahn replied that it depends on the setbacks. Mechanical equipment has to be 3 feet from the setbacks. The Staff encourages people to put the mechanical equipment in the rear yard if possible.

The Board was comfortable with the design guideline language as proposed on page 91 of the Staff report.

Planner Turpen commented on side bars. She recalled that the Board previously talked about adding side bars that address specific topics that needed more explanation in terms of what is expected. Planner Turpen stated that the side bar for discussion this evening was compatibility and complementary. She noted that the Board discussed the definitions of compatibility and complementary at the last meeting and the Staff had put into bullet points the main characteristics that make up a compatible design.

Board Member Beatlebrox thought the Staff had done a good job making the two words as synonyms because it makes it simpler for everyone. The Board had no other comments on the bullet points.

Planner Turpen commented on masonry retaining walls. She noted that this was a difficult issue for the Staff because most people are unaware what the Staff expects for retaining walls. She provided examples of good infill retaining walls, as well as ones that have been a struggle for Staff. The examples were shown on pages 92 and 93 of the Staff report.

Board Member Beatlebrox referred to the example at 811 Norfolk Avenue, and she was pleased that Planner Turpen thought the retaining wall looked too uniform. Ms. Beatlebrox suggested adding a picture of a historic retaining wall so people could see the shapes and different sizes of stone. Planner Turpen

offered to add a photo of an appropriate historic wall that could be used as a reference but not replicated.

Board Member Stephens suggested that they show examples of a dry stacked wall and a wall that has been mortared.

Chair White understood that the wall shown for 843 Woodside was a historic wall towards the rear. Planner Grahn replied that it was, but it had bad repairs. Chair White agreed that the forward portion of the wall was poorly repaired. He thought the size of the stones and the lay on the rear portion looked better than the wall below in terms of looking historic.

Board Member Hodgkins asked about the wall at 963 Empire on page 89 of the Staff report. Planner Turpen thought that wall was much more appropriate. The front wall uses more complex stones that are a little more textured.

Planner Grahn commented on fencing. She noted that they rarely come across a historic fence but they do show up in historic tax photos. The Staff looked at different fences around town and researched the old design guidelines. She stated that the intent is to encourage compatible fencing. It can either mimic a historic dog-eared picket fence, a wire fence or a very simple wrought iron fence. They would discourage anything that is too glaring and would distract from the historic structure.

Planner Grahn replied that the next guideline was how to encase a window. There are many examples of how people think they should case a window around town. The Staff report provided examples of structures with different window casings. Planner Grahn thought that 703 Park Avenue at High West was a better example of how well it can be done. The Staff had provided recommendations for widths and measurements of the trim pieces.

Board Member Stephens stated that 3-1/2" is the dimension of current lumber. He believed the trim pieces would have historically been 4" long, 7/8" thick and 2" wide. Chair White agreed. Planner Grahn offered to make that change.

Director Erickson stated that the Planning Department is seeing some very contemporary fence materials coming in for approval. When fences are being replaced it is being replaced with a contemporary material. Board Member Stephens asked if it was a contemporary material or a contemporary design. Planner Grahn replied that it depends on the design of the house. Planner Turpen noted that people are using wood but in a very contemporary fashion. Mr. Stephens asked if the Staff was having issues with the design or type of materials. Planner Grahn replied that it was a combination of the two, but one of the weaknesses in the guidelines is the lack of information regarding fences. It only says to preserve a historic fence.

Director Erickson remarked that the Staff would come back with examples of fencing materials at the next meeting, but he wanted the Board to be aware that it was a difficult problem for the Staff.

Director Erickson stated that the Planning Department also struggles with gates and arbors over gates. Planner Grahn recalled that the Board looked at arbors as part of the landscaping design guidelines earlier in the year in terms of being more compatible and not overtaking the side yard or front yard.

Board Member Stephens asked if the issue with fencing materials and design was focused on what could be seen from the public rights-of-way. Planner Grahn answered yes. They were less concerned about rear and side yards.

Planner Turpen stated that the next sidebar to address was why preserving original windows is recommended. There has been a big push recently to get rid of all historic windows on a house even though they might not be in disrepair. The Staff had prepared a list of positive reasons for why it is important to preserve historic windows and why it can be beneficial. Planner Turpen reviewed examples on page 98 of the Staff report to explain why the Staff recommended preserving historic windows.

Board Member Stephens asked if the intent is to encourage preservation or whether it would be part of the design guidelines. Planner Grahn replied that as part of the design guidelines the owner has to show that the windows are rotted and beyond repair. Board Member Stephens stated that if the goal is to have wood windows in historic homes in areas visible from the public right-of way it should be part of the design guidelines. He understood the argument, but a wood window could be replicated. Planner Grahn believed it was previously addressed in the design guidelines in terms of retaining the wood window and reusing it as much as possible. However, a few of the many arguments they keep hearing from contractors is that the historic windows are not energy efficient or the window is too dilapidated to reuse. She thought it would be helpful to have the explanations included in the Design Guidelines. Planner Grahn clarified that the contractors are not opposed to wood windows, but they want to replace the historic window with new wood windows. Mr. Stephens asked if a clad wood window was acceptable. Planner Grahn replied that aluminum clad is only allowed on the basement or foundation level or the addition.

Board Member Hodgkins asked what the Staff was trying to accomplish in terms of the look and feel of the window. Planner Grahn stated that it is based on the house and what was there historically. They look at the tax card and try to be true to what was there originally or to the period it is being restored to. Mr. Hodgkins thought it was difficult to know what was there originally because windows get replaced frequently. Planner Grahn stated that the Staff tries to



bring the house back to what it looked like in the tax photo, and when historic windows are evident they try to encourage people to keep them.

Planner Grahn remarked that similar to the windows, the next sidebar emphasizes why it is important to preserve the original siding. Even subtle changes in siding can make a big difference on the character of the house. They want to be true to the original siding, which is why the sidebar was added to explain the benefits of preserving the wood siding.

Planner Grahn asked if the Board preferred to continue the item for further review or forward a recommendation to the City Council with everything minus the roof guideline.

Director Erickson stated that if the Board chose to move forward the Chair should open a public hearing and the Board would move to forward a positive recommendation to the City Council on this section of the Historic District Guidelines.

Chair White opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside Avenue, commented on the examples of the rock walls, particularly the one with the square shaped stone from the quarry. She noted that there are also nice rubber walls around town and the rubber material lasts for a very long time. Ms. Meintsma suggested that they consider including rubber walls as an option.

Chair White closed the public hearing.

Planner Turpen asked if there was consensus from the Board for adding rubber walls as an option. The Board concurred.

Board Member Hodgkins asked if there were any changes to the transitional elements. Planner Grahn believed those changes were made at the last meeting and she did not believe there was anything new.

**MOTION:** Board Member Beatlebrox moved to forward a POSITIVE recommendation to the City Council to move forward with this section of the Design Guidelines with the exception of the section regarding wood shingles. Board Member Holmgren seconded the motion.

**VOTE:** The motion passed unanimously.

2. 45 King Road – Determination of Significance for a shed structure.  
(Application PL-16-03139)

Chair White recused himself and left the meeting.

MOTION: Board Member Holmgren moved to nominate Board Member Stephens as the Chair Pro Tem for this item. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Planner Grahn reported that the shed was temporarily relocated as part of the Historic District Design Review to renovate the Landmark house at this site.

Planner Grahn stated that based on the Staff analysis, as well as input from the Preservation Consultant, Anne Oliver, the building was either moved to the site or constructed between 1927 and 1958. It did not appear on any of the Sanborn maps. Planner Grahn noted that sometimes the Sanborn maps do not include these structures because they either get missed, or by the time they come into existence the Sanborn maps are not as useful and they get overlooked.

Planner Grahn believed the shed had at least four additions. There was a shed roof addition across the front façade, a plywood clad vestibule over the front door, and a rear wood frame addition. Prior to it temporarily being located, there was also a large painted plywood and stud wall frame addition that the Staff deemed as non-historic. That portion was allowed to be removed because they wanted further analysis on the north portion of the building that is in existence today. Planner Grahn noted that the 1958 tax card indicates “old shed, no value”. The Staff assumes it refers to this shed, but it is not certain because there were no photos or an architectural description.

Planner Grahn stated that page 35 of the Staff report outlines why it does not comply with being designated as a Landmark. Due to the number of additions that have occurred the materials were changed and it caused the structure to lose its historic integrity because it is not in keeping with its original mass and scale. Planner Grahn stated that in order to be designated Landmark the structure would also have to qualify to be listed on the National Register. The Staff believed this building would not qualify because the number of additions and the changes that were made no longer identifies it with the mining era.

Planner Grahn remarked that page 36 of the Staff report outlined the criteria for a Significant designation. It is at least 50 years old based on when they think it was relocated to this site. No grant funds were awarded on this site. The shed is currently listed on the Historic Sites Inventory as part of the Landmark site. It was not described on the Historic Sites Form but rather it was just a checked box. The shed has never been individually identified on any reconnaissance level or intensive level survey. Planner Grahn reiterated that the structure has not retained its historic form based on the number of additions that consumed the

original shape. The Staff did not believe the structure complies with the criteria that it must retain its historic scale, context, material and manner, or reflects the historic or architectural character of the site or district, again because of the additions and the changes that have occurred. Planner Grahn stated that the house was designated as the Landmark because the house retained so much integrity and historic material. However, the shed was listed as part of the overall site and the Staff did not believe that it contributes to the site. If the house were to go away the shed alone would not be able to be recognized as a Landmark structure.

The Staff recommended that the Historic Preservation Board conduct a public hearing and remove the shed at 45 King Road, previously 15 Anchor Avenue, as a Landmark structure from the Park City Historic Sites Inventory.

Chair Pro Tem Stephens opened the public hearing.

There were no comments.

Chair Pro Tem Stephens closed the public hearing.

Board Member Hodgkins asked if the site ever received a grant that just did not apply to the shed. Planner Grahn replied that the site never had a grant.

Planner Grahn oriented the Board members to where the site is located. She identified the historic house designated as Landmark.

Chair Pro Tem Stephens noted that there were references in the context of the Staff report about the condition of the structure and the number of additions and the inability to restore it. As a general comment he thought they needed to be careful with the language because it could be misinterpreted by future applicants on projects that are dissimilar. It puts the Staff in a difficult situation of trying to defend it.

MOTION: Board Member Holmgren made a motion to remove the shed at 45 King Road, formerly 15 Anchor Avenue, off the Historic Sites Inventory. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 5:50 p.m.

Approved by \_\_\_\_\_  
David White, Chair  
Historic Preservation Board



## Historic Preservation Board Staff Report

**Subject:** Design Guideline Revisions - Historic Commercial Structures  
**Project Number:** GI-13-00222  
**Author:** Anya Grahn, Historic Preservation Planner  
Hannah Turpen, Planner  
**Date:** July 20, 2016  
**Type of Item:** Administrative – Design Guideline Revisions

### Summary Recommendations

Staff recommends the Historic Preservation Board conduct a public hearing and continue the item to August 3, 2016. Staff has met with our Preservation Consultant Anne Oliver to review our proposed Design Guideline amendments. Staff requires additional time to review and edit our Design Guideline revisions before presenting them to the Historic Preservation Board.

## Historic Preservation Board Staff Report

**Subject:** 1302 Norfolk Avenue- DOS  
**Project Number:** PL-16-03181  
**Author:** Anya Grahn, Historic Preservation Planner  
**Date:** July 20, 2016  
**Type of Item:** Administrative – Determination of Significance

### Summary Recommendations

Staff recommends the Historic Preservation Board conduct a public hearing and continue the item to August 3, 2016. Staff has met with the renter of the property, who is acting as the applicant's representative. Staff would like an opportunity to further discuss the Determination of Significance application with the owner of the property before moving forward with the HPB's review.

### Description

**Applicant:** Park City Planning Department  
**Location:** 1302 Norfolk Avenue  
**Zoning:** Recreation Commercial (RC)  
**Reason for Review:** Determination of Significance applications require Historic Preservation Board review and approval



Planning Department

## Historic Preservation Board Staff Report

**Author:** Hannah Turpen, Planner  
**Subject:** Historic Sites Inventory  
**Address:** 416 Ontario Avenue  
**Project Number:** PL-16-03180  
**Date:** July 20, 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 416 Ontario Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI).

### **Topic:**

**Project Name:** 416 Ontario Avenue  
**Applicant:** Park City Municipal Corporation  
**Owners:** Brooks Jacobsen  
**Proposal:** Determination of Significance

### **Background:**

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.

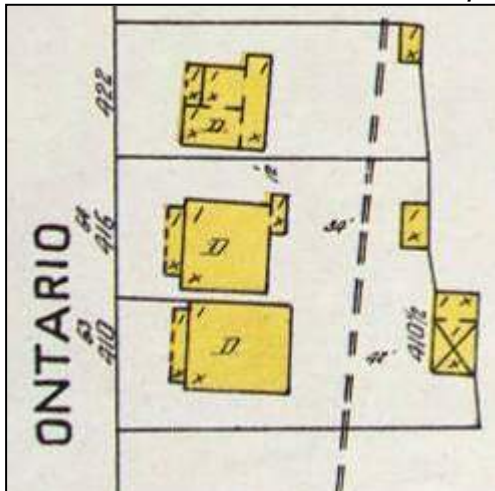
Staff has been reviewing Summit County Tax Records and working with our consultant, CRSA with input from the Park City Historical Society and Museum to identify those sites that may be designated as Landmark or Significant on the City's Historic Sites Inventory (HSI), but for unknown reasons, were not included on prior reconnaissance and intensive level surveys. The 1982 Historic District Architectural Survey only surveyed properties on Norfolk Avenue to 12th Street, and this property was outside that survey's boundaries. It was also not reviewed as part of the 2008-2009 reconnaissance level survey that created our adopted Historic Sites Inventory.

The purpose of this DOS is for the HPB to consider including and designating the house at 416 Ontario Avenue as Significant on the HSI.

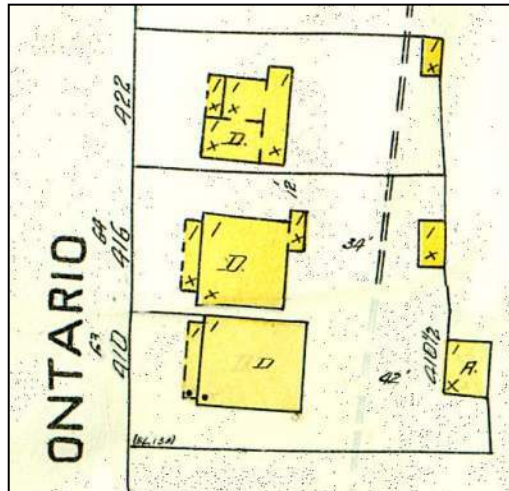
### **History of the Structure:**

The one-and-a-half-story wood frame modified pyramid house was constructed in 1904, per the Summit County Recorder. This is consistent with Sanborn Fire Insurance Map (Sanborn Map) analysis which shows that the 1904 pyramid square-like footprint, centered porch, and northeast addition (see Figure 1). The 1907, 1929, and 1941 Sanborn Maps show that the property remained unchanged.

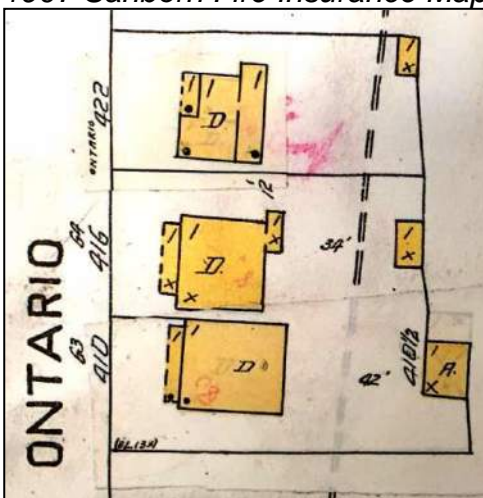
**Figure 1: Sanborn Fire Insurance Maps**



1907 Sanborn Fire Insurance Map



1929 Sanborn Fire Insurance Map



1941 Sanborn Fire Insurance Map

Based on Title Records found at the Summit County Recorder's Office, Henry and Augusta Wonn purchased the property in 1896 and constructed the house in 1904. The Wonn's sold the property in 1922 to Mrs. Clyde Yates (Magdalena Yates). Magdalena Yates was associated with the Odd Fellows as the "reciter" during their meetings. Clyde Yates was the Chief Electrician of the Silver King Coalition for 12 years.

In 1926, Magdalena Yates sold the property to Irene Bausman, wife of George W. Bausman, the well-known Millman for the Silver King Coalition Mine.. Irene was the former wife of John E. McLeod. Irene and the children from her previous marriage with John E. McLeod lived in the house with her new husband George W. Bausman. Irene died in 1931 after complications from an operation for a goiter. The 1931 Park Record Obituary referred to Irene as a "Beloved woman in the community." After Irene's death in 1931, the property was transferred to her husband's name (George W. Bausman). George W. Bausman was an employee of the Silver King Coalition for 25 years. He was also the Commander of the Park City Post for the Veterans of Foreign Wars



(V.F.W.) in the 1930s. The property was seized by Summit County in 1933, but George W. Bausman purchased the property again in 1941.

In 1946, R. L. Hernon purchased the property. Pacific Bridge Company purchased the property in 1950 and owned the property until 1974. After 1974, the property changed ownership multiple times until the current owner purchased the property in 1989.

The ca. 1940 tax photograph shows that the house had features typical of pyramid-type houses in Park City (see Figure 2). These features include a truncated hip roof (clipped pyramid roof) with cedar shakes, a generally symmetrical façade including two (2) pairs of double hung windows on either side of the slightly off-centered front door with a transom window above, and a partial-width front porch with a centered low pitch hip roof. In addition, the ca. 1940 tax photograph shows the two (2) trees located in the front yard on either side of the front door, which are still present today (see Figure 5a for a current photograph of the trees).

**Figure 2:** Circa 1940 tax photograph of 416 Ontario Avenue. Facing northeast.



In addition, the house is also visible in the ca. 1940 tax photograph for the property located at 412 Marsac Avenue. The roof line and central chimney can be seen more clearly in the 412 Marsac Avenue tax photograph (see Figure 3).

**Figure 3:** Circa 1940 tax photograph of 412 Marsac Avenue. Facing northeast.



Based on information found in the 1949 and 1958 tax appraisal cards (Exhibit A), the house was documented with a total of 624 square feet. Based on known measurements of the house, it can be estimated that the square footage of the core of the house in 1907, 1929, and 1941 was still 624 square feet. The small northeast addition (present in all Sanborn Maps) was approximately 60 square feet at the time and was likely not included in the tax assessment square footage calculations because it was possibly a simple storage-shed addition.

The house was documented as a part of the 1983 Reconnaissance Level Survey (Exhibit B) and was listed as non-contributory at that time. Figure 4 shows the photograph taken in February of 1982 as a part of the 1983 Reconnaissance Level Survey. The 1982 photograph shows that a centered dormer (west dormer) has been added to the main roof on the primary façade, the northeast addition appears to have been expanded, new horizontal wood lap siding has been installed, and the porch has been removed.

**Figure 4:** 1983 Reconnaissance Level Survey Site Photograph. February 1982, facing east.



Though it is clear that out-of-period alterations have occurred, no formal permit documentation of such can be found. The only Building Permits on file include a reroof in 1995 and the installation of a floor heater in 2011. Figure 5a and 5b show the current conditions of the house. Note the expansion of the west dormer addition, the new north dormer, upgrades to the northeast addition, and the new metal roof. The pair of double hung windows, front door, and transom window configuration still remains.

**Figure 5a:** 416 Ontario Avenue, 2016. Camera facing east.



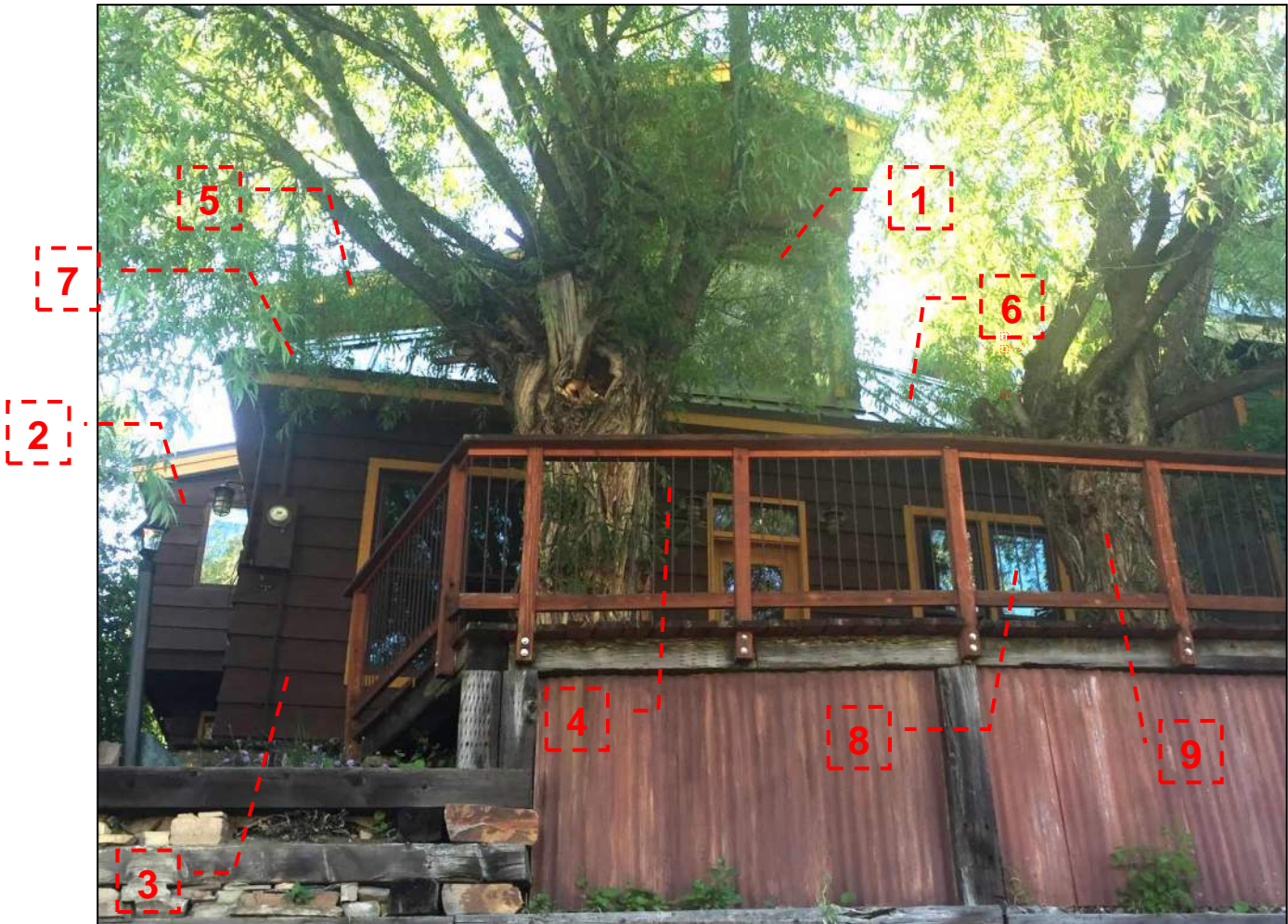
**Figure 5b:** 416 Ontario Avenue, 2016. Camera facing southeast.



Based on current photographs and the historic tax assessment documentation, several significant changes have occurred to the house. Table 1 outlines the documented history of the structure. The numbers in Table 1 correspond to the changes identified in Figure 6.

<b>Table 1: Documented History of 416 Ontario Avenue</b>	
<b>Year(s)</b>	<b>Documentation</b>
<b><i>Between 1907 and 1958</i></b>	No documented changes can be determined.
<b><i>Between 1959 and 1982</i></b>	The following changes were made: <ul style="list-style-type: none"> <li>• (1) A centered dormer (west dormer) was added to the main roof on the primary façade</li> <li>• (2) The northeast addition was expanded</li> <li>• (3) New horizontal wood lap siding</li> <li>• (4) The porch was removed</li> </ul>
<b><i>Between 1983 and 2016</i></b>	The following changes were made: <ul style="list-style-type: none"> <li>• (1) The west dormer addition was expanded</li> <li>• (5) A new north dormer was added</li> <li>• (2) The northeast addition was expanded</li> <li>• (6) New metal roof.</li> </ul>
<b><i>Remaining Historic Elements</i></b>	The following historic elements remain: <ul style="list-style-type: none"> <li>• (7) Portions of the original pyramidal-hip roof form, including the remaining pitch, eave depth, and fascia profile</li> <li>• (8) The primary façade wall plane including two pairs of double hung windows on either side of the slightly off-centered front door with a transom window above</li> <li>• (9) The two trees located in the front yard on either side of the front door (not designated as historic)</li> </ul>

**Figure 6:** 416 Ontario Avenue documented changes as identified in Table 1 (see corresponding numbers in Table 1), 2016. Camera facing east.



The modifications occurring to the house after 1958 altered the appearance of the original pyramid-form and its appearance from the street. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form; however, the pitch of the remaining historic roof is unchanged. The loss of the historic porch altered the appearance from the street. Further, the expansion of the northeast addition resulted in the loss of the historic northeast addition.

The primary façade wall plane remains unchanged with the original window and door configuration. Because of this and the existence of the historic north and south wall planes, the historic footprint can be interpreted despite the alterations.

**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.** Per the County records, the house was constructed in 1904, making it 112 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. Major alterations, made outside of the period of significance (1869-1929), have destroyed the pyramid form. Photographs show extensive alterations occurring to the building sometime after 1958, including two (2) dormer additions on the primary roof form, the removal of the original porch, the expansion of the northeast addition, and new horizontal wood lap siding. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form; however, the pitch of the remaining historic roof is unchanged. Further, the expansion of the northeast addition resulted in the loss of the historic northeast addition.

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. 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

**Complies.** Per the County records, the house was constructed in 1904, making it 112 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

**HPB Discussion Requested.** The site was not listed on the Historic Sites Inventory in 2009, the house has not received a historic grant from the City, nor was the house listed as Significant on a reconnaissance level survey. As previously noted, photographs show extensive alterations occurring to the building sometime after 1958, including two (2) dormer additions on the primary roof form, the removal of the original porch, the expansion of the northeast addition, and new horizontal wood lap siding. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form; however, the pitch of the remaining historic roof is unchanged. Further, the expansion of the northeast addition resulted in the loss of the historic northeast addition.

While these alterations do detract from the pyramid form of the house, the pyramid form is still discernible among layers of non-historic alterations. The primary façade wall plane remains unchanged with the original window and door configuration. Because of this and the existence of the historic north and south wall planes, the historic footprint can be interpreted despite the alterations.

(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 scale and context of the house has been maintained. The two (2) dormer additions have eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form, but the house could be restored to its Historical Form if the post-1958 additions and alterations were removed. The mass and scale of the house remains consistent with the historic district, despite the loss of some historic materials, architectural features, and treatments. As stated previously, the pyramid form is still discernible among layers of non-historic alterations because the historic west (primary), north (secondary), south (secondary) wall planes have not been lost. The historic footprint can be interpreted despite the alterations, and with the removal of the non-historic additions, the Historic Form can be restored.

(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. 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 may 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.” If the HPB finds that the application does not comply with the criteria set forth in LMC Section 15-11-10(A)(1) or Section 15-11-10(A)(2), the Building and/or structure will not be included on the 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 July 9, 2016, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on July 6, 2016 and posted the property on July 6, 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 **416 Ontario Avenue** described herein and determine whether the structure at **416 Ontario 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 **416 Ontario 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 416 Ontario 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 416 Ontario Avenue as a Significant Site on the Park City Historic Sites Inventory (HSI).

### **Supporting adding 416 Ontario 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. This site was not included on the 2009 HSI.
2. The house at 416 Ontario Avenue is within the Historic Residential (HR-1) zoning district.
3. The residential structure at 416 Ontario Avenue was not listed on the Historic Sites Inventory in 2009.
4. There is a one-and-a-half-story wood frame modified pyramid house at 416 Ontario Avenue.
5. The house was constructed in 1904, per the Summit County Recorder. The house was constructed during the Mature Mining Era (1894-1930).
6. The house first appears on the 1907 Sanborn Fire Insurance Map and remains unchanged on the 1929 and 1941 Sanborn Fire Insurance Maps.

7. The ca. 1940 tax photograph shows that the house had features typical of pyramid-type houses in Park City; including, a truncated hip roof (clipped pyramid roof) with cedar shakes, a generally symmetrical façade including two (2) pairs of double hung windows on either side of the slightly off-centered front door with a transom window above, and a porch with a centered low pitch hip roof that did not span the width of the front façade. In addition, the ca. 1940 tax photograph shows the two (2) trees located in the front yard on either side of the front door, which are still present today.
8. The roof line and central chimney of the house at 416 Ontario Avenue can be seen more clearly in the 412 Marsac Avenue ca. 1940 tax photograph.
9. The 1949 and 1958 the tax appraisal cards state that the house was 624 square feet. Based on known measurements of the house, it can be estimated that the square footage of the core of the house in 1907, 1929, and 1941 was 624 square feet.
10. The house was documented as a part of the 1983 Reconnaissance Level Survey and was listed as non-contributory at that time.
11. The 1982 Reconnaissance Level Survey documented that a centered dormer (west dormer) had been added to the main roof on the primary façade, the northeast addition was expanded, new siding installed, and the porch had been removed.
12. After 1982, the west dormer addition was expanded, a new north dormer was added, the northeast addition was expanded, and a new metal roof has been installed.
13. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form; however, the pitch of the remaining historic roof is unchanged.
14. The historic door and window configuration made up of the pair of double hung windows and the front door and transom window still remains.
15. The only Building Permits on file include a reroof in 1995 and the installation of a floor heater in 2011.
16. The house is clad in horizontal wood lap siding.
17. The pyramid form is still discernible from the exterior and was typical of the types of residential structures built during the Mature Mining Era.
18. The primary façade wall plane remains unchanged with the original window and door configuration. Because of this and the existence of the historic north and south wall planes, the historic footprint can be interpreted despite the alterations.
19. The site meets the criteria as Significant on the City's Historic Sites Inventory.
20. Built c.1904, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
21. The scale and context of the house has been maintained.
22. The two (2) dormer additions have eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form, but the house could be restored to its Historical Form if the post-1958 additions and alterations were removed. The mass and scale of the house remains consistent with the historic district, despite the loss of some historic materials, architectural features, and treatments.

23. 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.
24. Staff finds that the structure at 416 Ontario 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 416 Ontario 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.**

2. The existing structure located at 416 Ontario 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.**

### **Opposing adding 416 Ontario 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. This site was not included on the 2009 HSI.
2. The house at 416 Ontario Avenue is within the Historic Residential (HR-1) zoning district.
3. The residential structure at 416 Ontario Avenue was not listed on the Historic Sites Inventory in 2009.
4. There is a one-and-a-half-story wood frame modified pyramid house at 416 Ontario Avenue.
5. The house was constructed in 1904, per the Summit County Recorder. The house was constructed during the Mature Mining Era (1894-1930).
6. The house first appears on the 1907 Sanborn Fire Insurance Map and remains unchanged on the 1929 and 1941 Sanborn Fire Insurance Maps.
7. The ca. 1940 tax photograph shows that the house had features typical of pyramid-type houses in Park City; including, a truncated hip roof (clipped pyramid roof) with cedar shakes, a generally symmetrical façade including two (2) pairs of double hung windows on either side of the slightly off-centered front door with a transom window above, and a porch with a centered low pitch hip roof that did not span the width of the front façade. In addition, the ca. 1940 tax photograph shows the two (2) trees located in the front yard on either side of the front door, which are still present today.
8. The 1949 and 1958 the tax appraisal cards state that the house was 624 square feet. Based on known measurements of the house, it can be estimated that the square footage of the core of the house in 1907, 1929, and 1941 was 624 square feet.
9. The house was documented as a part of the 1983 Reconnaissance Level Survey and was listed as non-contributory at that time.
10. The 1982 Reconnaissance Level Survey documented that a centered dormer (west dormer) had been added to the main roof on the primary façade, the northeast addition was expanded, new siding installed, and the porch had been removed.
11. After 1982, the west dormer addition was expanded, a new north dormer was added, the northeast addition was expanded, and a new metal roof has been installed.
12. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form.
13. The configuration of the historic pair of double hung windows, the historic front door, and historic transom window above the front door still remains.
14. The only Building Permits on file include a reroof in 1995 and the installation of a floor heater in 2011.

15. The house is clad in horizontal wood lap siding.
16. The scale and context of the house has not been maintained.
17. The two (2) dormer additions have eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form and diminished its Historical Form.
18. The original pyramid form is not discernable.
19. The mass and scale of the house are no longer consistent with the historic district, because of the loss of historic materials, architectural features, and treatments.
20. The house has lost its association with an era of historic importance to the community.
21. The site does not meet the criteria as Significant on the City's Historic Sites Inventory.
22. Staff finds that the structure at 416 Ontario Avenue does not meet the standards for local "significant" designation, and 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:**

The existing structure located at 416 Ontario 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.**

The existing structure located at 416 Ontario 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:*
- iv. An era that has made a significant contribution to the broad patterns of our history;*
  - v. The lives of Persons significant in the history of the community, state, region, or nation; or*
  - vi. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.***

**Exhibits:**

Exhibit A – 2016 Historic Sites Inventory Form

Exhibit B - 1983 Reconnaissance Level Survey Site Form

Exhibit C – Photographs Provided by the Property Owner

# HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION (07-15)

## 1 IDENTIFICATION

Name of Property: **House at 416 Ontario Avenue**

Address: **416 Ontario Avenue**

Alternative Address:

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

Tax Number: **SA-479**

Current Owner Name: **Brooks Jacobsen**

Current Owner Address: **P.O. Box 1132**

**Park City, UT 84060**

Legal Description (include acreage): **ALL LOT 4 & S1/2 LOT 5 BLK 58 PARK CITY SURVEY**

## 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

Use

- Original Use: **single-family dwelling**
- Current Use: **single-family dwelling**

National Register of Historic Places:  Ineligible  Eligible  listed (date: )

## 3 DOCUMENTATION

Photos: Dates

- digital: **June 2016**
- prints: **1968 tax photo**
- historic: **ca. 1940 tax photo**

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

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

Drawings and Plans

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

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

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

Beasley, Ellen. "Final Report." Park City Survey For Post-1930's Structures. Salt Lake City: 1983.  
 McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.  
 National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

## 4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **Pyramid House (variant)** No. Stories: **1.5**

Foundation Material: **unknown** Wall Material(s): **horizontal wood lap siding**

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

Number of associated outbuildings **0** and/or structures **0**.



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

The one-and-a-half-story wood frame modified pyramid house was constructed in 1904. The house is characterized by its modified pyramid-type roof-form and the historic primary façade wall plane. The historic primary façade wall plane remains unchanged with the original window and door configuration. Typical of pyramid-type houses in Park City, the front door and transom window are slightly off-centered with two (2) pairs of double-hung windows flanking the front door. The historic west (primary), north (secondary), and south (secondary) wall planes remain, which allow for the historic footprint to be interpreted despite the alterations. After 1958, extensive alterations occurred including, the modification of the pyramid roof to include a central dormer located on the west (primary) façade roof and a dormer on the north (secondary) façade roof. However, the pitch of the remaining historic roof is unchanged. The historic porch has been removed. The historic northeast addition has been extensively expanded.

**5 HISTORY**

Architect/Builder: **unknown**

Date of Construction: **1932**

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

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Agriculture                         | <input type="checkbox"/> Economics                    | <input type="checkbox"/> Industry                  | <input type="checkbox"/> Politics/<br>Government         |
| <input checked="" type="checkbox"/> Architecture             | <input type="checkbox"/> Education                    | <input type="checkbox"/> Invention                 | <input type="checkbox"/> Religion                        |
| <input type="checkbox"/> Archeology                          | <input type="checkbox"/> Engineering                  | <input type="checkbox"/> Landscape<br>Architecture | <input type="checkbox"/> Science                         |
| <input type="checkbox"/> Art                                 | <input type="checkbox"/> Entertainment/<br>Recreation | <input type="checkbox"/> Law                       | <input type="checkbox"/> Social History                  |
| <input type="checkbox"/> Commerce                            | <input type="checkbox"/> Ethnic Heritage              | <input type="checkbox"/> Literature                | <input type="checkbox"/> Transportation                  |
| <input type="checkbox"/> Communications                      | <input type="checkbox"/> Exploration/<br>Settlement   | <input type="checkbox"/> Maritime History          | <input checked="" type="checkbox"/> Other: <b>Mining</b> |
| <input type="checkbox"/> Community Planning<br>& Development | <input type="checkbox"/> Health/Medicine              | <input type="checkbox"/> Military                  |  |
| <input type="checkbox"/> Conservation                        |   | <input type="checkbox"/> Performing Arts           |  |

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

**6 SIGNIFICANCE**

Architect:  Not Known

Known: (source: )

Date of Construction: c. 1904<sup>1</sup>

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:

- 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.

- 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):

Mrs. Clyde Yates (Magdalena Yates) (1882 – 1969) was a long time resident of Park City. She was associated with the Odd Fellows as the “reciter” during their meetings. Married to Clyde Yates.

Clyde Yates (1885 – 1930) was the Chief Electrician for the Silver King Coalition Mine for 12-years until his sudden death (phenomena and heart infection).

Irene Bausman (1890-1931) wife of well-known Millman for the Silver King Coalition Mine, George W. Bausman. Irene was the former wife of John E. McLeod. Irene and the children from her previous marriage with John E. McLeod lived in the house with her new husband George W. Bausman. Irene died in 1931 after complication from an operation for goiter. The 1931 Park Record Obituary referred to Irene as a “Beloved woman in the community.”

George W. Bausman (1887 – 1953) was an employee of the Silver King Coalition for 25 years. He was also the Commander of the Park City Post for the Veterans of Foreign Wars (V.F.W.) in the 1930s.

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):



416 Ontario Avenue. West Elevation. June 2016.



416 Ontario Avenue. Southwest Oblique. June 2016.

416 Ontario Avenue, Park City, Summit County, Utah  
 Historic Site Form—continuation sheet

Location Block 5890 Lot 4-5 (Rossie Hill)  
 Kind of Bldg. Mns St. No. 416 Ontario Ave  
 Class 3 Type 1 2 3 4 Cost \$ 1315 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x		624		\$ 1315
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl. Cl.

Description of Buildings	Additions
Foundation—Stone <u>Conc.</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u>	
Insulation—Floors <u>Walls</u> Clgs. <u>—</u>	
Roof Type <u>Gamb</u> Mtl. <u>Mat</u>	
Dormers—Small <u>Med.</u> Large <u>—</u>	
Bays—Small <u>Med.</u> Large <u>—</u>	
Porches—Front <u>88 @ 80 70</u>	
Rear <u>142 @ 80 112</u>	
Porch <u>@</u>	
Metal Awnings <u>Mtl. Rail</u>	
Basement Entr. <u>@</u>	
Planters <u>@</u>	
Cellar-Bsmt. — ¼ ½ ¾ Full — Floor <u>—</u>	
Bsmt. Apt. <u>Rooms Fin.</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>Unfin.</u>	
Plumbing {	Class <u>1</u> Tub <u>1</u> Trays <u>—</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>
	Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>
Built-in-Appliances <u>—</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>—</u> Coal <input checked="" type="checkbox"/> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>—</u> S. <u>—</u>	
Total Additions	<u>532</u> <u>532</u>

Year Built <u>1949-41</u>	Avg. Age <u>54</u>	Reproduction Value	\$ <u>1847</u>
Inf. by {	Owner - Tenant -	Obsol. or Rem.	%
Neighbor - Record - Est.	Bidg. Value	Depr. Col. (1 2 3 4 5 6)	<u>33</u> %
Remodel Year	Est. Cost	Repr. Val. Minus Depr.	\$ <u>609</u>
Garage—Class <u>—</u> Depr. 2% 3% <u>—</u> Carport <u>—</u> Factor <u>—</u>			
Cars <u>—</u> Floor <u>X</u> Walls <u>—</u> Roof <u>—</u> Doors <u>—</u>			
Size — x <u>X</u> Age <u>—</u> Cost <u>—</u> x <u>—</u> %			
Other <u>—</u>			
Total Building Value			\$

Appraised 5-15-19 By 1302



416 Ontario Avenue, Park City, Summit County, Utah  
 Historic Site Form—continuation sheet

Location Block 529, Lot 14 (2nd Hill)  
 Kind of Bldg. 2nd  
 Class X 100%  
 Stories 1 3/5  
 Dime Total  
 Gar.—Carport \_\_\_\_\_  
 Foundation—Stone \_\_\_\_\_  
 Ext. Walls \_\_\_\_\_  
 Insulation—Floors \_\_\_\_\_  
 Roof Type \_\_\_\_\_  
 Dormers—Small \_\_\_\_\_  
 Bays—Small \_\_\_\_\_  
 Porches—Front \_\_\_\_\_  
 Rear \_\_\_\_\_  
 Porch \_\_\_\_\_  
 Metal Awnings \_\_\_\_\_  
 Basement Entr. \_\_\_\_\_  
 Planters \_\_\_\_\_  
 Cellar-Bsmt. — 1/4 1/2 1/2 \_\_\_\_\_  
 Bsmt. Apt. — Roo \_\_\_\_\_  
 Attic Rooms Fin. \_\_\_\_\_  
 Plumbing { Class \_\_\_\_\_  
 Basin \_\_\_\_\_  
 Wtr. Sfr. \_\_\_\_\_  
 Dishwasher \_\_\_\_\_ Garbage Disp. 350

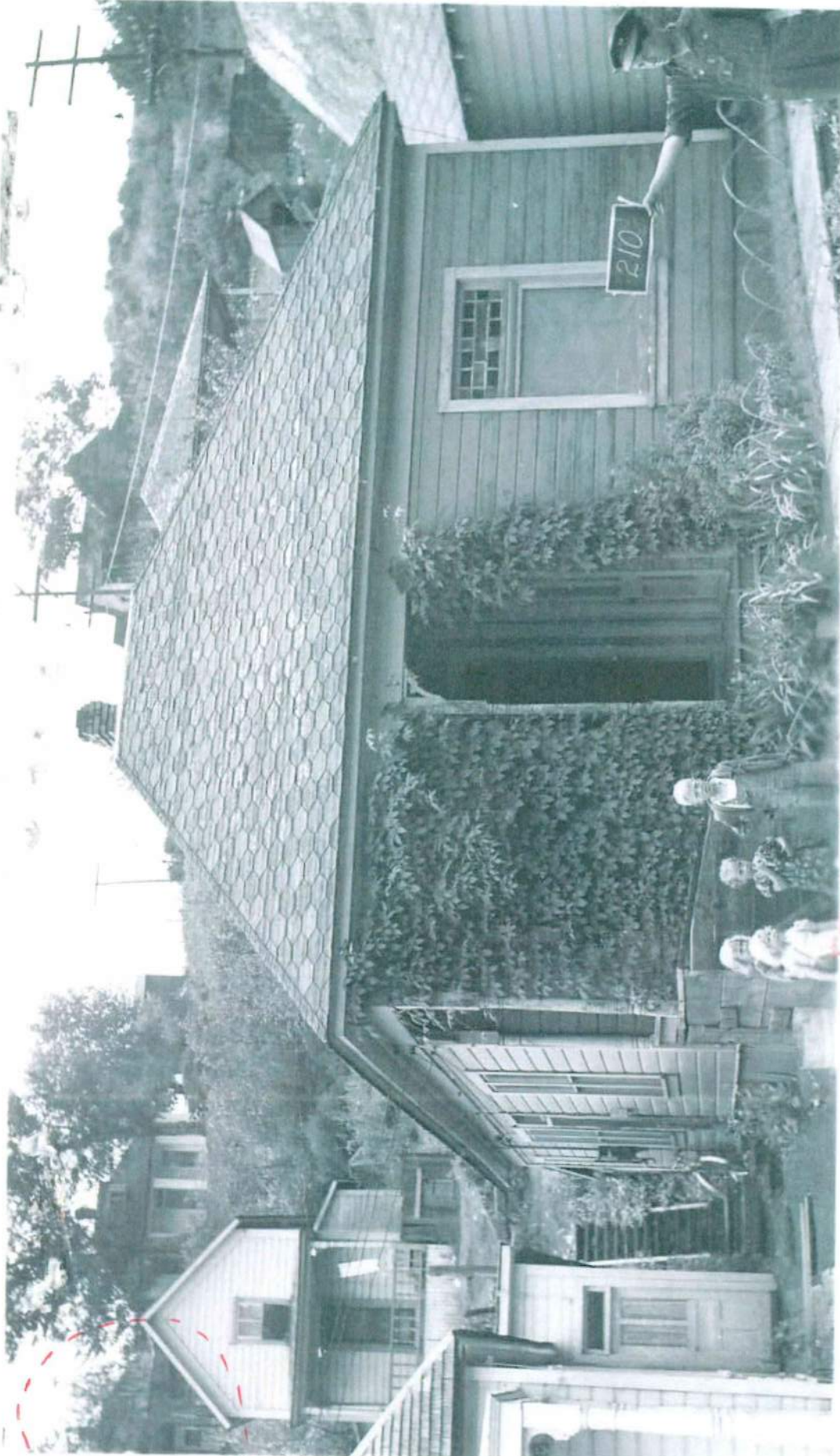


Built-in-Appliances \_\_\_\_\_  
 Heat—Stove  H.A. \_\_\_\_\_ Steam \_\_\_\_\_ Stkr. \_\_\_\_\_ Blr. \_\_\_\_\_  
 Oil \_\_\_\_\_ Gas \_\_\_\_\_ Coal  Pipeless \_\_\_\_\_ Radiant \_\_\_\_\_  
 Air Cond. \_\_\_\_\_  
 Finish—Fir  Hd. Wd. \_\_\_\_\_  
 Floor—Fir \_\_\_\_\_ Hd. Wd. \_\_\_\_\_ Other \_\_\_\_\_  
 Cabinets \_\_\_\_\_ Mantels \_\_\_\_\_  
 Tile—Walls \_\_\_\_\_ Wainscot \_\_\_\_\_ Floors \_\_\_\_\_  
 Storm Sash—Wood D. \_\_\_\_\_ S. \_\_\_\_\_; Metal D. \_\_\_\_\_ S. \_\_\_\_\_  
 Total Additions 532 532

Year Built _____	Avg. _____	Reproduction Value	\$ 1847
<u>Acc App 1949-46</u>	Age <u>54</u>	Obsol. or Rem.	%
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value	
		Depr. Col. 1 2 3 4 5 6	<u>33</u> %
Remodel Year _____	Est. Cost _____	Repr. Val. Minus Depr.	\$ 609
Garage—Class _____	Depr. 2% 3%	Carport—Factor _____	
Cars _____	Floor _____	Walls _____	Roof _____
Size—x _____	Age _____	Cost _____	x _____ %
Other _____			
Total Building Value			\$

Appraised 5-15-85 19 85 By 1302





RES. OR COMM.	19 64	19 70	19 71	19 72	19 73	19 74	19 75	19 76	19 77	19 78	19 79	19 80	19 81	19 82	19 83	19 84	19 85	19 86	19 87	19 88	19 89	19 90	19 91	19 92	19 93	19 94	19 95	19 96	19 97	19 98	19 99	20 00					
GARAGE																																					
RESIDENCE																																					
TOTAL																																					
EQUALIZATION FACTOR	X		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
NET TOTAL																																					
ASSESSED VALUE																																					
1068																																					
AGRICULTURAL BLDGS																																					
TOTAL																																					
EQUALIZATION FACTOR	X																																				
NET TOTAL																																					
ASSESSED VALUE																																					

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MAY 17 2016  
PARK CITY PLANNING DEPT.

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

Owner's Name \_\_\_\_\_  
 Owner's Address \_\_\_\_\_

Location \_\_\_\_\_  
 Kind of Building Res Street No. 416-Possie Hill

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		674	\$ -	\$ 1272
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition \_\_\_\_\_

Description of Building	Add	Deduct
Foundation—Stone Conc. None <input checked="" type="checkbox"/>		100
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Hip</u> Mat. <u>Shp</u>		
Formers—Small Med. Lg.		
Stays—Small Med. Lg.		
Porches—Front <u>8' 6" @ .125</u>	110	
Rear <u>11' 0" @ .80</u>	112	
Basement—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Value</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot _____ Floors _____		
Lighting—Lamp _____ Drops _____ Fix. _____ <u>Lbr. Lined 4 @ 30</u>		120

Total Additions and Deductions 612 220 1272  
 Net Additions or Deductions -220 +392

Age 45 Yrs. by  Est. Owner REPRODUCTION VALUE \$ 1664  
 Tenant Depr. 1-2-3-4-5-6 58/42 % \$ \_\_\_\_\_  
 Neighbors \_\_\_\_\_ % \$ \_\_\_\_\_  
 Records \_\_\_\_\_ Reproduction Val. Minus Depr. \$ 699

Remodeled \_\_\_\_\_ Est. Cost \_\_\_\_\_ Remodeling Inc. \_\_\_\_\_ % \$ \_\_\_\_\_  
 Garage—S 8 C Depr. 2% 3% \_\_\_\_\_ Obsolescence \_\_\_\_\_ \$ \_\_\_\_\_  
 Cars \_\_\_\_\_ Walls \_\_\_\_\_ Out Bldgs. \_\_\_\_\_ \$ \_\_\_\_\_  
 Roof \_\_\_\_\_ Size x Age \_\_\_\_\_ \$ \_\_\_\_\_  
 Floor \_\_\_\_\_ Cost \_\_\_\_\_ Depreciated Value Garage \_\_\_\_\_ \$ \_\_\_\_\_

Remarks (3) Res. Val. (120) Total Building Value \$ \_\_\_\_\_

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





RECORD OF ASSESSMENT OF IMPROVEMENTS

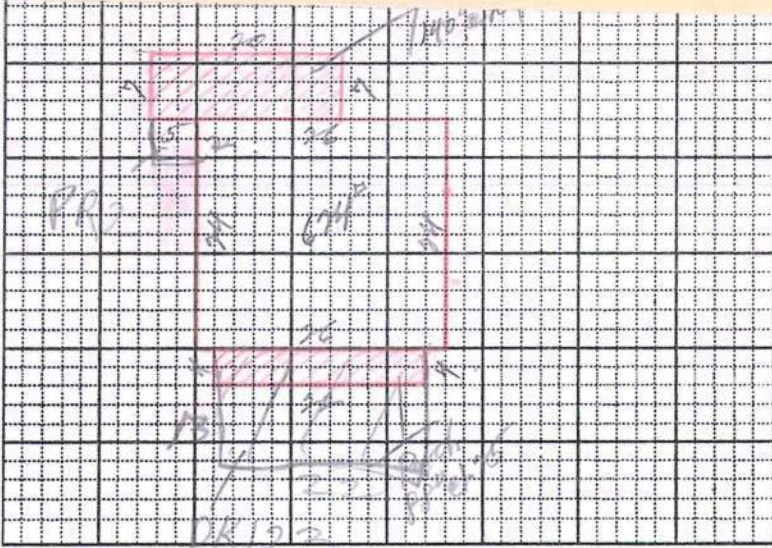
PC 479

Summit COUNTY SERIAL NO. 222

OWNER'S NAME Pacific Bridge Co.  
~~Bausman, George W.~~

OWNER'S ADDRESS Park City

LOCATION All lot 4, S<sup>1</sup>/<sub>2</sub> lot 5, Blk 58, P.C. Survey.



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
DL 13x22		x				
PR 233 5x2		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				


RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
<b>TOTAL</b>						

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



RECORD OF ASSESSMENT OF IMPROVEMENTS

416 Ontario Avenue, Park City, Summit County, Utah  
Historic Site Form—continuation sheet

Summit COUNTY SERIAL NO. PC 479

Form TC-74-B Rev. 12-57 30M  
State Tax Commission of Utah



FRONTAGE OR AREA	DEPTH FACTOR	RATE	CORNER INFLUENCE	RATE	VALUE
37.5 X 75	1000	30 <del>0</del>			1125
TOTAL					1125
ASSESSED VALUE					225

(Serial No.-Owner-Add.-Desc. of Property)

All lot 4 & 5 E 1st St 1st 50 Park City Survey

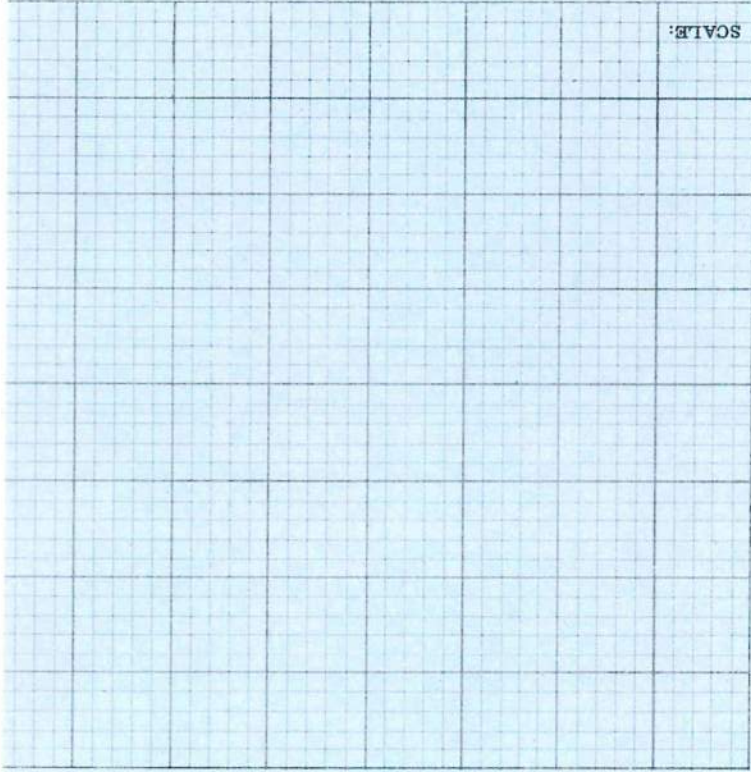
PC-479  
 Daniel M Willard  
 Box 265  
 Park City UT 84060  
 HOC#18-419 1955-  
 31 10010 M31-  
 688 M35-178-885

TC-541 (M-20) (URBAN LAND CARD)



REMARKS

SCALE:



The grid area is a large rectangle with a light blue background and a dark blue grid pattern. It is currently empty of any content.



KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19
RESIDENCE	609	591	573	554	534					
TOTAL	245	235	230	220	200					
ASSESSED VALUE										
GARAGE										
RESIDENCE										
TOTAL										
ASSESSED VALUE										

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 MAY 17 2016  
 PARK CITY  
 PLANNING DEPT.

PC Block 58 Lot 4

**TITLE SEARCH FORM**  
 [Obtain information from title abstract books at County Recorder's Office]  
 Tax Number: PC-419  
 Legal Description (include acreage):

Address: 416 ONTARIO AVENUE  
 City: PARK CITY  
 Current Owner: BROOKS JACOBSEN  
 Address:

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/6/1989	CAROLYN DIXON WILLIAM KRANSTOWER NINA MICHAEL	BROOKS, JACOBSEN CAROLYN DIXON			
4/5/1982	DANIEL + PECILIA E. WILLARD WILLARD / GRANDE COE COMPANY	WILLIAM KRANSTOWER NINA MICHAEL SHERWOOD AND ROBERTS			
6/8/1980	PL HERNON, et. al.	PACIFIC BRIDGE CO.			
5/23/1950	GEORGE W. BAUSMAN	P. L. HERNON, et. al.			
10/26/1946	SUMMIT COUNTY	GEORGE W. BAUSMAN			
6/9/1941	COUNTY AUDITOR	SUMMIT COUNTY			
5/1/1941	SUMMIT COUNTY	WILLIAM GRANTHUM, et. al.			
7/6/1937	COURT TREASURER	SUMMIT COUNTY			
8/25/1936	" "	" "			
4/26/1933	LENE BAUSMAN	GEORGE W. BAUSMAN			
2/11/1931	MRS. CLYDE YATES	LENE BAUSMAN			
5/5/1926	MRS. AUGUSTA WORN	MRS. CLYDE. YATES			
2/15/1922	HENRY WORN	AUGUSTA WORN			
1/31/1912	JOHN S. GIBSON + WIFE	HENRY WORN			
5/11/1896					

5811 / 1896 DAVID Mc LUGHLIN + WIFE JOHN S. GIBSON

REVIEWER: HANNAH M. TURNER

DATE: 6/23/2016

Name of site \_\_\_\_\_ Subdivision \_\_\_\_\_

Address 416 Ontario Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Owner \_\_\_\_\_ Present Zoning HR-1

Owner Address \_\_\_\_\_ Use residence

PRIMARY STRUCTURE

View northwest oblique



Date of photo 2/82

Negative File 9/8

SIGNIFICANCE OF SITE TO DISTRICT: Non-Contributory  Contributory \_\_\_\_\_

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

Comment: \_\_\_\_\_

Form completed by: Ellen Beasley

Date: 4/82

Beasley/February 1982



Exhibit C: Photographs Submitted by the Property Owner (Received 7/13/2016)  
Photographs Depict the Entire Site



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Planning Department

## Historic Preservation Board Staff Report

**Author:** Hannah Turpen, Planner  
**Subject:** Material Deconstruction Review (Single-Family Dwelling)  
**Address:** 1057 Woodside Avenue  
**Project Number:** PL-14-02387  
**Date:** July 20, 2016  
**Type of Item:** Administrative – Material Deconstruction

### **Summary Recommendation:**

Staff recommends the Historic Preservation Board review and discuss the material deconstruction of the Historic north addition to the Landmark single-family dwelling, conduct a public hearing, and approve the material deconstruction of the Historic north addition to the Landmark single-family dwelling at 1057 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

### **Topic:**

**Address:** 1057 Woodside Avenue  
**Designation:** Landmark  
**Applicant:** Ryan and Katy Patterson  
**Proposal:** Material Deconstruction of the Historic north addition and partial chimney of the Landmark Single-Family Dwelling to restore the ca. 1918 Period of Significance and Historic Form.

### **Background:**

On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction of the North Addition of the Single-Family Dwelling and the request for Disassembly and Reassembly of the Single-Car Garage (see separate Staff Report), and Relocation of the Single-Car Garage on the Landmark Site (see separate Staff Report).

### **1057 Woodside Avenue Developmental History:**

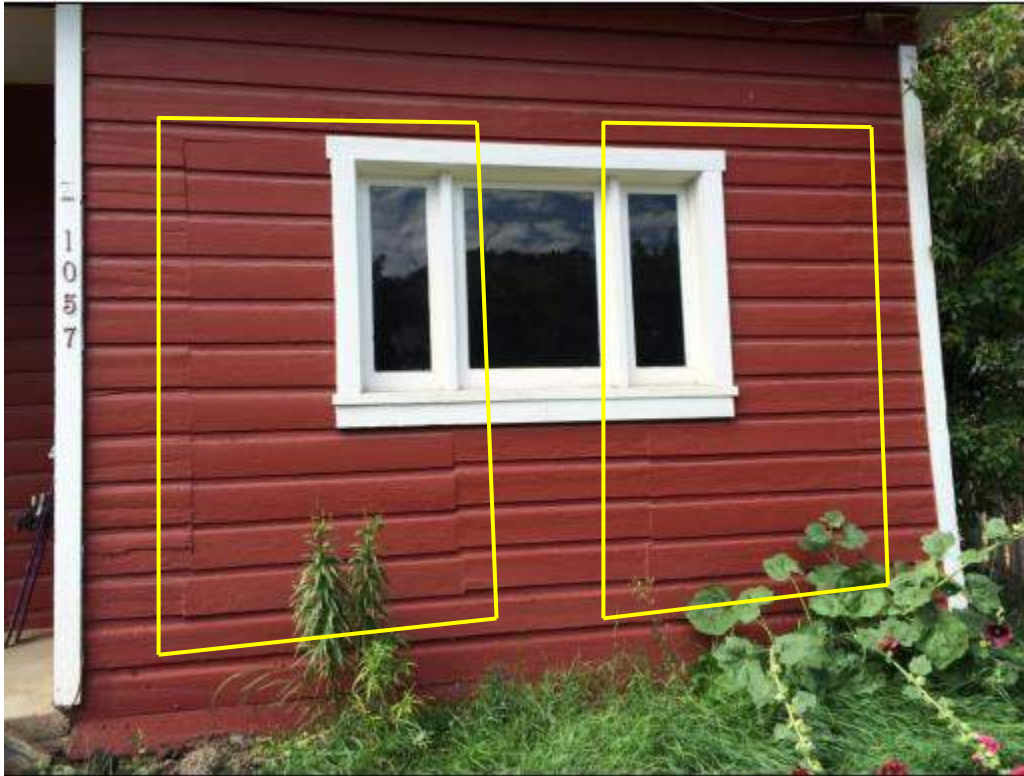
The 1057 Woodside Avenue property is designated as a Landmark Site on the Park City Historic Sites Inventory (HSI). Development on this property has spanned across three of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

Park City's Historic Preservation consultant, Anne Oliver of SWCA, has provided a detailed chronology of 1057 Woodside Avenue in Exhibit C. Staff has summarized the developmental history in this section of the report by highlighting the major alterations and evidence that exists today as it relates to the proposed material deconstruction.

As can be seen in Exhibit B and Exhibit C the single-family dwelling was constructed in ca.1889 and has undergone a series of alterations.

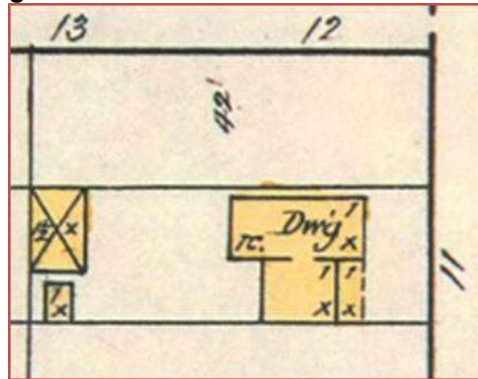
In 1889, the single-family dwelling was a one-story, wood-framed, and wood-sided dwelling with a T-shaped plan and a front porch. Physical evidence (ghost lines) indicates that the east façade of the cross wing originally had two tall, double-hung windows (see Figure 1 and Exhibit C). It is highly likely that the other original window openings of the house would have also matched the ghost line windows on the east façade.

**Figure 1:** Yellow outlines identify evidence (ghost lines) in the siding of historic window openings which were most likely double-hung and associated with the Victorian-style crosswing. The existing windows are likely a result of the ca. 1918 alterations by Charles A. and Florence Workman (property owners). Photo Courtesy of Anne Oliver, SWCA.



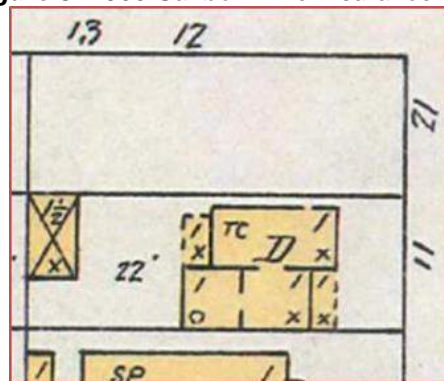
In addition, the house would have had a cross-gabled roof rather than the hip roof present today. As can be seen in the 1889 and 1900 Sanborn Maps in Figure 2 and Figure 3, a one and one-half story, wood-framed and wood-sided stable (marked by a large X) with a wood-shingled roof was located in the rear yard. A smaller, one-story wood building (possibly an outhouse), located to the south of the stable was only present in the 1889 Sanborn Map.

**Figure 2: 1889 Sanborn Fire Insurance Map**



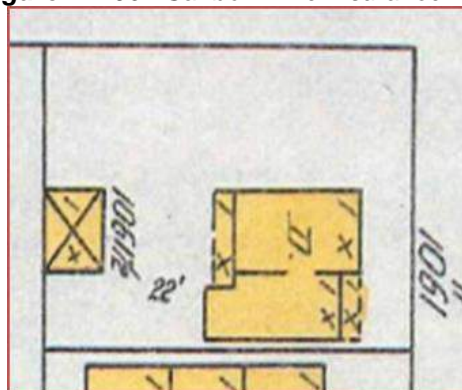
The 1900 Sanborn Map (Figure 3) indicates that an addition and rear porch had been built on the west side of the single-family dwelling, making it rectangular in plan. The smaller outbuilding had been removed but the rectangular stable remained in the northwest corner of the property.

**Figure 3: 1900 Sanborn Fire Insurance Map**



The 1907 Sanborn Map (Figure 4) documents no changes to the single-family dwelling, but it does indicate that the two (2) original lots were now recognized as one (1) single lot. It also documents that the original stable had been replaced a new stable that was squarer in plan and built in line with the north wall of the house.

**Figure 4: 1907 Sanborn Fire Insurance Map**

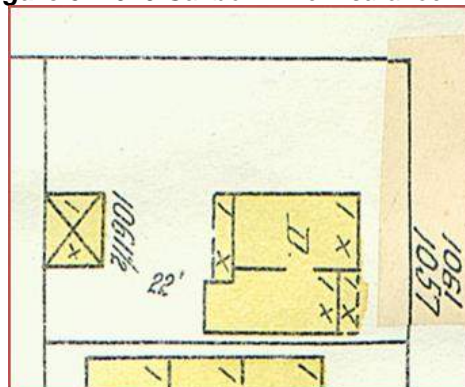


In 1911, the property was seized by Summit County in a tax sale. The previous owners, Martin and Mary McGrath, purchased the property in 1890 and appear to have constructed the single-family dwelling and outbuildings before their formal purchase.

In May 1918, the county sold the property to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman. The Workmans contracted for repair work on the property, which was likely in poor condition given the inability of the McGraths to pay their taxes and its subsequent years as a county holding.

A visual assessment of architectural style and materials confirms that major alterations were made to the house at about this time (ca. 1918). Between about 1918 and 1921, the ca. 1889 house was greatly altered and updated to suit modern tastes and needs with new window locations, shapes, and styles, and an entirely new roof form. These changes made the structure appear more like a bungalow form rather than the Victorian-style crosswing form. By removing the vertically oriented double-hung windows and changing the roof form from a traditional cross-gabled roof to the hipped pyramidal shape, the form of the house was changed to suit the current popular style of the 1915s.

**Figure 5:** 1929 Sanborn Fire Insurance Map



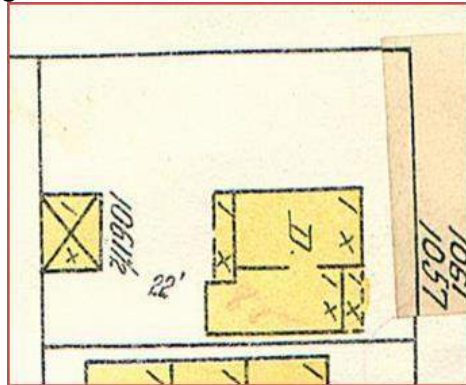
The Workmans sold the property in 1924 and it changed hands multiple times until 1936. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the single-car garage and storage shed. The north addition to the single-family dwelling with the partial chimney was likely constructed sometime in the late 1930's as a part of the Birkbeck's other alterations and upgrades to the site. The chimney is in complete disrepair and has crumbled leaving only a partial chimney.

The first known image of the property at 1057 Woodside Avenue is a tax assessment photograph taken in ca. 1940 (Figure 7). The ca. 1940 tax photo of 1057 Woodside Avenue documents that three-part wood windows comprising a fixed center pane flanked by two casement windows have replaced the original window openings. The original cross-gabled roof has been replaced with a hipped roof of pyramidal shape. Windows and roofs of this type were common in bungalows of the 1915s through the 1920s, which is when the Workman's updated the single-family dwelling.

As stated above, a shed-roofed addition with a door, window, chimney and covered stoop was made to the north side of the house prior to the ca. 1940 tax photo was taken. At the far right edge of the picture, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

The ca. 1940 tax photo of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings (Figure 8). The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.

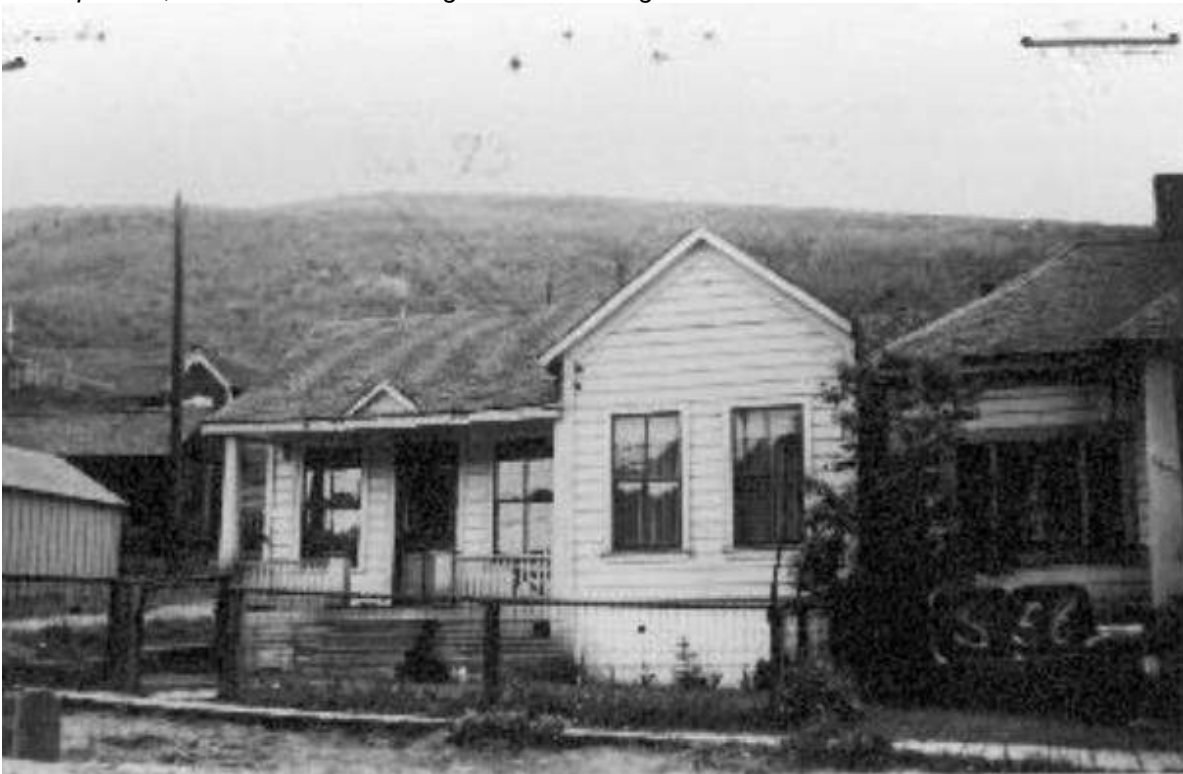
**Figure 6:** 1941 Sanborn Fire Insurance Map



**Figure 7:** 1057 Woodside Avenue ca. 1940 tax photo. Visible in this photo are the 1918 alterations, the late 1930s north addition, and the corner of the outbuildings.



**Figure 8:** 1103 Woodside Avenue ca. 1940 tax photo. Visible in this photo is the single-car garage with its white-painted, board and batten siding and wood-shingled roof.



According to Anne Oliver (Exhibit C):

*“In the following years, the old stable in the rear yard, which wasn’t large enough to house an automobile, was replaced with a single-car garage that was built toward the front of the property and oriented toward the street for better access, and the garage was accompanied by a new shed to provide additional storage space. The single-family dwelling and its associated garage and storage shed are an excellent example of how older historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in the middle years of the 20th century. No significant exterior changes have been made to any of the buildings since the early 1940s, giving them a high degree of integrity and justifying the property’s designation as a Landmark Site.*”

*In summary, major alterations were made to the 1057 Woodside house in about 1918, updating it from what would have been perceived as an old-fashioned, Victorian-style crosswing house to a hipped-roofed, bungalow-style house that was highly popular after World War I. Alterations between 1918 and the early 1940s included new window openings, new windows, a new roof shape, and an addition. It is unclear when the ca. 1907 square stable was removed, but the single-car garage was built in the late 1930s by the Birkbecks. The storage shed, which is nearly identical with the garage in construction methods, materials, and apparent age, was almost certainly built at the same time but located elsewhere on the property – if it had been built in its present.”*

The single-family dwelling at 1057 Woodside Avenue has remained almost unchanged on the exterior since the 1940s. Though alterations to the original form and style have been made, such alterations occurred during the Period of Significance (the Mature Mining Era). This property has had alterations that spanned across three of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962). Specifically, the single-family dwelling has had the following alterations since ca. 1889:

- New porch and new addition which changed the plan (occurred ca. 1900)
- Changes to the original window openings (occurred ca. 1918)
- Changes to the roof shape (occurred ca. 1918)
- North addition with partial chimney (occurred late 1930s)

While the site has had alterations that spanned across three of Park City's designated Historic eras, the Period of Historic Significance for the single-family dwelling is the Mature Mining Era (1894-1930) due to the major alterations that occurred in ca. 1918 (listed above). The late 1930s north addition with partial chimney was constructed after the Period of Historic Significance.

#### **Analysis: Material Deconstruction**

The following Material Deconstruction work is proposed for the single-family dwelling at 1057 Woodside Avenue:

- Removal of the late 1930s north addition (with partial chimney) of the single-family dwelling to restore the ca. 1918 Period of Significance and Historic Form.

As is detailed in the 1057 Woodside Avenue Developmental History section above, Exhibit B, and Exhibit C, extensive alterations occurred to the single-family dwelling ca. 1918. The applicant is requesting to remove the late 1930s north addition (with partial chimney) in order to restore the single-family dwelling to its ca. 1918 Historic Form, thus returning the single-family dwelling to its Period of Historic Significance. In addition, the late 1930s north addition is located slightly beyond the midpoint on a secondary façade.

According to the U.S. Department of the Interior *National Register Bulletin: Researching a Historic Property*, the Period of Historic Significance refers to the span of time during which significant events and activities occurred. Events and associations with historic properties are finite; most properties have a clearly definable period of significance. In this particular case, the Period of Historic Significance has been defined as the Mature Mining Era (1894-1930) due to the extensive alterations (ca. 1918) that occurred during that time. The extensive alterations that took place ca. 1918 have been considered "significant activities" as defined by the U.S. Department of the Interior *National Register Bulletin: Researching a Historic Property*.

Staff finds that the removal of the late 1930s north addition and partial chimney would restore the single-family dwelling to its ca. 1918 Historic Form, specifically the original bungalow-style form. Staff finds that the removal of the late 1930s addition would allow for the restoration of the following:

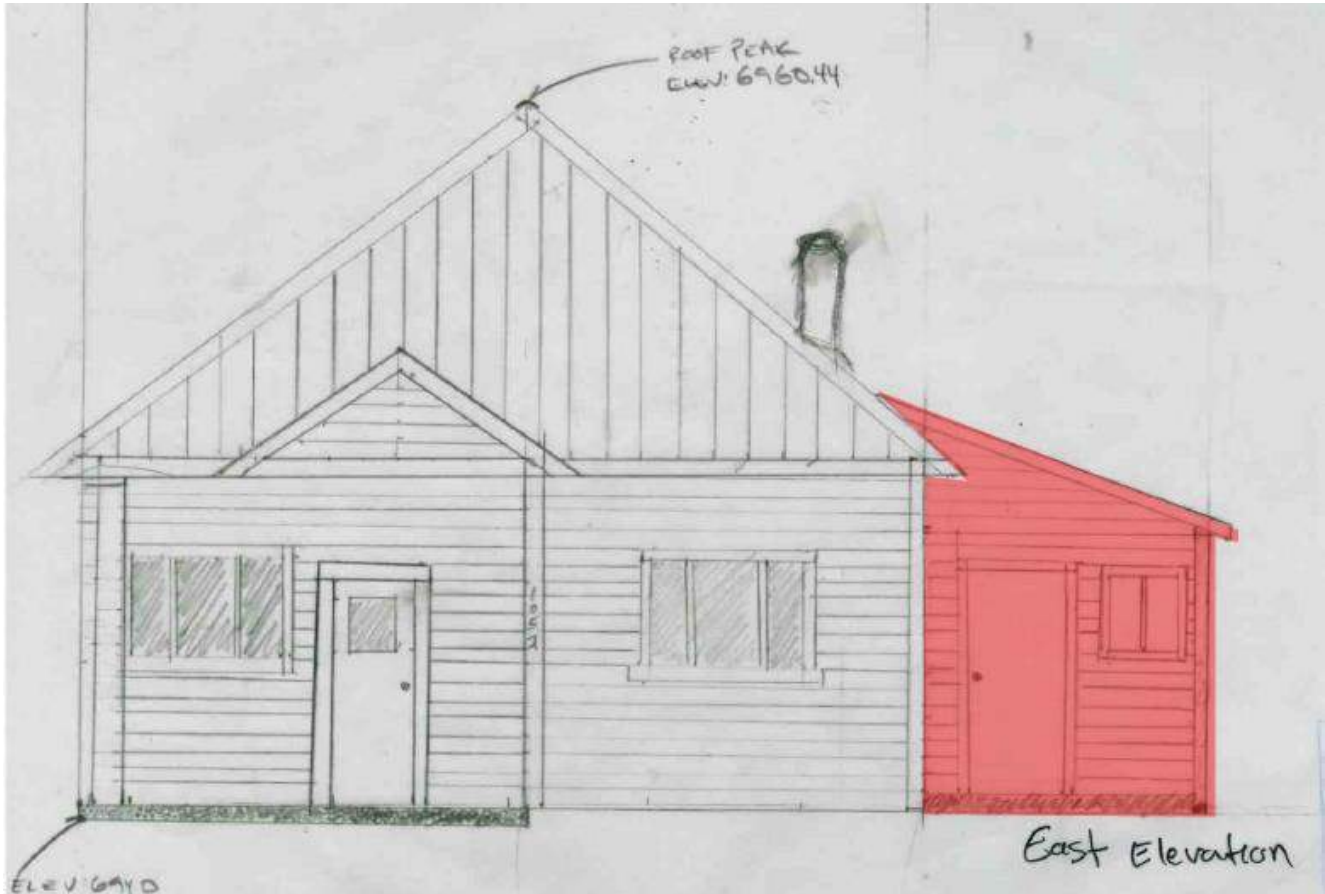
- North roof to its ca. 1918 form

- Exterior horizontal siding of the north elevation to its ca. 1918 appearance.

The applicant will reuse the siding on the north addition on the exterior wall of the single-family dwelling after removal of the north addition. The applicant will also repair the roof where the north addition is currently attached and is to be removed.

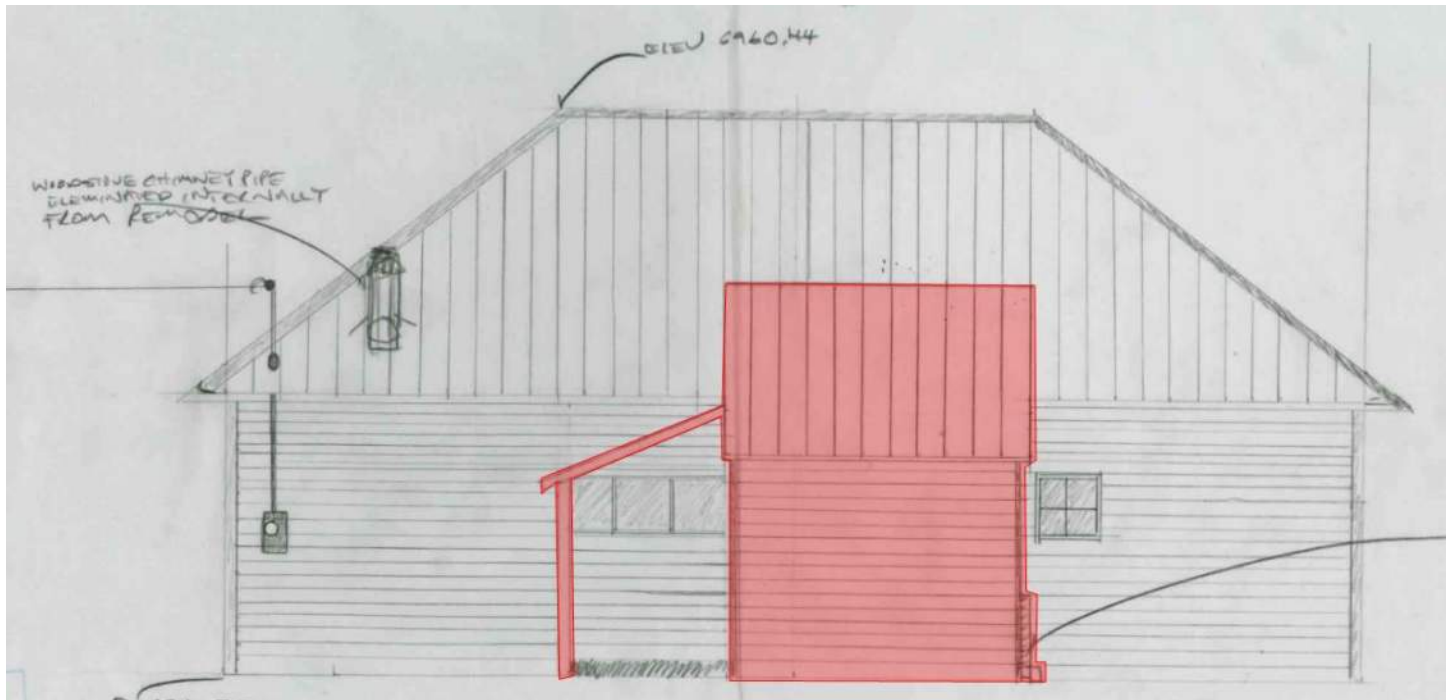
Figure 9a, 9b, and 9c identify the areas that are to be removed (red shaded areas) of the north elevation of the single-family dwelling.

**Figure 9a:** 1057 Woodside Avenue east elevation areas to be removed (shaded red)





**Figure 9b:** 1057 Woodside Avenue north elevation areas to be removed (shaded red)



**Figure 9c:** 1057 Woodside Avenue west elevation areas to be removed (shaded red)



### **Recommendation:**

Staff recommends the Historic Preservation Board review and discuss the material deconstruction of the Historic north addition to the Landmark single-family dwelling, conduct a public hearing, and approve the material deconstruction of the Historic north addition to the Landmark single-family dwelling at 1057 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

### **Finding of Fact:**

1. The property is located at 1057 Woodside Avenue. The property consist of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. The Period of Historic Significance for the single-family dwelling is the Mature Mining Era (1894-1930) due to the major alterations that occurred in ca. 1918. The late 1930s north addition with partial chimney was constructed after the Period of Historic Significance.
6. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.
7. The applicant is proposing to remove the late 1930s north addition (with partial chimney) of the single-family dwelling to restore the ca. 1918 Period of Significance and Historic Form.
8. The applicant will reuse the siding on the north addition on the exterior wall of the single-family dwelling after removal of the north addition.
9. The applicant will repair the roof where the north addition is currently attached and is to be removed.
10. Staff finds that the removal of the late 1930s north addition and partial chimney would restore the single-family dwelling to its ca. 1918 Historic Form, specifically the c. 1918 bungalow-style form. Staff finds that the removal of the late 1930s addition would allow for the restoration of the north roof to its ca. 1918 form and exterior horizontal siding of the north elevation to its ca. 1918 appearance.
11. In May 1918, Summit County sold the property to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman. The Workmans completed major alterations to the single-family dwelling at about this time (ca. 1918).
12. The Workmans sold the property in 1924.
13. 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.

14. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
15. The single-family dwelling has had the following alterations since ca. 1889: New porch and new addition which changed the plan (occurred ca. 1900); Changes to the original window openings (occurred ca. 1918); Changes to the roof shape (occurred ca. 1918); and North addition with partial chimney (occurred late 1930s).
16. The proposed removal of the late 1930s north addition will allow for alterations that occurred to the historic single-family dwelling after the Period of Historic significance to be removed; thus, restoring the ca. 1918 bungalow Historic Form.

**Conclusions of Law:**

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction and reconstruction.

**Conditions of Approval:**

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on February 23, 2015, May 12, 2015, and April 29, 2016. 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. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.

**Exhibits:**

Exhibit A – HPB Demolition Review Checklist

Exhibit B – 1057 Woodside Avenue – Developmental History Timeline

Exhibit C – Anne Oliver (SWCA) 1057 Woodside Avenue Memorandum

Exhibit D – Historic Sites Inventory Form

Exhibit E – Historic District Design Review Historic Preservation Plan (Single-Family Dwelling)

Exhibit F – Historic District Design Review Physical Conditions Report (Single-Family Dwelling)

Exhibit G – Historic District Design Review Existing and Proposed Plans (Single-Family Dwelling)

Exhibit H – Aerial Photograph

Exhibit I – National Register Bulletin “Researching a Historic Property”

## Exhibit A: HPB Demolition Review Checklist

### **Historic Preservation Board Material Deconstruction Review Checklist:**

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

# 1057 Woodside Avenue Developmental History

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

**1883**  
George C. Snyder sold all of Block 9, including Lots 1 through 32, to David C. McLaughlin, who was likely acting as a representative of the Park City Townsite.

**1890**  
Martin and Mary McGrath purchased Lots 15 and 16 from McLaughlin, on which it appears he had already built his house and outbuildings.

**1911**  
Martin and his wife Mary owned the property until about 1911, when it was seized by Summit County in a tax sale.

**1918 - May**  
The county sold the property to the west, to Charles A. and Florence Reddon Workman, a blacksmith in the mining industry, Major alterations occurred updating it from what would have been perceived as an old-fashioned, Victorian-style crosswing house to a hippedroofed, bungalow-style house that was highly popular after World War I.

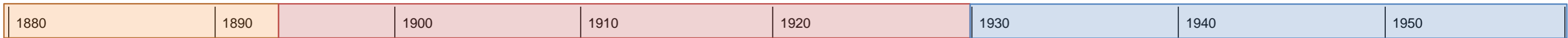
**1924**  
The Workmans sold the property in 1924, it changed owners several times until 1936.



**1940**  
The tax photo of 1057 Woodside Avenue (left) documents a shed-roofed addition with a door, window, and covered stoop has been made to the north side of the house. The tax photo of 1103 Woodside Avenue (right), which is the property on the north side of Crescent, provides a better view of the two outbuildings.

**1949**  
A 1949 tax appraisal card notes the presence of a Class 2, single-car garage measuring 10' x 20' with a dirt floor, walls of "Bat. Sht." [battered sheet] and a shingle roof. The age of the garage, which was typically provided by the property owner, was given as ten years, dating it to 1939.

**1958**  
The 1958 tax appraisal card describes the 10' x 20' garage, with wood floor. The age of the garage on the tax card is given as 1929; whether this is the average age or the estimated year of construction is unclear.



**1889**  
Sanborn Fire Insurance Co. map from 1889 show original house and outbuildings at 1057 (1061) Woodside Avenue.

**1900**  
The Sanborn map indicates that an addition and rear porch had been built on the west side of the house, making it rectangular in plan.

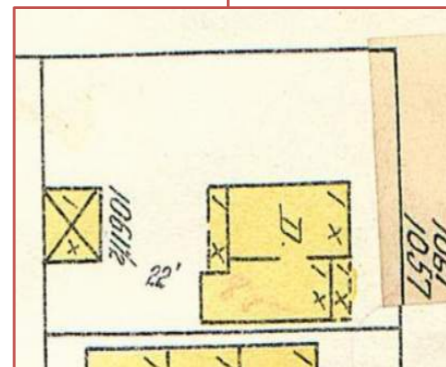
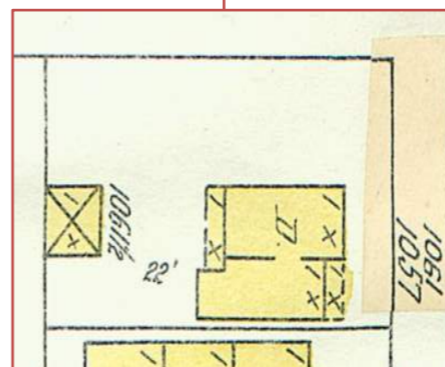
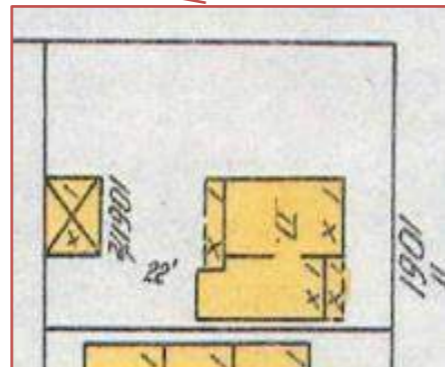
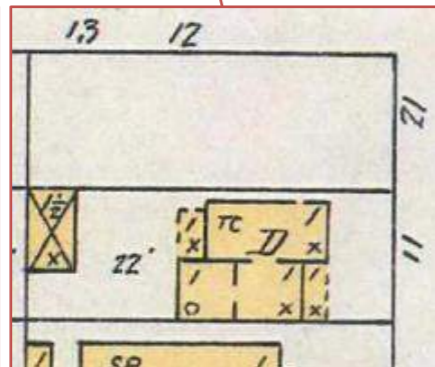
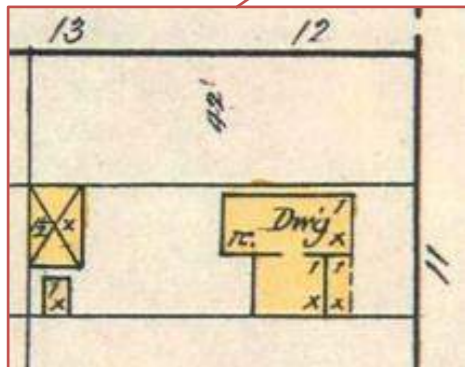
**1907**  
Sanborn map documents no changes to the dwelling, but it does indicate that the original lot had been legally combined with the lot to the north, abutting Crescent Street.

**1918 - Nov.**  
Park City Lumber Co. claimed a lien on the property because of non-payment for building materials that were "actually used in the repair and construction of the said buildings. The building materials were likely used for major alterations to convert the Victorian-style cross-wing house into a bungalow-style house.

**1929**  
The Sanborn map documents no changes to the property or the buildings since 1907.

**1936**  
Purchased by Robert J. and Lillian Birkbeck, a shop foreman for a mining company. The Birkbecks constructed the single-car garage in the late 1930s.

**1941**  
The Sanborn map documents no changes to the property or the buildings since 1907.





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# Memorandum

**To:** Planning Department, Park City Municipal Corporation, Utah  
**From:** Anne Oliver, Principal Investigator, SWCA Environmental Consultants  
**Date:** September 4, 2014  
**Re:** Assessment of Outbuildings at 1057 Woodside Avenue

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## Introduction

The property at 1057 Woodside Avenue in Park City, Utah, is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory as a Landmark Site. The buildings on the property comprise a historic residence and two outbuildings: a garage and a storage shed. The property owners propose to make changes to the outbuildings, which appear to be in fair to poor condition. Prior to providing guidance regarding these changes and to ensure compliance with PCMC historic preservation ordinances, the PCMC Planning Department has requested a formal assessment of the history of the outbuildings and a determination of whether or not they were built within the period of historic significance for the property and are therefore a contributing feature to the landmark site.

## Garage and Storage Shed Descriptions

The front-gabled garage is north of the residence and faces Woodside Avenue to the east; it is set back from the street and aligns with the east face of the addition on the north side of the house (Figures 1-4). The building has no visible foundation, although channeled iron bars have been used to create a sill for the doorway in the east end of the south wall. The walls are of wood-framed, single-wall construction, with posts measuring 4" x 5" and lighter framing members and roof joists measuring 1¾" x 3½" (Figure 5). These are true dimensions that predate industry standards for dimensional lumber enacted in 1963.<sup>1</sup> The framing is finished on the exterior side with vertical boards and battens, measuring about 11¾" and 3¾" wide respectively, which have been painted white several times. The original vehicle entrance was located on the east façade, and extant hardware indicates that it was fitted with a pair of side-hinged doors. This opening has recently been infilled with wood-veneer panels fitted with a modern paneled door. The opening at the east end of the south wall was for a person door, but the door has been removed. The wood-shingled roof has open eaves with exposed rafter tails, and is finished by a metal ridge with spherical end caps.

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<sup>1</sup> L.W. Smith and L.W. Wood, "History of Yard Lumber Size Standards," Forest Products Laboratory, Forest Service, U. S. Department of Agriculture, 1964. After 1963, a nominal 2x4 measured 1½" x 3½", in contrast to the older and thicker nominal 2 x 4s used in the garage, which measure 1¾" x 3½".

On the interior, the floor is finished with bricks at the west end and with heavy planks elsewhere (Figure 6). The walls and ceiling are unfinished. Knob and tube electrical wiring is surface-mounted on the interior and exterior walls, and early or original light fixtures and switches are present on the exterior (Figure 7).

The front-gabled, board and batten storage shed is west of the garage and utility pole, in the northwest corner of the lot, and faces south into the rear yard of the property (Figures 8 and 9). On the exterior, it is nearly identical in construction to the garage and retains the same early or original light fixture above the single door on the south side. In contrast to the garage, the roof is finished with sheet metal. The interior of the shed was not accessed and its original use is unclear, although it was likely built to store gardening and yard equipment. The PCMC Historic Site Form doesn't note the presence of the shed in 2008 because the rear of property was not accessed at that time.<sup>2</sup>

## **History**

The Historic Site Form for 1057 Woodside Avenue (also known as 1061 Woodside Avenue until at least 1907 according to Sanborn Fire Insurance Co. maps) states that the single-family dwelling was built in ca. 1900. However, the house had already been built by 1889 when it appears on a Sanborn map, separated by an empty lot from Crescent Avenue (later renamed 11<sup>th</sup> Street) to the north (Figure 10). At that time it was a one-story, wood-framed and wood-sided dwelling (marked by the yellow color and the letters Dwg.) with a T-shaped plan and a front porch (marked by a dashed line) facing onto Woodside; it had a wood-shingled roof (marked by a small x) and a terra cotta brick chimney (marked by the letters TC). Physical evidence indicates that the east façade of the crosswing originally had two tall, double-hung windows and the other windows on the house would have matched these (see Figure 2). The house would have had a cross-gabled roof rather than the hip roof present today. In the rear yard were a one and one-half story, wood-framed and wood-sided stable (marked by a large X) with a wood-shingled roof, and a smaller, one-story wood building to the south that may have been an outhouse.

The buildings were carefully sited on a standard lot with respect for lot lines, in contrast to some of the neighboring dwellings that were built in the middle of the street, presumably prior to the platting of the area. The Park City Survey of 1880 established the original town plat just to the south, while the subject property is located in Snyder's Addition, which was platted in about 1883, dating the house to the mid- or late 1880s.

The first recorded transaction involving the property at 1057 Woodside is in 1883 (Attachment A).<sup>3</sup> George C. Snyder sold all of Block 9, including Lots 1 through 32, to David C. McLaughlin, who was likely acting as a representative of the Park City Townsite Company (John Ewanowski, personal

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<sup>2</sup> Dina Blaes, Historic Site Form – Historic Sites Inventory for 1057 Woodside Avenue, 2008. On file with Park City Municipal Corporation and available online at: <http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=1240>.

<sup>3</sup> Many thanks to John Ewanowski of CRSA Architects, who completed the property's chain of title for this memorandum on short notice.

communication). In 1890, Martin McGrath purchased Lots 15 and 16 from McLaughlin, on which it appears he had already built his house and outbuildings. Martin and his wife Mary owned the property until about 1911, when it was seized by Summit County in a tax sale.

The 1900 Sanborn map indicates that an addition and rear porch had been built on the west side of the house, making it rectangular in plan (Figure 11). Based on common practice at the time, the new porch and addition would have had shed roofs sloping down toward the rear yard, and these were roofed with wood shingles and tin (marked by an open circle on the map), respectively. The smaller outbuilding had been removed but the rectangular stable remained in the northwest corner of the property, extending further than the north wall of the house to abut the north lot line.

The 1907 Sanborn map documents no changes to the dwelling, but it does indicate that the original lot had been legally combined with the lot to the north, abutting Crescent Street (Figure 12). It also documents that the original stable had been replaced with a single-story, wood-framed and wood-sided stable with a wood-shingled roof that had its own street address (1061½ Woodside); this stable was more square in plan and built in line with the north wall of the house. Based on the known dimensions of the house, the outbuilding measured approximately 11' x 12'. It is unclear why the outbuilding was given a separate street number – it was not marked with a “D”, which indicates use as a dwelling. Possibly it was used for commercial purposes by the McGraths.

In May 1918, the county sold the property, along with Lots 17 and 18 to the west, to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman.<sup>4</sup> Workman was born in Connecticut in about 1880 but was living in Park City on Norfolk Avenue with his mother and stepfather in 1900.<sup>5</sup> The Workmans apparently contracted for repair work to the property, which was likely in poor condition given the inability of the McGraths to pay their taxes and its subsequent years as a county holding. In November 1918, the Park City Lumber Co. claimed a lien on Lots 15 and 16 and the buildings thereon because of non-payment for building materials that were “actually used in the repair and construction of the said buildings.” Ed L. Guild and his wife Mabel were named as “the owner or reputed owner;” the Guilds may have been renting and renovating the property or working directly for the Workmans. The list of materials includes over two hundred cedar posts [for fencing?], lumber of varying dimensions, sacks of plaster and cement, shingles, and nails (Attachment B).

A visual assessment of architectural style and materials confirms that major alterations were made to the house at about this time (discussed below). The work was perhaps protracted: two years later, the 1920 U.S. Census, which includes street addresses for Park City, does not list anyone living at 1057/1061 Woodside but does note that the Workmans and their three children were living at 1125 Park Avenue. The Woodside house may have been vacant or the residents weren't home.

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<sup>4</sup> United States of America, Bureau of the Census, *Fourteenth Census of the United States, 1920* (Washington DC: National Archives and Records Administration, 1920).

<sup>5</sup> United States of America, Bureau of the Census, *Twelfth Census of the United States, 1900* (Washington DC: National Archives and Records Administration, 1900).



After the Workmans sold the property in 1924, it changed owners several times until 1936, when it was purchased by Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck (see Attachment A).<sup>6</sup> Based on evidence discussed below, the Birkbecks were certainly the builders of the garage and storage shed. They were living in the house with their two daughters, ages 8 and 5, when the 1940 census was conducted.

The 1941 Sanborn map documents no changes to the property or the buildings since 1907, but the company's later maps may be less accurate than the early maps (Figure 13). Beginning in about the 1920s, the Sanborn Company typically just updated its maps, making corrections directly onto earlier versions by hand. Also, improved firefighting capabilities and the diminishing risk of fires meant that the precise documentation of building locations and materials became less critical. Both of these factors may mean that less care was taken to ensure accuracy as fire insurance maps became increasingly obsolete.

The first known image of the property at 1057 Woodside is a tax assessment photograph taken in the early 1940s, with what is probably the younger Birkbeck daughter standing on the front porch (Figure 14). The photograph is undated, but a comprehensive series of tax assessment photos was taken in Park City at about this time. A preliminary review of the Utah State Historic Preservation Office (SHPO) files indicates that most of the tax photos for other Park City properties date to 1940 and 1941 (Cory Jensen, personal communication). Undated tax photos of several properties on Main Street using the same type of sign (and sometimes featuring the same assessor's office employee holding it) can be definitively dated to 1940 and 1941 based on documented changes in ownership, use, and signage on commercial properties (John Ewanowski, personal communication).

The early 1940s tax photo of 1057 Woodside documents that the original tall window openings on the east façade have been replaced by oblong, three-part wood windows comprising a fixed center pane flanked by two casement windows. The original cross-gabled roof has been replaced with a hipped roof of pyramidal shape, although the original chimney and stove pipe remain in place. Windows and roofs of this type were commonly used on bungalows built from about 1915 through the 1920s, when they were a highly popular house type.<sup>7</sup> The shingles and the metal edge along the eaves appear newer because of their light color and excellent condition. A shed-roofed addition with a door, window, and covered stoop has been made to the north side of the house. The rear porch was likely enclosed by this time. At the far right edge of the picture, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

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<sup>6</sup> United States of America, Bureau of the Census, *Sixteenth Census of the United States, 1940* (Washington DC: National Archives and Records Administration, 1940).

<sup>7</sup> Pyramid cottages were a popular house type in Park City from about the late 1890s through the early years of the 20<sup>th</sup> century. Post World War I-pyramid bungalows, which are similar in style, typically have a greater horizontal emphasis, with lower-pitched hipped roofs and horizontally oriented window openings like those at 1057 Woodside.

The early 1940s tax photo of 1103 Woodside Avenue, which is the property on the north side of Crescent, provides a better view of these two outbuildings (Figure 15).<sup>8</sup> The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today. Again, the light color of the shingles indicates that the roof, and most likely the building, is of recent construction. This is supported by the style and materials of the garage. Given the year, one might expect the garage to be of the cheaper and more common balloon-frame construction, with exposed stud walls on the interior, but single wall construction had a long tradition in Park City.

Based on the location of the wood utility pole, which remains in the same location today, the dark, board and batten outbuilding behind it is located on the lot to the west, which was a part of the property at the time. The dark walls and roof shingles indicate that the building is relatively old, and the fact that it does not appear on the 1941 Sanborn casts further doubt on the accuracy of that map.

In summary, major alterations were made to the 1057 Woodside house in about 1918, updating it from what would have been perceived as an old-fashioned, Victorian-style crosswing house to a hipped-roofed, bungalow-style house that was highly popular after World War I. Alterations between 1918 and the early 1940s included new window openings, new windows, a new roof shape, and an addition. It is unclear when the ca. 1907 square stable was removed, but the single-car garage was built in the late 1930s by the Birkbecks (see discussion below). The storage shed, which is nearly identical with the garage in construction methods, materials, and apparent age, was almost certainly built at the same time but located elsewhere on the property – if it had been built in its present location, it would be visible just west of the utility pole in the 1103 Woodside photograph.

The next documentary evidence is provided by a 1949 tax appraisal card for the property (see Historic Site Form). The card notes the presence of a Class 2, single-car garage measuring 10' x 20' with a dirt floor, walls of "Bat. Sht." [battened sheet] and a shingle roof.<sup>9</sup> The age of the garage, which was typically provided by the property owner, was given as ten years, dating it to 1939. A sketch plan of the house indicates that both the north and west additions are present and that the rear porch is enclosed; no outbuildings are drawn. The storage shed is not itemized, likely because it was not of sufficient value to be included in the appraisal. Of note, the "average age" of the house is given as 28 years. This is not its true age, but was derived by taking the original year of construction and then factoring in improvements and additions to provide a more accurate number for reproduction or replacement value. If the assessor derived the age from the most recent major improvements, that would date them to 1921, strengthening the argument that the Workmans made the major alterations to the house.

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<sup>8</sup> See also Dina Blaes, Historic Site Form – Historic Sites Inventory for 1103 Woodside Avenue, 2008. On file with Park City Municipal Corporation and available online at:  
<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=1244>

<sup>9</sup> The Historic Site Form erroneously states that the tax cards note a two-car garage when in fact they note a "Class 2" garage that houses a single car.

The 1958 and 1968 tax appraisal cards describe the same 10' x 20' garage, although by 1958 it had the wood floor that is present today (see Historic Site Form). The age of the garage on both cards is given as 1929; whether this is the average age or the estimated year of construction is unclear.

When the property was re-photographed in 1995 during a reconnaissance survey of Park City's historic buildings, the wood-shingled roof had been covered with a ridged metal roof and both the chimney and the original stovepipe had been removed (see Historic Site Form). The wood building at the right edge of the photograph is the house at 1103 Woodside; the garage is not visible because of the angle of the photograph. Although the house has since been painted red, it appears that no significant changes have been made to the house or its outbuildings since that time.

### **Conclusion**

Park City's historic preservation ordinances are contained in Chapter 11 of the Land Management Code, and define the criteria for designating sites to the Park City Historic Sites inventory. Of relevance in this instance, any building (main, attached, detached, or public), accessory building, and/or structures may be designated a Landmark Site if it is at least 50 years old; retains integrity of location, design, setting, materials, workmanship, feeling, and association; and is significant in local history or architecture associated with an era that has made a significant contribution to the broad patterns of our history.

Park City's Historic Site Forms state that a property "must represent an important part of the history or architecture of the community" and that it must be significant under one (or more) of three historic eras: the Settlement and Mining Boom Era (1868-1893); the Mature Mining Era (1894-1930); and/or the Mining Decline and Emergence of Recreation Industry Era (1931-1962). The Historic Site Form for 1057 Woodside states that the property is significant under the Mature Mining Era. However, the expanded analysis conducted for this memorandum reveals that the property was actually constructed in the preceding Mining Boom Era with outbuildings significant under the Mining Decline Era, a good example of the cumulative nature of history in Park City. Between about 1918 and 1921, the ca. 1889 house was greatly altered and updated to suit modern tastes and needs with new window locations, shapes, and styles, and an entirely new roof form. In the following years, the old stable in the rear yard, which wasn't large enough to house an automobile, was replaced with a single-car garage that was built toward the front of the property and oriented toward the street for better access, and the garage was accompanied by a new shed to provide additional storage space. The house and its associated garage and storage shed are an excellent example of how older historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in the middle years of the 20<sup>th</sup> century. No significant exterior changes have been made to any of the buildings since the early 1940s, giving them a high degree of integrity and justifying the property's designation as a Landmark Site.

### **Recommendations**

The garage and storage shed are considered contributing features to a landmark property. As such, all efforts should be made to preserve them. A formal condition assessment was not conducted, but the shed appears to be in fair condition while the garage appears to be in poor condition; the latter may be difficult to repair without partially or fully reconstructing it. It is recommended that a formal Condition

Assessment and Preservation Plan be developed for both outbuildings to document their deficiencies and develop appropriate plans for their repair and/or replacement.



**Figure 1.** General view of house and garage at 1057 Woodside Avenue, facing west.



**Figure 2.** Detail of east façade of house, with original window locations visible in siding.



**Figure 3.** General view of garage, facing northwest.



**Figure 4.** General view of garage, facing southwest.



**Figure 5.** General view of garage interior, facing west.



**Figure 6.** Garage floor, showing brickwork at west end and wood planks covering remainder of floor, facing west.



**Figure 7.** Light fixture and electrical switches on south side of garage, facing north.



**Figure 8.** General view of storage shed, facing northwest.





**Figure 9.** View of east side of storage shed in relation to utility pole and fenced property line, facing southwest.

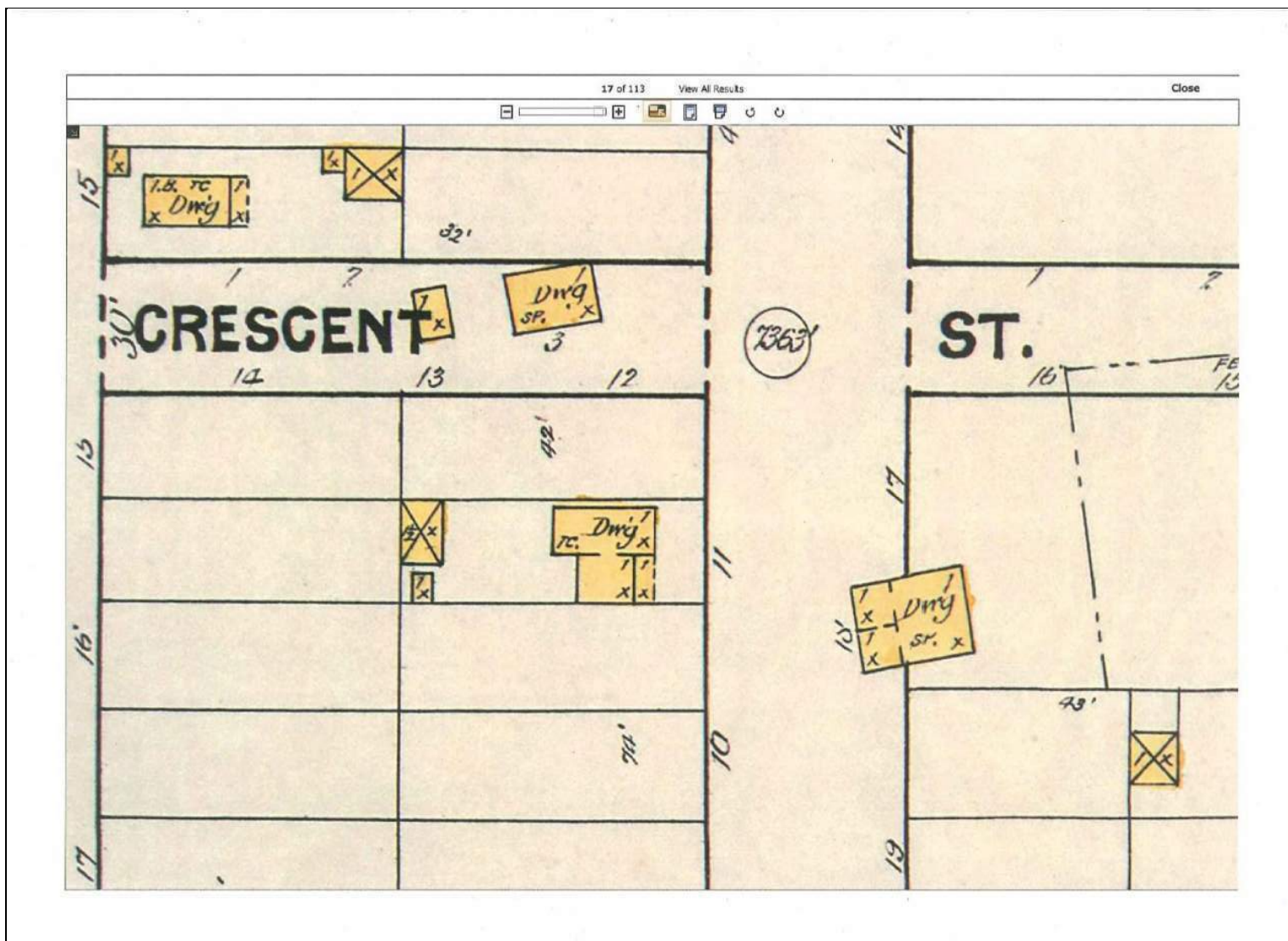
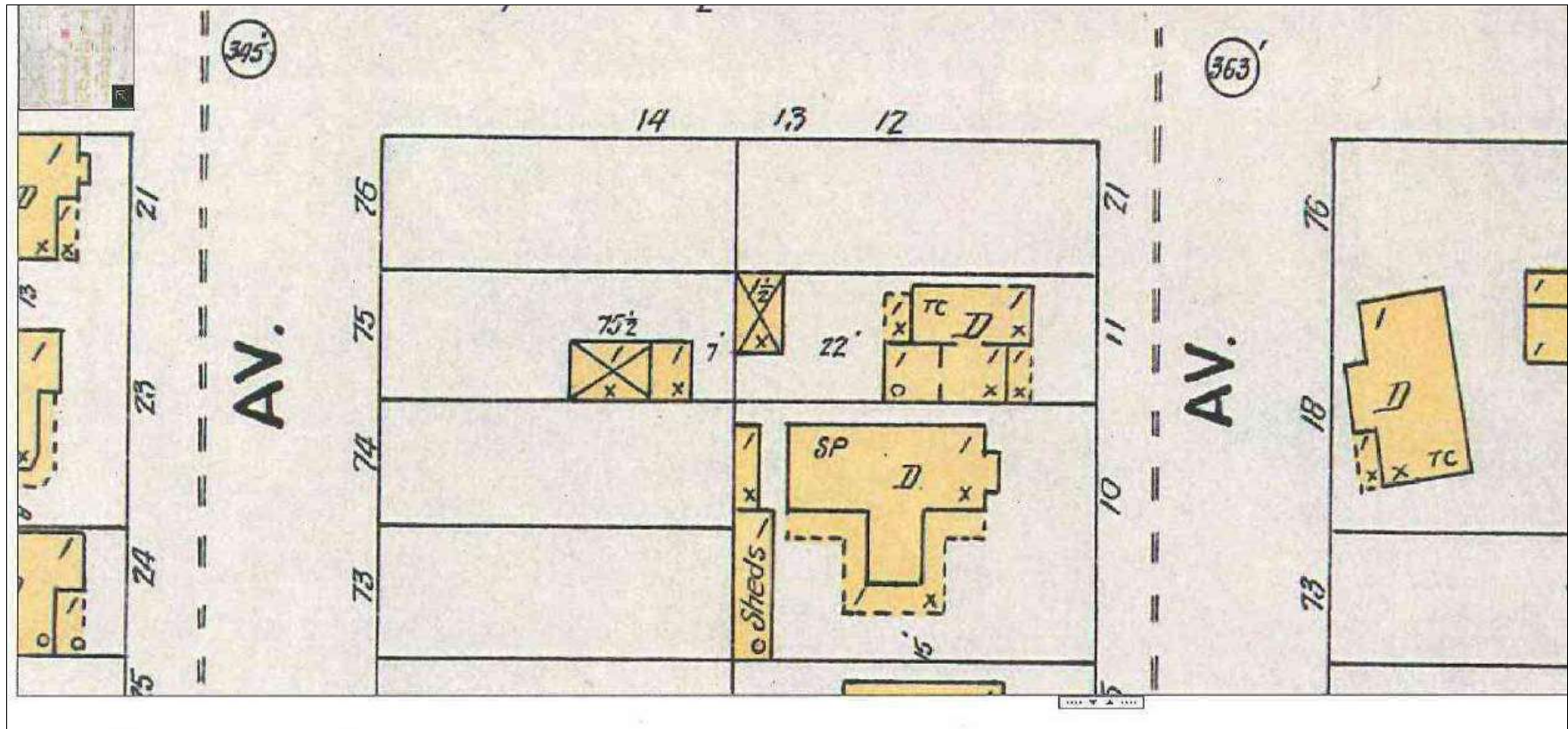
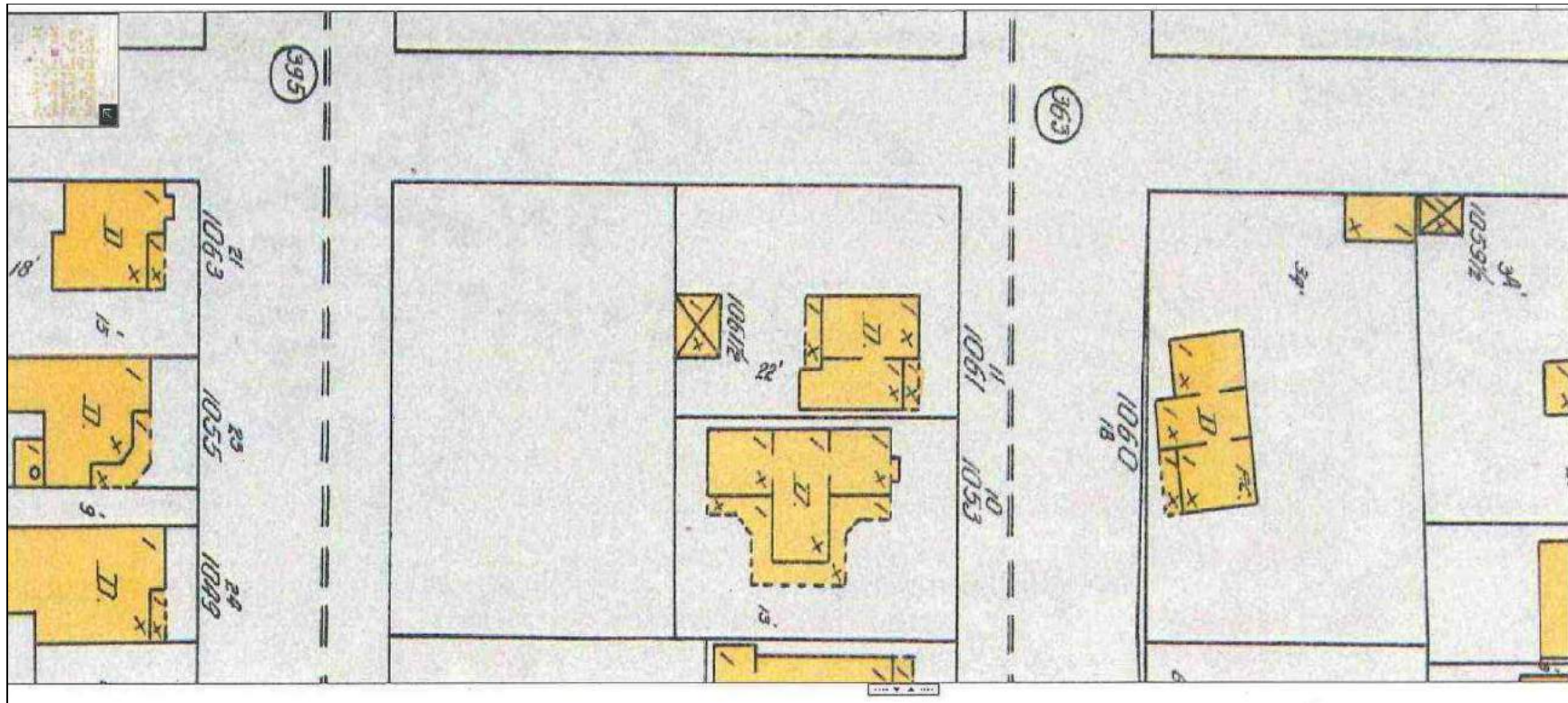


Figure 10. Sanborn Fire Insurance Co. map from 1889 showing original house and outbuildings at 1057/1061 Woodside Ave (at center of map, adjacent to the number 11). Courtesy Western American Division, Special Collections, J. Willard Marriott Library, University of Utah.



**Figure 11.** Sanborn Fire Insurance Co. map from 1900 showing original house and outbuildings at 1057/1061 Woodside Ave (at center of map, adjacent to the number 11). Courtesy Western American Division, Special Collections, J. Willard Marriott Library, University of Utah.



**Figure 12.** Sanborn Fire Insurance Co. map from 1907 showing original house and outbuildings at 1057/1061 Woodside Ave (at center of map). Courtesy Western American Division, Special Collections, J. Willard Marriott Library, University of Utah.

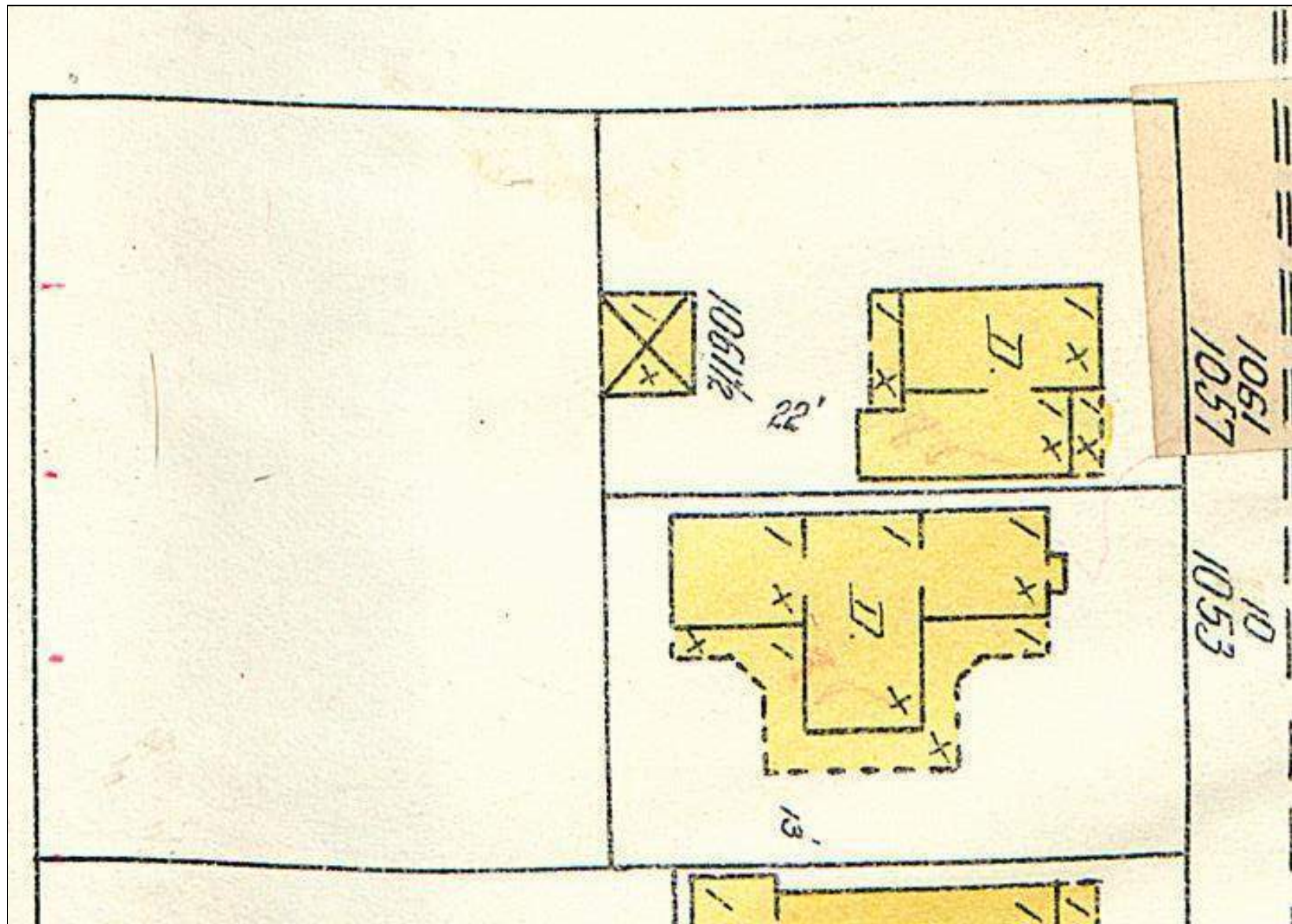
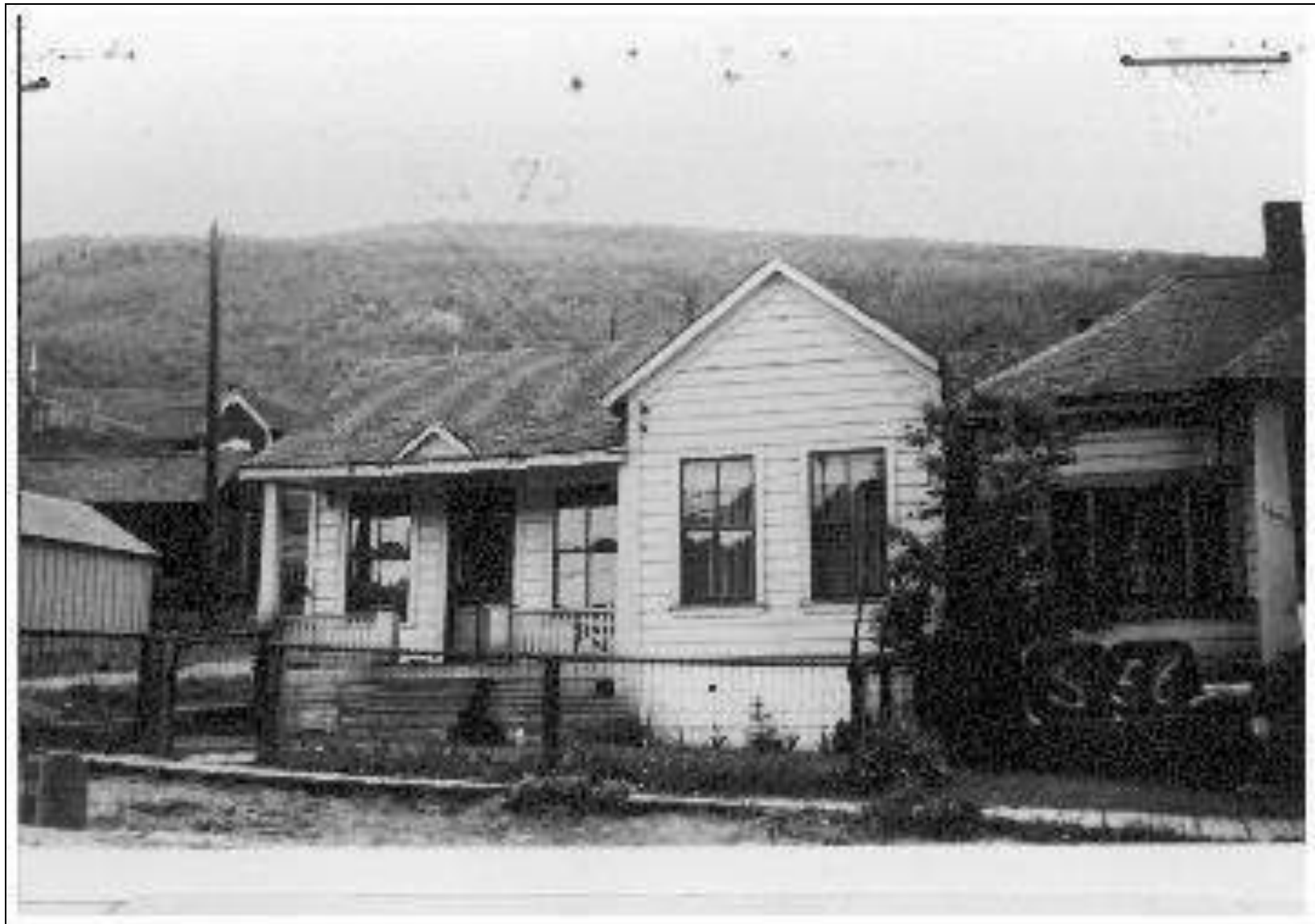


Figure 13. Sanborn Fire Insurance Co. map from 1941 showing original house and outbuildings at 1057/1061 Woodside Ave.



**Figure 14.** Tax assessment photograph of 1057 Woodside Ave, ca. 1940-41 (from Park City Municipal Corporation Historic Site Form).



**Figure 15.** Tax assessment photograph of 1103 Woodside Ave, ca. 1940-41 (from Park City Municipal Corporation Historic Site Form).

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1057 Woodside Avenue

AKA: 1061 Woodside

City, County: Park City, Summit County, Utah

Tax Number: SA-92

Current Owner Name: Six Companies, LC

Parent Parcel(s):

Current Owner Address: 2159 S 700 E, #200, SLC UT 84106

Legal Description (include acreage): 0.18 acres; SAS 16 T 2S R 4E LOTS 15, 16, 17 & 18 BLK 9 SNYDERS ADDITION.

## 2 STATUS/USE

Property Category

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

Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full  Partial

Use

- Original Use: Residential
- Current Use: Residential

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

## 3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 & 2006
- historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina & 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: Pyramid house

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), # 1;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08



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

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

Foundation: 1949, 1957 & 1968 indicate no foundation and there is no evidence to show the foundation has been upgraded.

Walls: Drop siding. Single support for the recessed porch--wide square column.

Roof: Pyramid roof form sheathed in asphalt shingles.

Windows: Ribbon windows with center casement flanked by narrow casements. Entry door is a frame-and-panel door with upper square light.

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): This one-story frame pyramid house largely unchanged from that is seen in the tax photo. A small shed roof addition to the north side of the house beyond the midpoint is visible in the tax photos and noted on the 1949, 1957, and 1968 tax cards, but was removed by 1995. The tax cards also indicate a rear addition, but its existence was not verified. The site retains its original historic 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 significantly altered. An accessory building is located northwest of the main building, but it is not clear if it is the same accessory building noted in the 1949, 1957, and 1968 tax cards. The tax cards note a two-car garage and the extant accessory building is a single car structure. An accessory building is noted on the 1907 Sanborn Insurance map which may be the structure noted in the tax cards. Because the rear of the site was not accessed, the existence of this accessory building could not be verified.

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

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

**Association** (Describe the link between the important historic era or person and the property.): The Pyramid house is one of the three most common house types built in Park City during the mining era.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1900<sup>1</sup>

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:

<sup>1</sup> Summit County records.

## 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.<sup>2</sup>

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:** Accessory building. Camera facing west, 2006.

**Photo No. 3:** East elevation. Camera facing west, 1995.

**Photo No. 4:** East elevation. Camera facing west, tax photo.

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<sup>2</sup> 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. \_\_\_\_\_

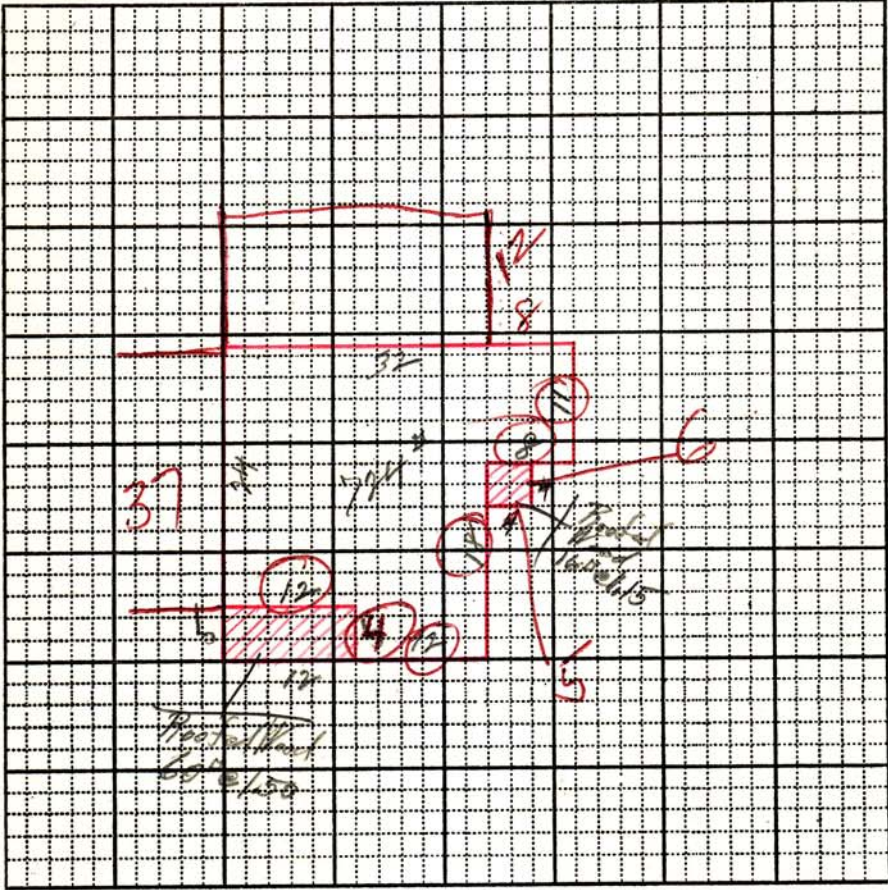
Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	<u>x x</u>		<u>724</u>	<u>\$ -</u>	<u>\$ 1508</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>
	<u>x x</u>			<u>\$</u>	<u>\$</u>

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>122 e 1<sup>st</sup></u> Conc. <u>None</u> ✓		<u>122</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Cigs. _____		
Roof—Type <u>Hip</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>60" @ 1.30</u>	<u>90</u>	
Rear <u>16" @ 1.15</u>	<u>18</u>	
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns. _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Hd. Wd. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Wallboard lined 5 @ 20"</u>		<u>100</u>
Total Additions and Deductions	<u>498</u>	<u>262</u>
Net Additions or Deductions	<u>-262</u>	<u>1508</u>

Ave Age <u>28</u> Yrs. by	Est. Owner <u>✓</u>	REPRODUCTION VALUE	\$ <u>1744</u>
	Tenant _____	Depr. <u>2-3-4-5-6</u> <u>4/59</u>	% \$ _____
	Neighbors _____	Reproduction Val. Minus Depr.	\$ <u>1079</u>
	Records <u>✓</u>		
Remodeled _____	Est. Cost _____	Remodeling Inc. _____	% \$ _____
Garage—S <u>8</u> C <u>2</u>	Depr. <u>2% (3%)</u>	Obsolescence _____	\$ _____
Cars <u>1</u>	Walls <u>Bot. Shg.</u>	Out Bldgs. _____	\$ _____
Roof <u>Shg.</u>	Size <u>10 x 20</u> Age <u>10</u>		\$ _____
Floor <u>Dirt</u>	Cost <u>162/70</u>	Depreciated Value Garage	\$ <u>113</u>
Remarks _____	Total Building Value		\$ <u>1142</u>



OUT BUILDINGS	Age	Size	Area	Fac-tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				

Serial No. SA 92

C. B.

Location Block 9 - Lots 15-16-17-18

Kind of Bldg. RES St. No. 107 Woodside ave

Class 3 Type 1 2 3 4 Cost \$ 1530 X      %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		724		\$ 1530
	x x				
	x x				

Gar.—Carport    x    Flr.    Walls    Cl.   

Description of Buildings	Additions
Foundation—Stone <u>  </u> Conc. <u>  </u> None <u>  </u>	
Ext. Walls <u>  </u> <u>Siding</u>	
Insulation—Floors <u>  </u> Walls <u>  </u> Cigs. <u>  </u>	
Roof Type <u>  </u> <u>Asp</u> Mtl. <u>  </u> <u>Shg</u>	
Dormers—Small <u>  </u> Med. <u>  </u> Large <u>  </u>	
Bays—Small <u>  </u> Med. <u>  </u> Large <u>  </u>	
Porches—Front <u>  </u> <u>5x12</u> <u>60</u> @ <u>125</u>	<u>75</u>
Rear <u>  </u> <u>4x4</u> <u>16</u> @ <u>100</u>	<u>16</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. — 1/4 1/2 3/4 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>	<u>350</u>
Basin <u>  </u> Sink <u>  </u> Toilet <u>  </u>	
Wtr. Sfr. <u>  </u> Shr. St. <u>  </u> O.T. <u>  </u>	
Dishwasher <u>  </u> Garbage Disp. <u>  </u>	
Built-in-Appliances <u>  </u>	
Heat—Stove <u>  </u> H.A. <u>  </u> Steam <u>  </u> Stkr. <u>  </u> Blr. <u>  </u>	<u>210</u>
Oil <u>  </u> Gas <u>  </u> Coal <u>  </u> Pipeless <u>  </u> Radiant <u>  </u>	
Air Cond. <u>  </u>	
Finish—Fir <u>  </u> Hd. Wd. <u>  </u>	
Floor—Fir <u>  </u> 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>	
	<u>651</u>

Total Additions			<u>651</u>
Year Built <u>  </u>	Avg. Age <u>37</u>	Current Value	\$ <u>2181</u>
Ave Age <u>1949-28</u>		Commission Adj. <u>  </u> %	
Inf. by { Owner - Tenant -	Neighbor - Record - Est.	Bldg. Value	
		Depr. Cal. <u>1 2 3 4 5 6</u> <u>50</u> %	
Remodel Year <u>  </u>	Est. Cost <u>  </u>	Current Value Minus Depr.	\$ <u>1891</u>
Garage—Class <u>2</u>	Depr. 2% <u>3%</u>	Carport—Factor	
Cars <u>1</u>	Floor <u>Wood</u> Walls <u>Sid</u> Roof <u>Shg</u> Doors <u>1</u>		<u>58</u>
Size <u>10</u> x <u>18</u>	Age <u>1929</u> Cost <u>178</u> x <u>30</u> %		<u>52</u>
Other <u>  </u>	<u>20</u>		<u>2253</u>
		Total Building Value	\$ <u>2181</u>

Appraised 5-2- 1958 By 1302

SA 92  
Serial Number

QF  
Card Number

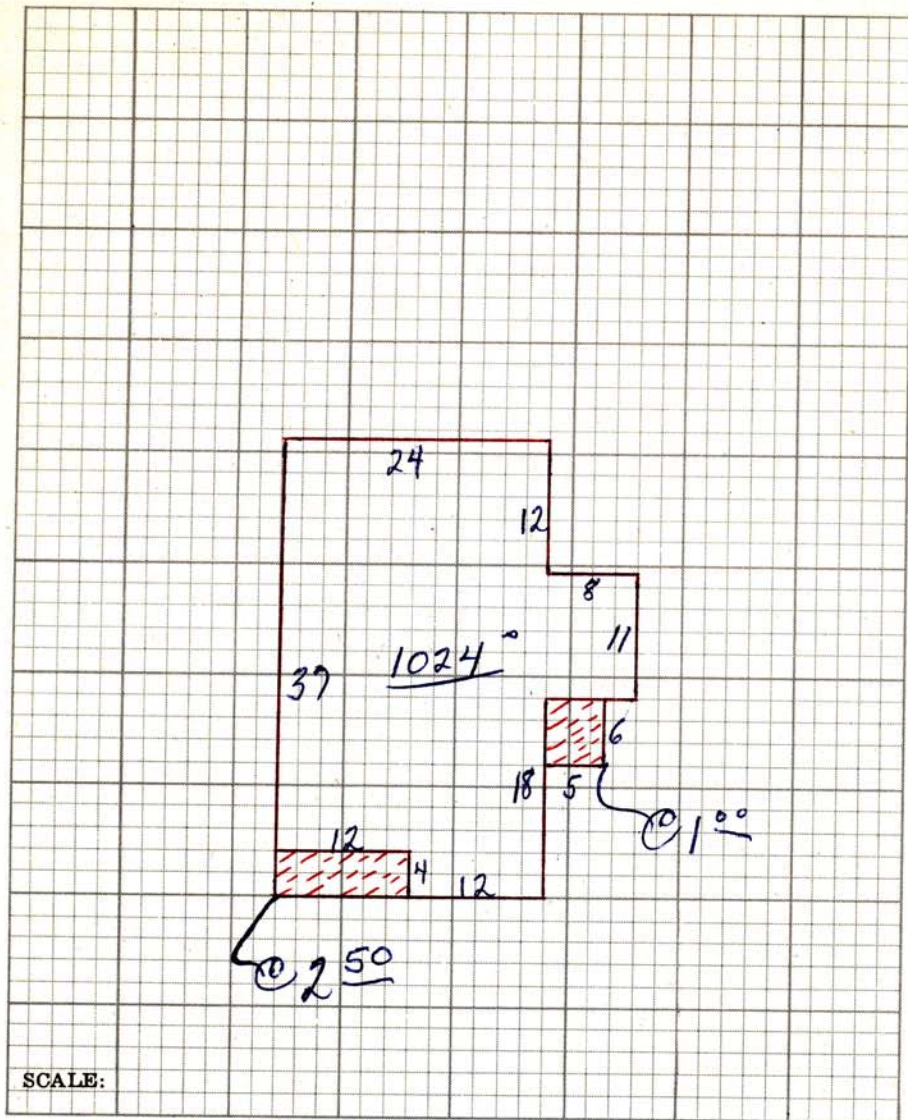
Owner Name \_\_\_\_\_  
 Location PARK CITY  
 Kind of Bldg. Res St. No. 1057 Woodsid Ave  
 Class 3 Type 1 2 3 4 Cost \$ \_\_\_\_\_ x 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1024		\$ 4356	\$
	x x				
	x x				

Att. Gar.—C.P.  Flr.  Walls  Cl.

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u> siding</u>		
Roof Type <u> hip</u> Mtl. <u> shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>48° @ 2.50</u>	<u>120</u>
Rear _____	<u>30 @ 1.00</u>	<u>30</u>
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — ¼ ⅛ ½ ⅔ ¾ Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing	Class <u>1</u> Tub. <u>1</u> Trays _____	<u>550</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	<u>389</u>	
Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
<b>Total Additions</b>	<u>1089</u>	

Year Built <u>1921</u>	Avg. 1.	Replacement Cost <u>5445</u>
	Age 2.	Obsolescence
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
	Conv. Factor	x.47
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>garage</u>		<u>145</u>
Total Building Value		\$



SCALE:

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

Garage — Class 2 Depr. 2% <sup>3%</sup>

Cars Floor Wood Walls Sid Roof Sh Doors \_\_\_\_\_

Size 10 x 20 Age 1929 Cost 4870 x 47%

1940 Base Cost \_\_\_\_\_ x 30% Depr. \_\_\_\_\_

145

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

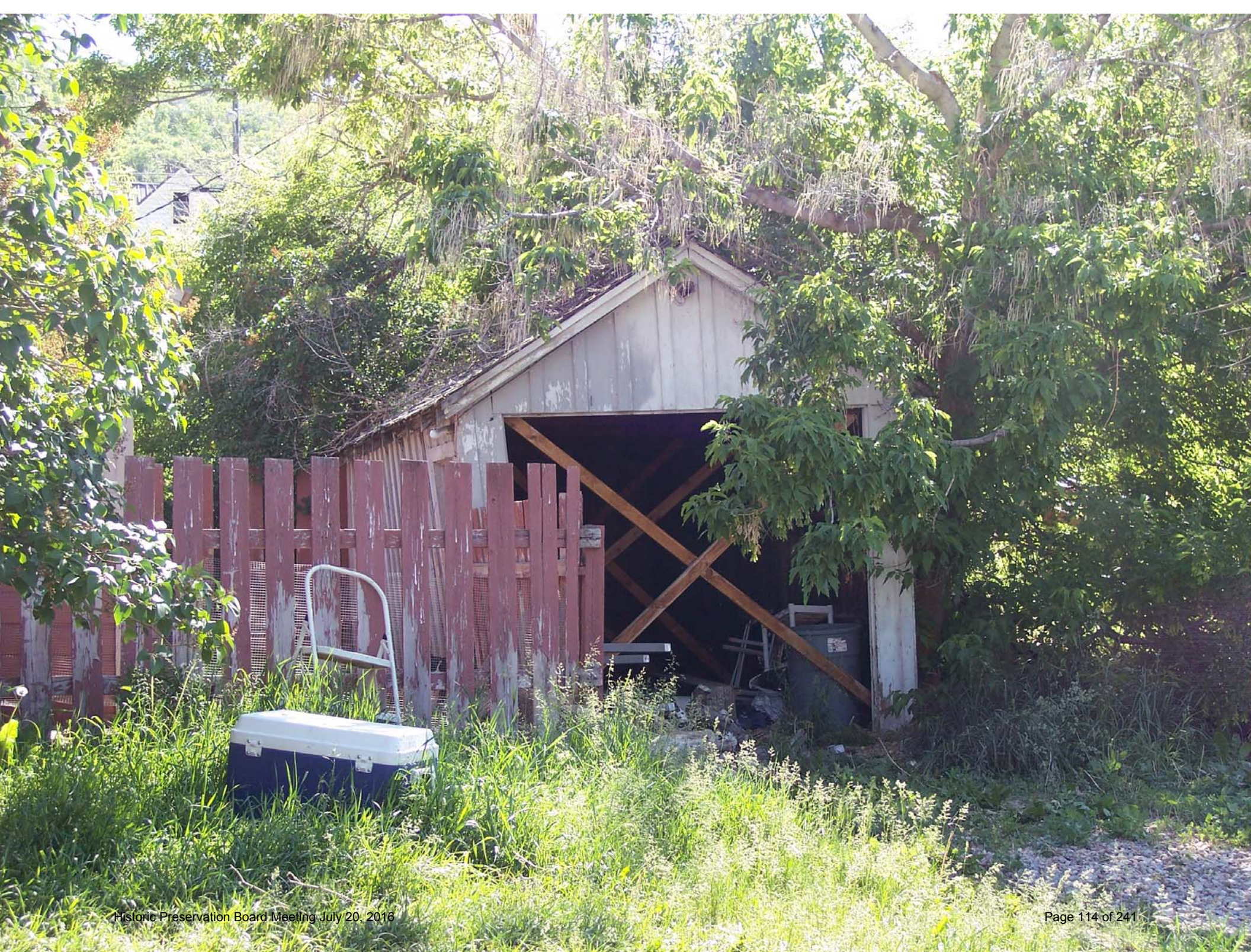
\_\_\_\_\_

\_\_\_\_\_











Historic Preservation Plan  
Attachment to Application  
1057 Woodside Ave, Park City, UT- Main House  
4/13/16

1. Project Description: The proposed project entails removing an addition made to the home, thus reverting the home back to its original footprint/facade. The anticipated scope of work will entail demolition and disassembly of the addition, preserving as much of the siding as possible and reusing it on the main home. There is an existing door that will remain but other than that we will not be adding any features. We will simply replace the siding removed on the new exterior wall.

2. Design Issues: We feel there are no adverse impacts to the sites character-defining features, in fact we feel this project will actually restore the home to its original character and therefore only improve the sites character defining features. Our plan is to reuse the current materials to the extent its possible. We do not plan to incorporate any “new” elements. We will simply be re-siding a portion of the north wall on the main house and blending the materials to make it look seamless.

The location of the proposed project is on the north side of the home. The project is somewhat visible from 10<sup>th</sup> street looking at the façade of the house but minimal compared to the scale of the house. The proposed project is more visible from the 11<sup>th</sup> street stairs, but again due to the scale of the project it should not cause an adverse impact for onlookers. There will be very little impact on the historic structure and historic materials (we will be re-using as many as possible).

3. Construction Issues: Treatment being proposed is “Restoration”.

**\*Describe the scope of work and preservation treatment\***

Site Design: Restoration

There will be no change to the existing grade. Small set of stairs may be added if necessary to exit the door to outside. We will continue the current landscaping- wood chips. There is plenty of parking by use of the 11<sup>th</sup> Street ROW.

Structure: Restoration

Roof- a small portion of the main house roof will be impacted by the removal of the addition and we plan to repair by repurposing the roof material being removed. The removal of the addition will not cause any issues with the rest of the structure of the home.

Roof: Restoration

In removing the Addition there will be some impact to the main roof. Our plan is to use the same material and re-purpose it. We may have a roofing contractor take a look to



advise the best way to patch the main roof using the material from the roof of the addition.

#### Chimney: Restoration

There is a brick chimney attached to the bump out that is in very poor condition. It has been crumbling apart since our ownership. It is unclear how or if it was ever used based on its location. With the removal of the addition the Chimney will also be removed.

#### Exterior Walls: Restoration

The north side of the home is where the addition is located thus where the proposed project will take place. We plan to re-use the siding from the addition to restore the North Wall if needed, however the original siding is still intact but with drywall covering it, so we may only need to repaint.

Foundation: According to our inspection the home has very little foundation. Due to the fact this this was an "addition" its likely there is no foundation at all under the addition.

#### Porches: N/A

There is one porch on the site, located on the front façade and is not applicable with our intentions.

#### Doors: Restoration

There are two existing doors. One is an exterior door that allowed access from outside into the addition (Door #1) and the other which allows access from the main house to the addition (Door #2). Door #2 was always there but we updated it during our interior remodel. With the removal of the addition this will now become an exterior door.

Door #1 size- 30" W x 75"h

Door #2 size- 23 ½" W x 74"h

Windows: Single pane and original to the date of the addition, 1950's

The addition has two windows:

Window #1 on the addition: 39"w X 40" h

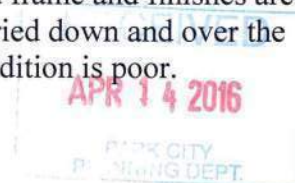
Window #2 on the addition: 39"w X 40" h.

- With the requested removal of the addition these window will essentially be removed.

#### Mechanical: N/A

#### Additions: Restoration

There was an addition to the home built roughly around the 1950's. The addition was made in the middle of the Northwest façade of the home. Dimensions are about 8'd x 11' w x 8 ½' h. The addition was used as a secondary entrance and a place to house the laundry and mechanical systems. Construction method was wood frame and finishes are wood siding. The HIP roof was simply modified slightly and carried down and over the addition. A concrete pad was added at the entry of the door. Condition is poor.



4. Project Team: Owner/Builder Ryan Patterson (435) 647-6850

The Owner/builder is competent in remodel work and recently completed an extensive remodel of the interior of the home. The removal of this small addition will not require extensive skilled laborers. If the project becomes larger in scale for some unknown reasons we will plan to consult with an architect. In fact we've already spoken to Craig Elliot about this home and some future plans for the adjacent lot.

5. Site History- See attached memo from SWCA Environmental Consultants for complete history

6. Financial Guarantee- Applicant will provide a cash deposit for the financial guarantee





# PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: HANNAH TURPEN APPLICATION #: PL-14-02387  
DATE RECEIVED: 4/14/16

### PROJECT INFORMATION

NAME: Main House Addition Demolition  
ADDRESS: 1057 Woodside Ave.

TAX ID: SA-92 OR

SUBDIVISION: \_\_\_\_\_ OR

SURVEY: \_\_\_\_\_ LOT #: 15-16 BLOCK #: \_\_\_\_\_

HISTORIC DESIGNATION:  LANDMARK  SIGNIFICANT  NOT HISTORIC

### APPLICANT INFORMATION

NAME: Katy & Ryan Patterson  
MAILING ADDRESS: PO Box 2632  
Park City, UT 84060

PHONE #: (435) 901-9250 FAX #: ( )

EMAIL: Katy.patterson82@gmail.com

### APPLICANT'S REPRESENTATIVE INFORMATION

NAME: \_\_\_\_\_  
PHONE #: ( ) - \_\_\_\_\_  
EMAIL: \_\_\_\_\_



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

**ACKNOWLEDGMENT OF RESPONSIBILITY**

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

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

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

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

Signature of Applicant: Katy Patterson  
Name of Applicant: Katy Patterson  
Mailing Address: PO Box 2632  
Park City, UT 84060  
Phone #: (435) 901-9256 Fax #: ( ) -  
Email: Katypatterson82@gmail  
Type of Application: HDDP

**AFFIRMATION OF SUFFICIENT INTEREST**

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

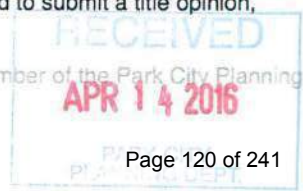
Name of Owner: Katy & Ryan Patterson  
Mailing Address: PO Box 2632  
Park City, UT 84060  
Street Address/ Legal: 1057 Woodside Ave.  
Description of Subject Property: Residential home and accessory building

Signature: Katy Patterson Date: ~~3/21/16~~ 4/13/16

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

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

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





Physical Condition Report- Main House  
1057 Woodside Ave.  
4/13/16

1. Site Design:

a. Element/Feature- The addition

There is a concrete pad adjacent to the addition (seems this was used as a secondary entry to the home). It is 5' x 6 1/2'. The condition is poor, not well maintained and not built well originally. There are also some stone pavers used to connect the addition to the shed. Other landscape consists of woodchips in and around the stone pavers. There is also a partial fence creating somewhat of an enclosed side yard. The fence is located on the northwest wall of the home running about 188" to the northwest and the turning south for 175" where it dies into the shed. The fence is 70" high. The fence was built out of wood. See photos 4&5

2. Structure:

Additions- There was an addition to the home built roughly around the 1950's. The addition was made on the middle of the Northwest façade of the home. Dimensions are about 8'd X 11' w X 8 1/2' h. The addition was used as a secondary entrance and a place to house the laundry and mechanical systems. Construction method was wood frame and finishes are wood siding and trim. The HIP roof of the main house was simply modified slightly and carried down and over the addition. A concrete pad was added at the entry of the door. Condition is poor. See photos 4&5

3. Roof:

The roof materials have varied over the years, currently the roof is metal. The framing is wood and the pitch is a HIP. On the Northwest corner of the roof there is a fireplace vent and in the middle of the northwest side of the roof there are remnants of a brick chimney that is no longer usable. We do not have dates for these features. Condition is Good/Fair. See photo #5

4. Chimney: There were multiple chimney locations on the home. There is a partial brick Chimney located on the backside of the addition, its in very poor condition and has continued to crumble through our ownership.

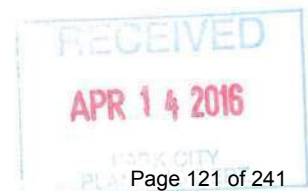
5. Exterior Walls:

The exterior façade is wood siding, sized at: 6 1/2" wide. It is painted red with white trim. On the north side elevation there are 3 windows: one on the main house façade and two small windows on the addition along with a door. Condition is Poor.

Window #1 on the main house façade: 67" w X 28" h.

Window #2 on the addition: 43 1/2" w X 40" h

Window #3 on the addition: 43 1/2" w X 40" h



6. Foundation: According to our inspection the home has very little foundation. Due to the fact this this was an "addition" its likely there is no foundation at all under the addition.

7. Porches- N/A only 1 porch on the home and it is unrelated to the application.

8. Mechanical Systems- N/A

9. Door Survey: There is a door located on the addition (Door #1) The door is original to the build of the addition. Hardware is barely useable. There is a glass insert in the door and the remainder is wood. Size of the door is: 29 ¾" w X 77" h. See attached photos.

A Door was added in the opening from the kitchen to the addition so as to keep the cold air out (the addition is no longer heated). This is Door #2, condition is New.

10. Window Survey- single pane and original to the date of the addition, 1950's  
Specific to our intentions, the addition has two windows:

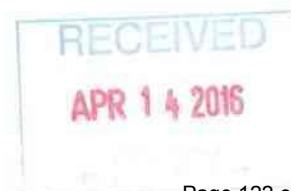
Window #1 on the addition: 43 ½" w X 40" h

Window #2 on the addition: 43 ½" W X 40" h

11. Interior Photographs:

This is now a "cold" room. Drywall is original and failing. Flooring is Vinyl and its current use is for storage. Condition is Poor. See attached photos.

Trim- There is matching trim on the addition. Wood, painted white and located around the door, windows, eaves and soffit. The size of the trim is: 3" X ¾" and some is 4" X ¾".



Door Survey: 1057 Woodside

Door #1

Detail of Door #1



Door #2- Condition is "New"



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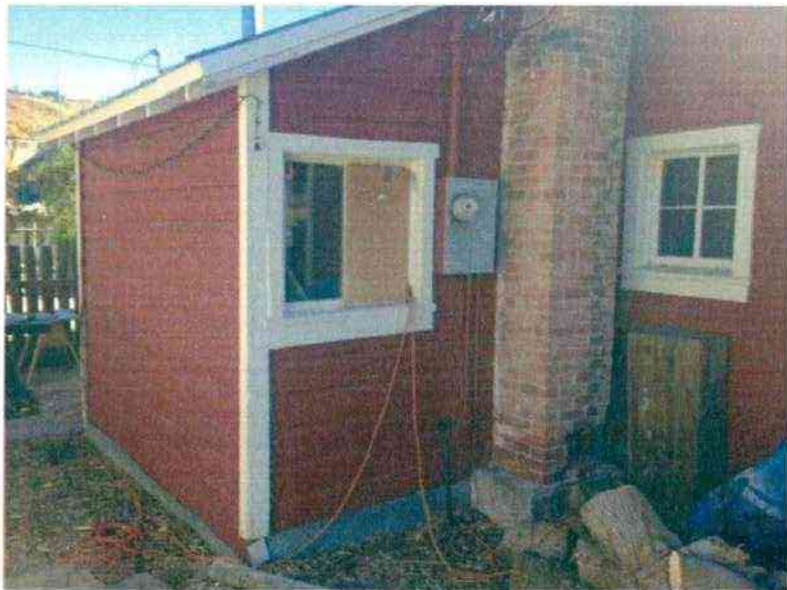
Window Survey and Addition Pictures: 1057 Woodside Ave

Window #1- condition- Original, poor

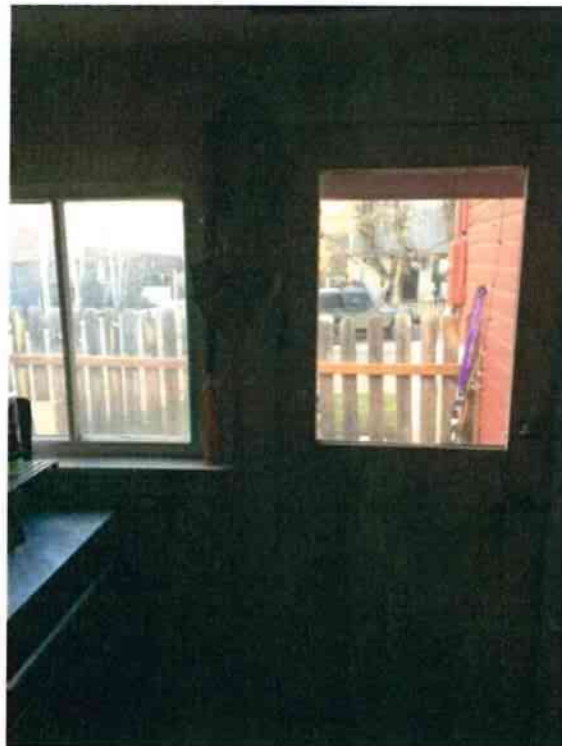
Window #2- Condition- Original/poor



Exterior Pictures of the Addition



Interior photos of the 1057 Woodside Addition



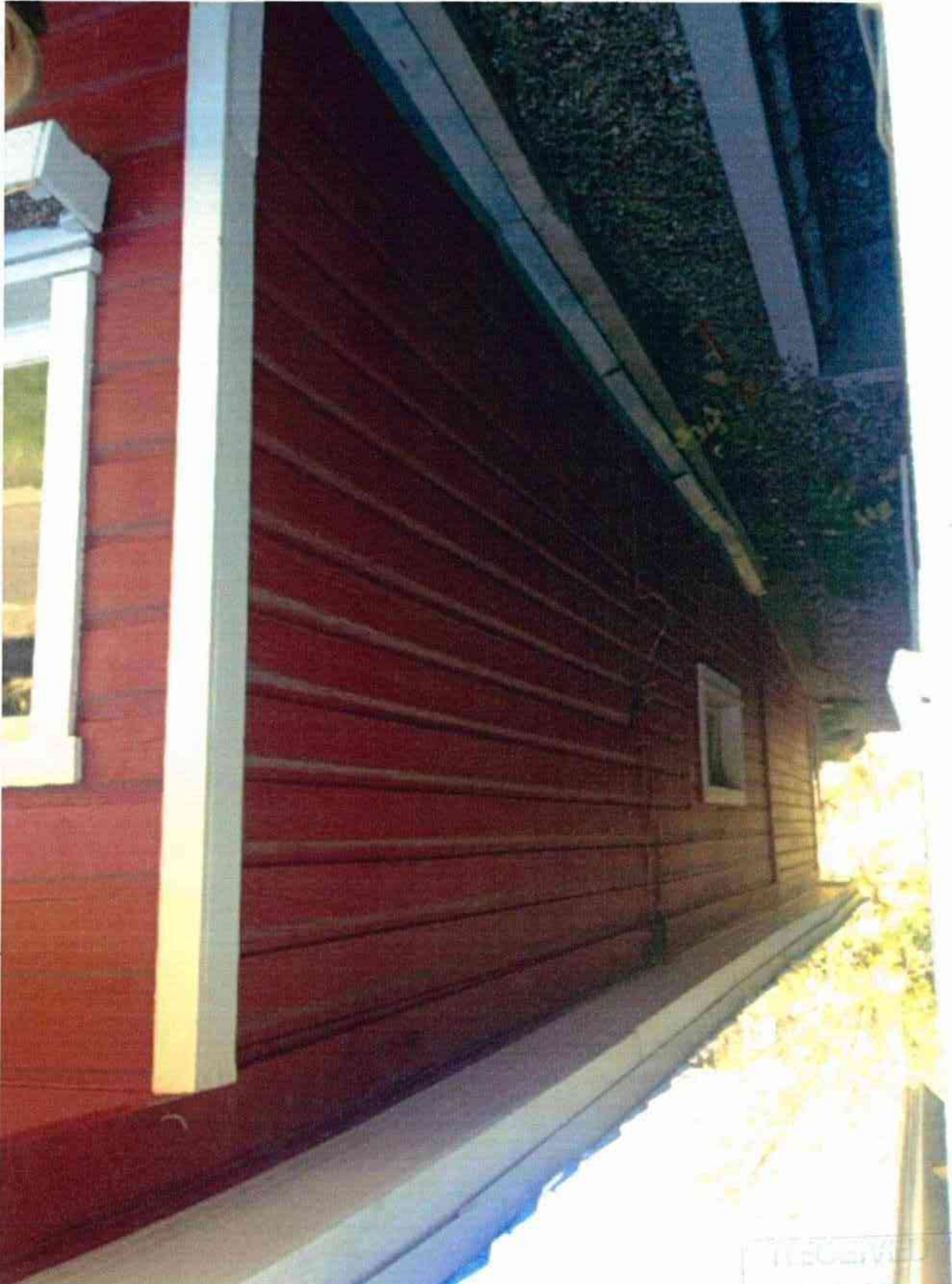
#41 current photos



Woodside Ave

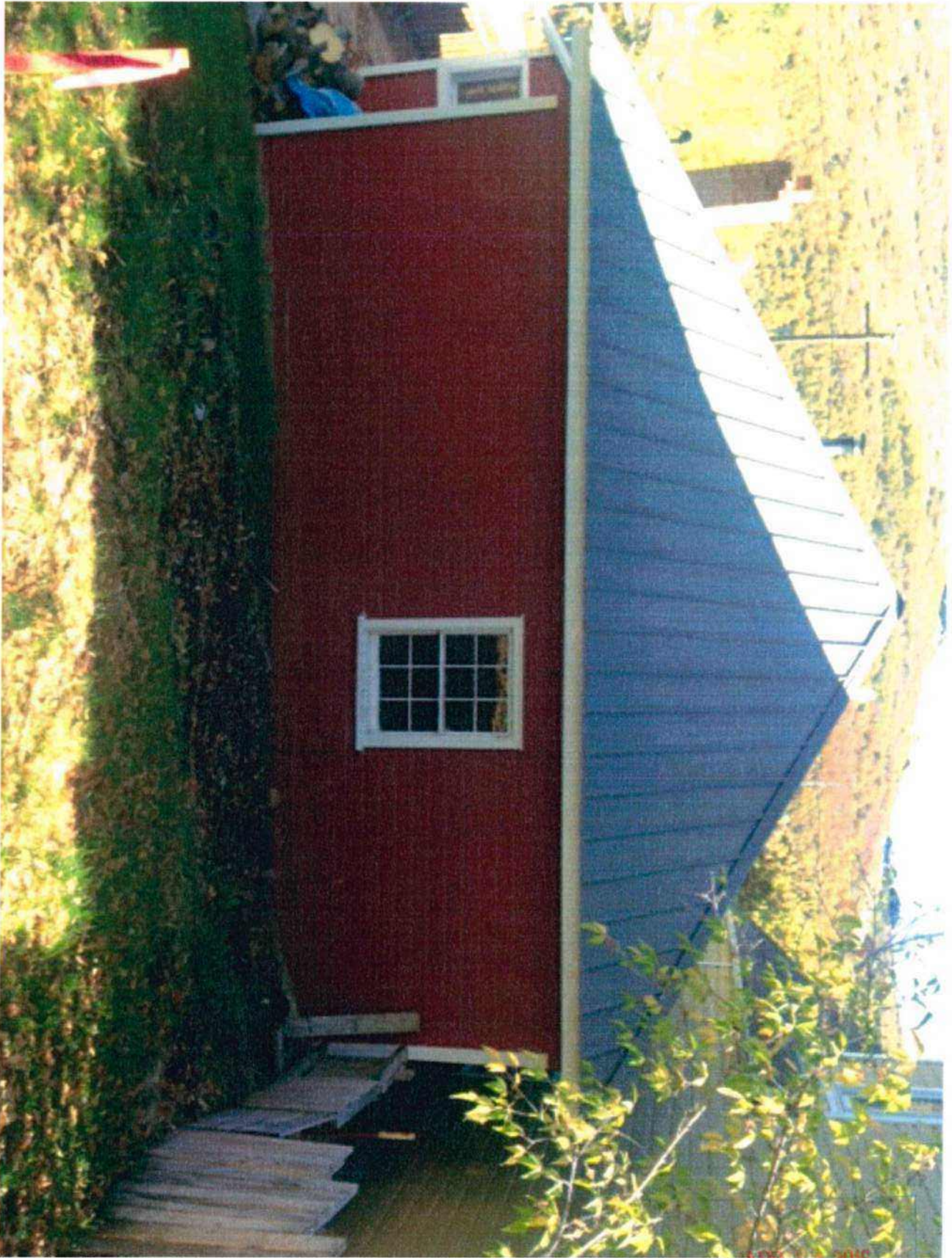
East Elevation

South Elevation



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9



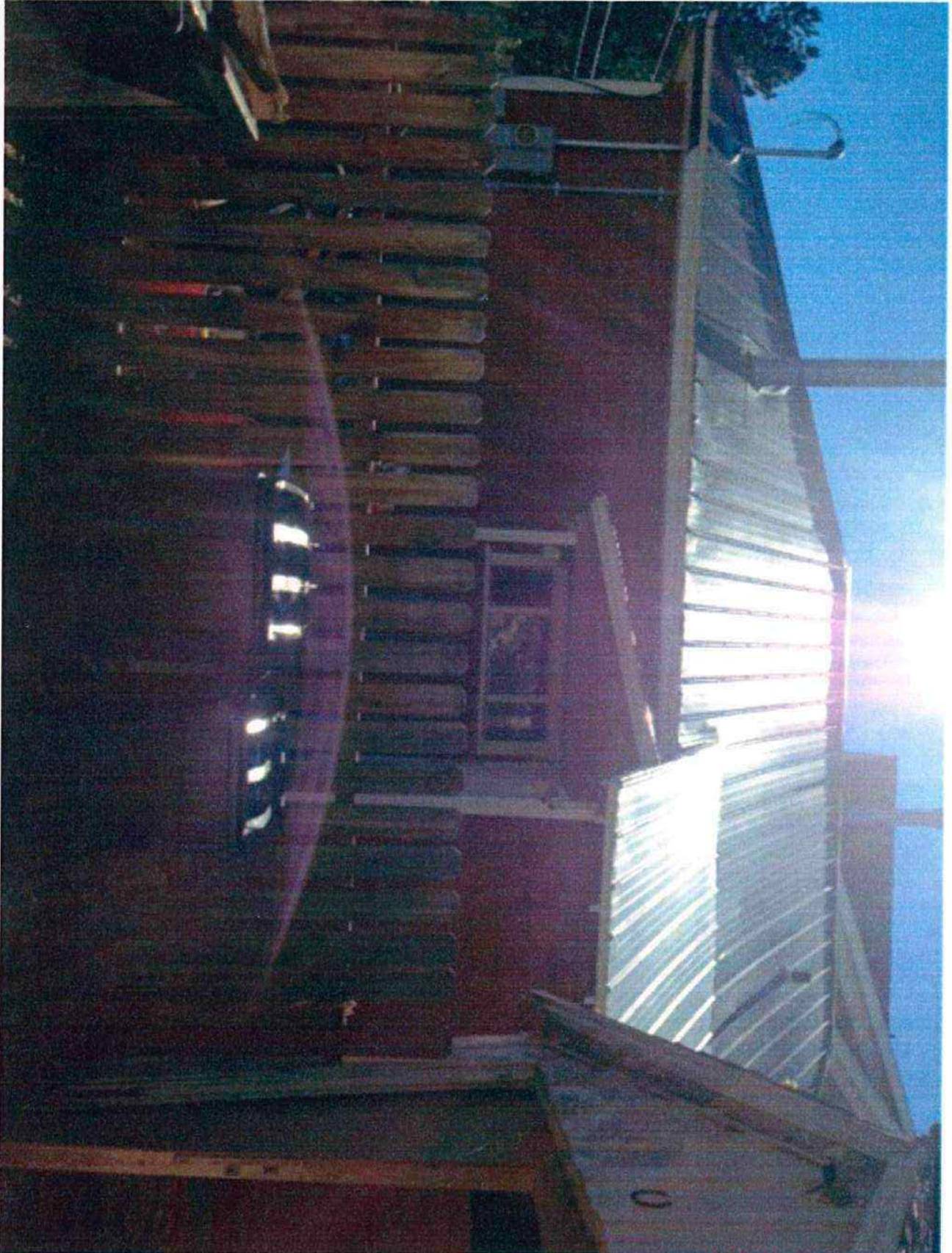
west elevation

APR 14 2016





North Elevation

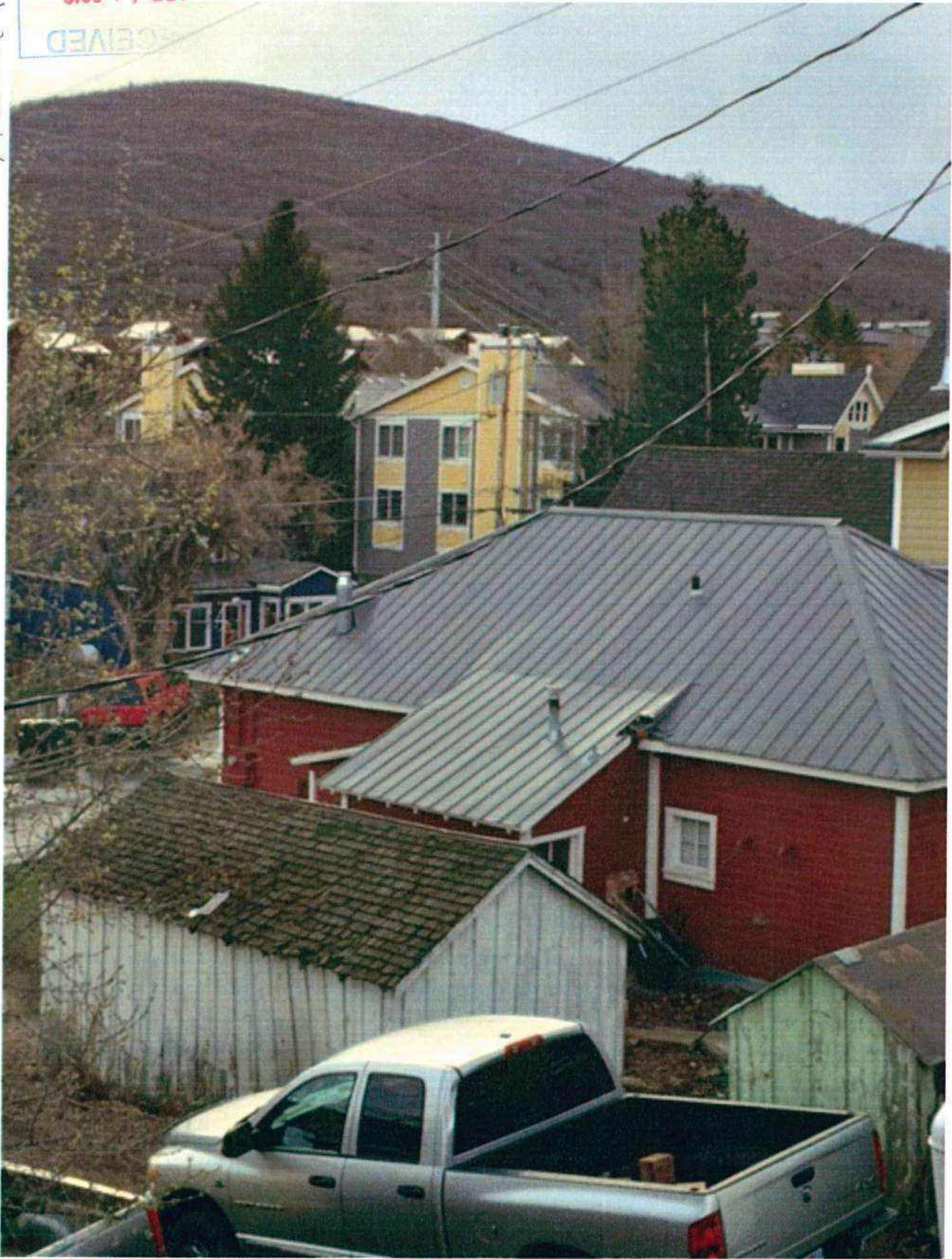


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(5)

Aerial photo

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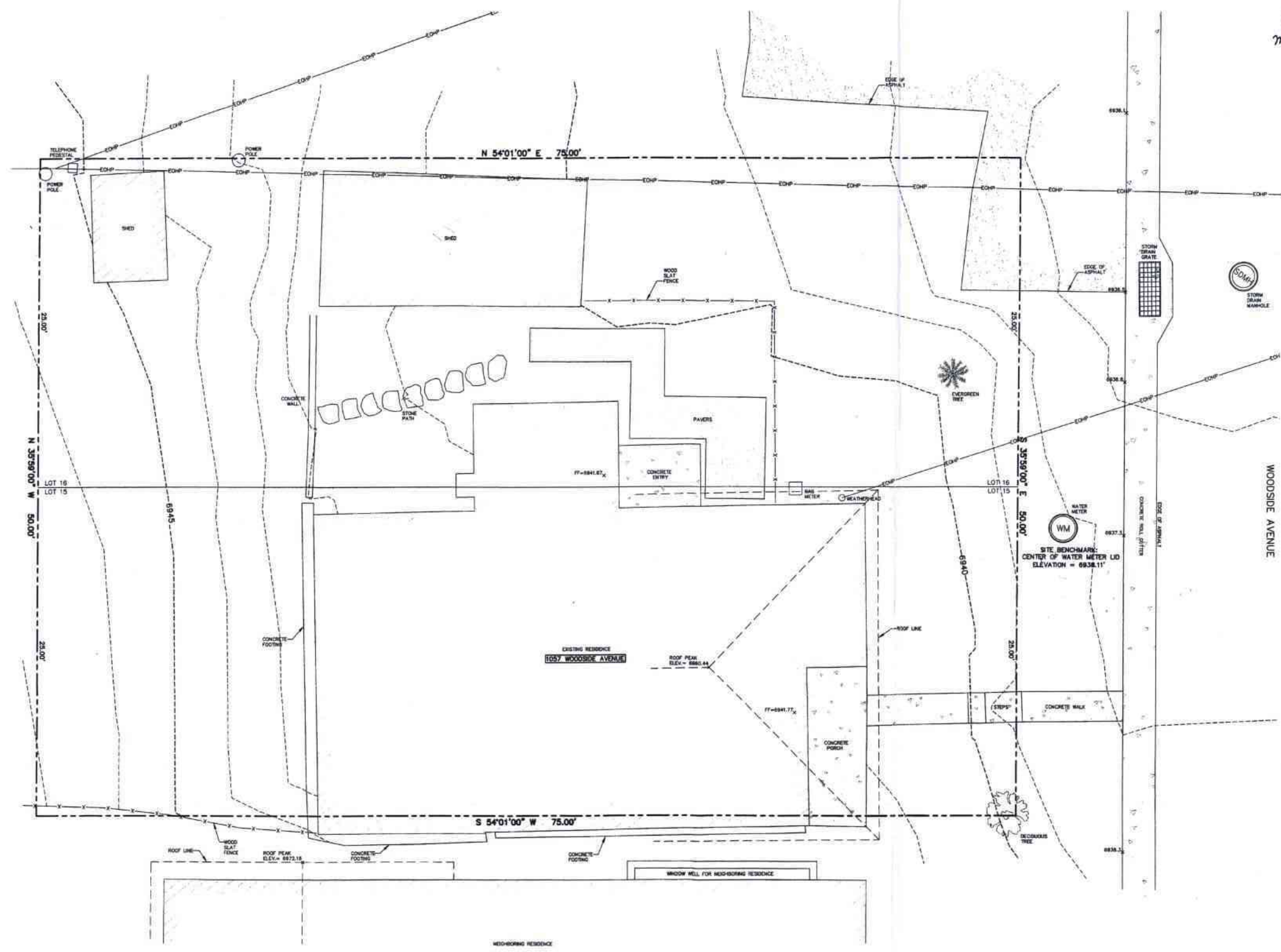
North Façade

#3 Existing Site Plan

EXISTING SITE PLAN

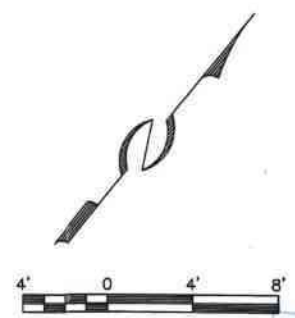


**SURVEYOR'S CERTIFICATE**  
 I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.



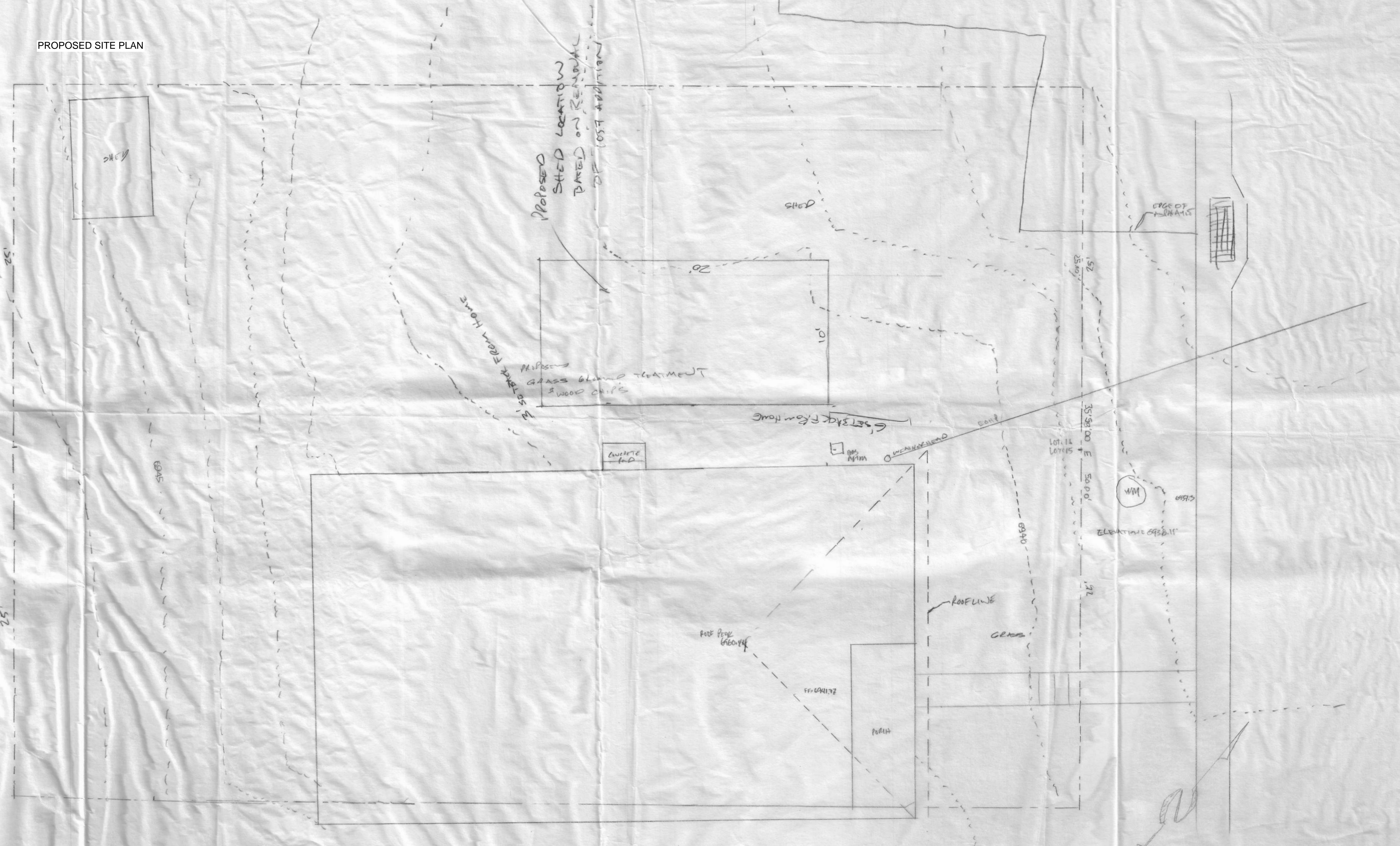
**NOTES**

1. Site Benchmark: Center of Water Meter Lid Elevation= 8938.11'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on October 23, 2014.
4. Property corners were set or found.



<p>(435) 648-8487                  CONSULTING ENGINEERS LAND PLANNERS SURVEYORS                  222 Main Street P.O. Box 2884 Park City, UT 84302-2884</p>	<p><b>STAFF:</b>                  MARSHALL KING                  MARTY MORRISON                  JEFF KITCHEN</p>	<p><b>TOPOGRAPHIC SURVEY</b>                  1057 WOODSIDE AVENUE                  LOTS 15 &amp; 16, BLK 9, SNYDER'S ADDITION</p>	<p><b>SHEET</b>                  1                  OF                  1</p>
	<p><b>DATE:</b> 11/11/14</p>	<p><b>FOR:</b> KATY PATTERSON  <b>JOB NO.:</b> 12-10-14  <b>FILE:</b> X:\SnydersAddition\dwg\arv\to--2014\121014.dwg</p>	<p>Page 131 of 241</p>

PROPOSED SITE PLAN



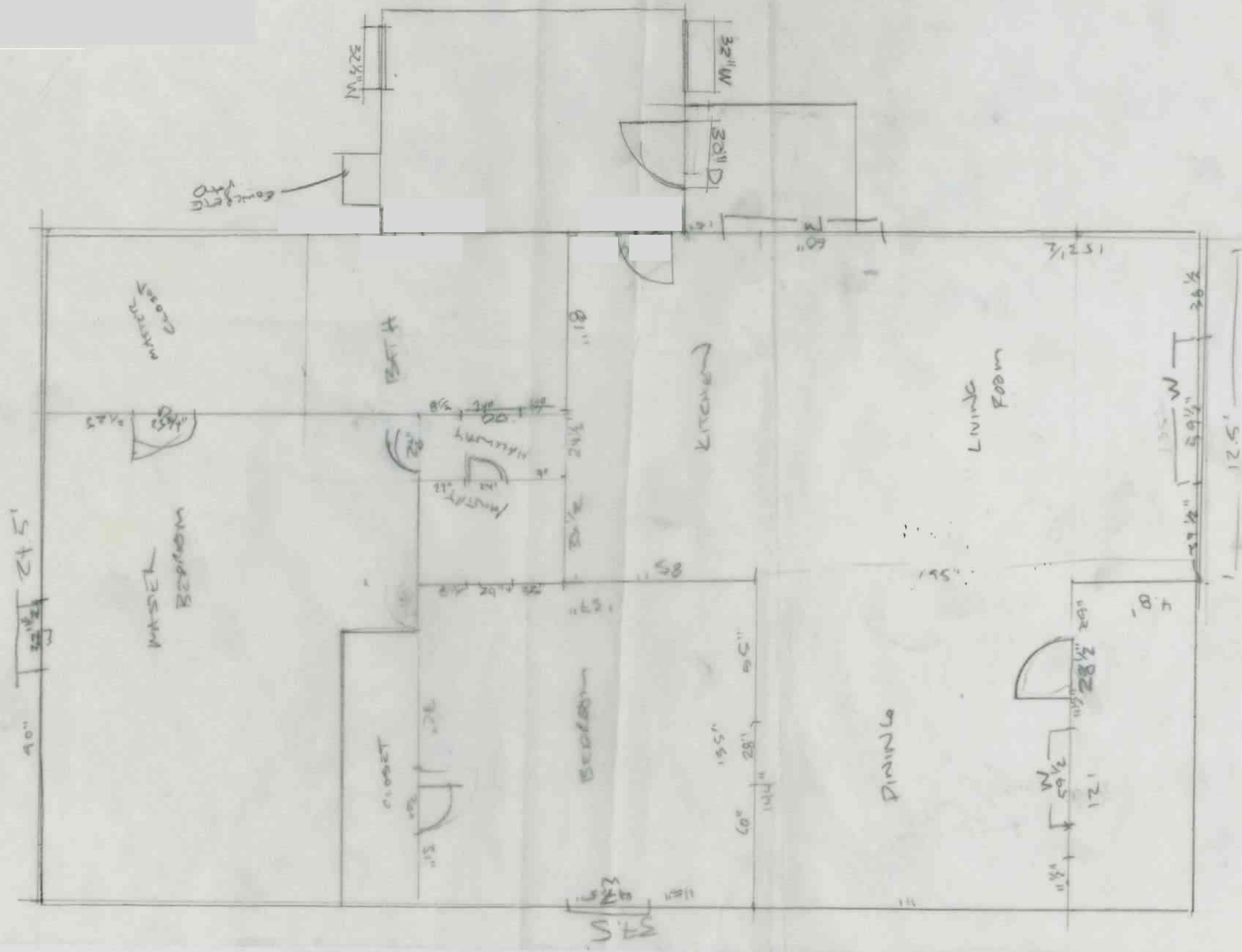
1057 WOORSIDE

4/25/16

Proposed SITE PLAN  
 1/4" = 1'



VED  
 APR 29 2016



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APR 29 2016

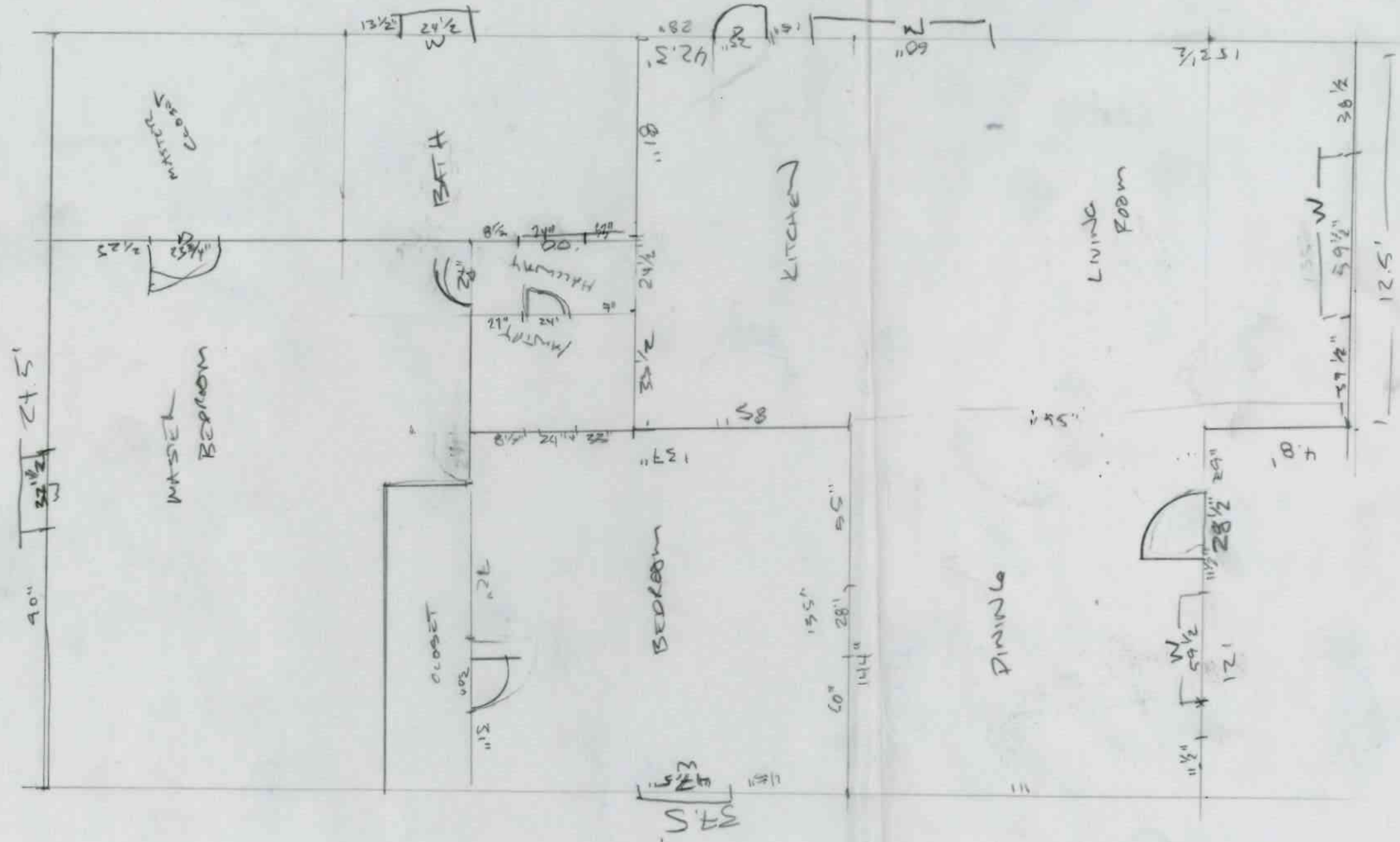
4.12.16

1057 WOODSIDE

1/4" = 1'

#6 Proposed floor plans

PROPOSED FLOOR PLAN



PROPOSED FLOOR PLAN

4.12.16

1057 WOODSIDE

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1/4" = 1'

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#286709



Proposed

ROOF PEAK  
ELEV: 6960.44



East Elevation

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SCALE: 1/4" = 1'

EXISTING

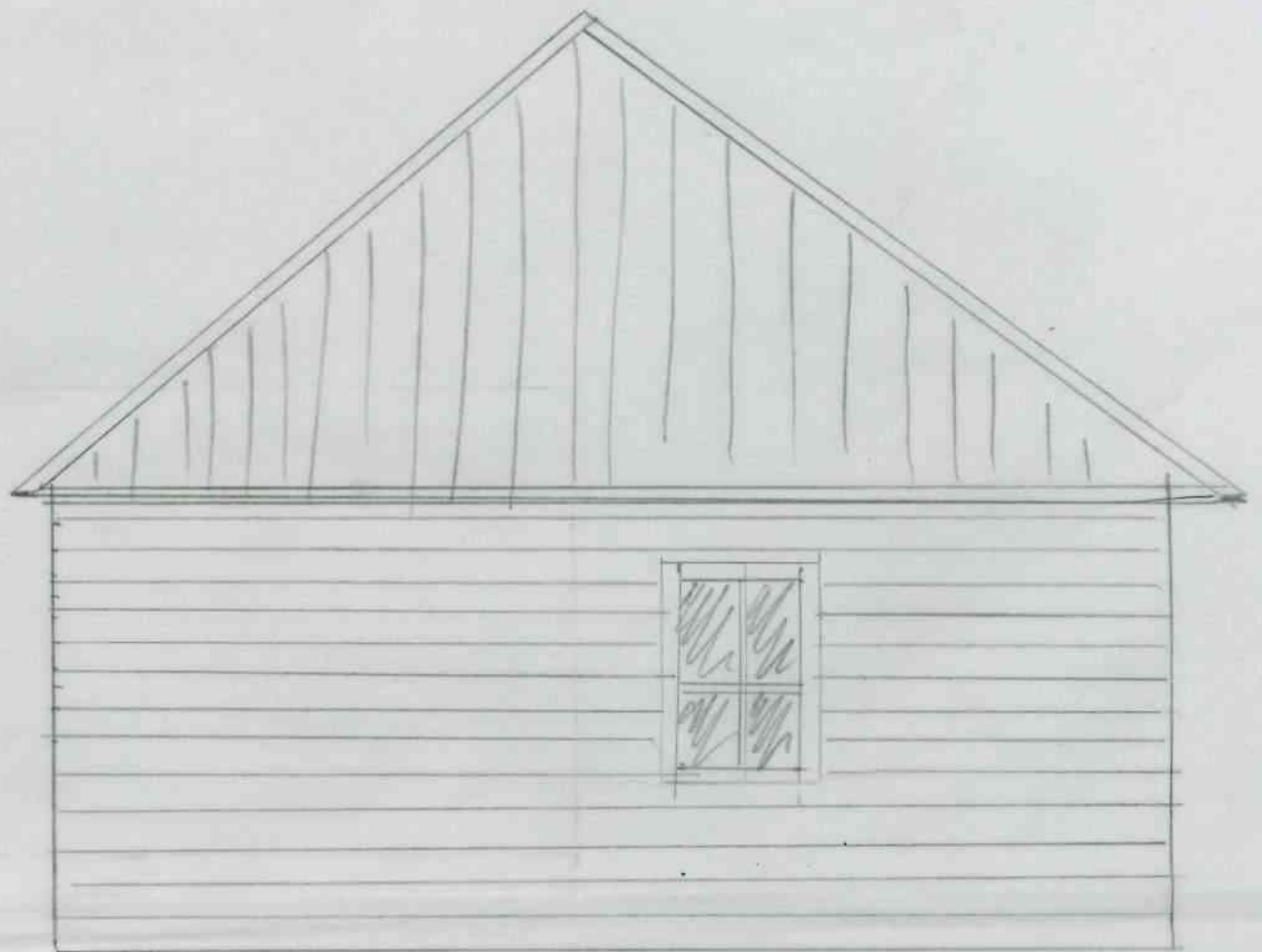


FRANK PATTERSON 10.12.14

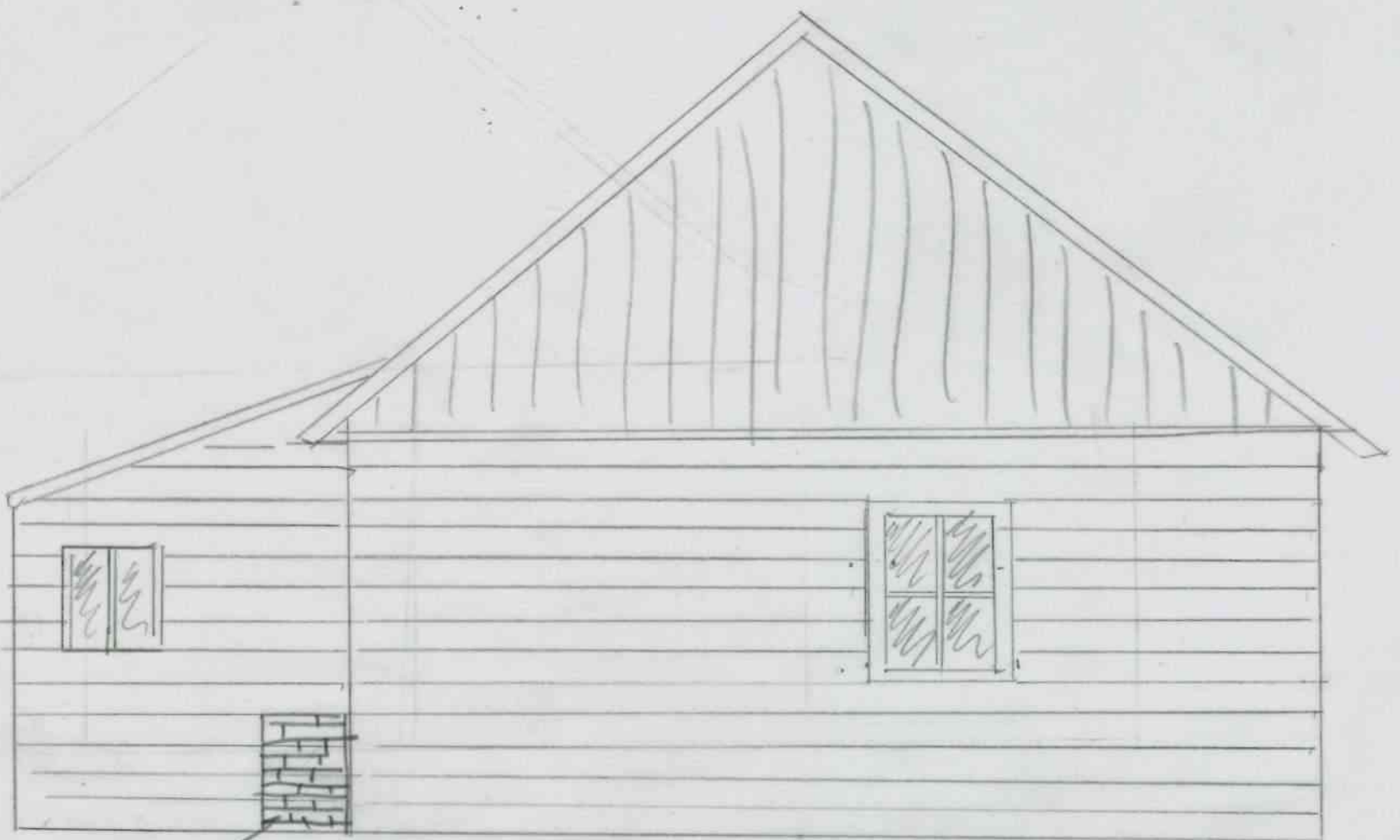
1057 WOODSIDE

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8  
#



Proposed West Elevation



BRICK FRAM REMAINING  
CHIMNEY ON ADDITION  
ONLY. USE UNKNOWN

1057 WOODSIDE AVE  
WEST ELEV

Existing

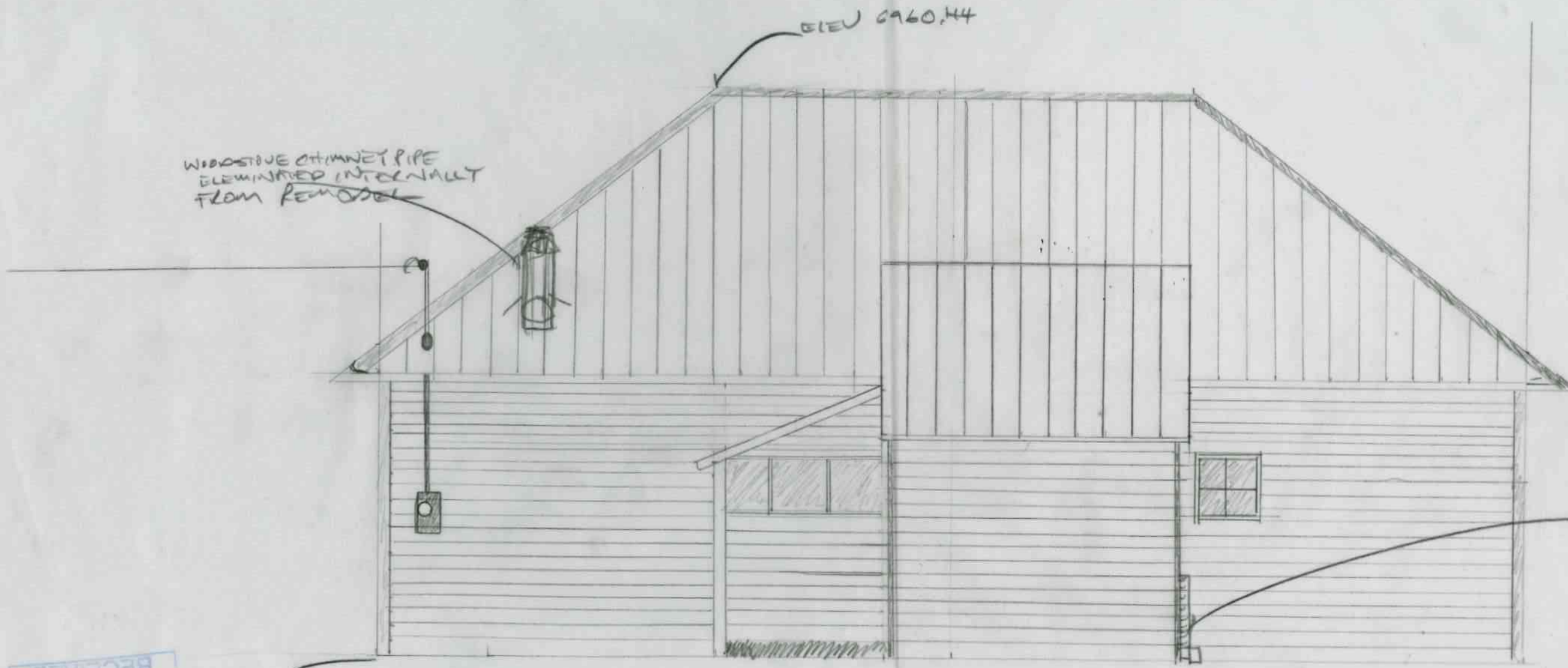


#8 NOTE - CONSTRUCTION MATERIALS  
 → REPURPOSE EXISTING SIDING FROM ADDITION TO MAIN HOUSE.  
 → ROOFING - USE EXISTING TO MATCH MAIN HOUSE.

WOODSIDE CHIMNEY PIPE  
 ELIMINATED INTERNALLY  
 FROM REMODEL

OLEU 0960.44

REMOVE BRICK  
 FROM CHIMNEY  
 ON ADDITION



FF 0941.77

NORTH

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 FEB 23 2015  
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#8 NOTE: CONSTRUCTION MATERIALS.

- ↳ USE EXISTING SIDING TO MATCH HISTORIC HOME SIDING.
- USE METAL ROOFING MATERIAL TO MATCH EXISTING ROOF.
- WOODEN SIDE DIBB EXISTING.
- FINISH GRADE TO EXISTING GRADE, CONCRETE SLP TO GRASS TRANSITION



North

SCALE 1/4" = 1'

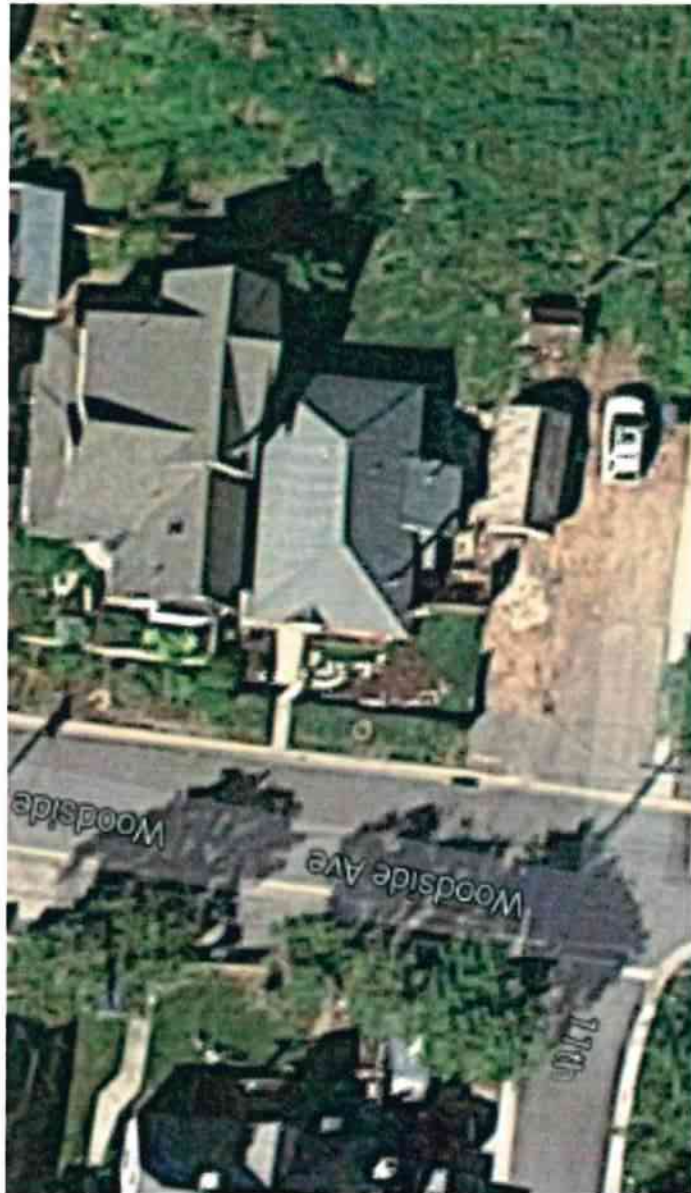
RYAN PATTERSON

1057 WOODSIDE PROPOSED ELEVATION

without addition

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RECEIVED  
 FEB 23 2015  
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north →

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APR 29 2016  
PARK CITY  
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**NATIONAL REGISTER BULLETIN**  
**RESEARCHING A HISTORIC PROPERTY**



**U.S. Department of the Interior, National Park Service**

**RESEARCH AND THE NATIONAL REGISTER FORM**

Researching a historic property for National Register nomination differs from researching a property for other purposes. Information collected must be directed at determining the property's **historical significance**. When evaluating a property against National Register criteria, significance is defined as the importance of a property to the history, architecture, archeology, engineering, or culture of a community, a State, or the nation. Significance may be based on association with historical events (Criterion A); association with a significant person (Criterion B); distinctive physical characteristics of design, construction, or form (Criterion C); and potential to yield important information (Criterion D).

Every National Register nomination must place a property in its **historic context** to support that property's significance. Historic context means information about the period, the place, and the events that created, influenced, or formed the backdrop to the historic resources. The discussion of historic context should describe the history of the community where the property is located as it relates to the history of the property.

Two other considerations affect evaluation of significance: **association** and **period of significance**. **Association** refers to the direct connection between the property and the area of significance for which it is nominated. For a property to be significant under historic events (Criterion A), the physical structure must have been there to "witness" the event or series of events; they must have actually occurred on the nominated property. For a property to be significant for an association with an individual (Criterion B), the individual should have lived, worked, or been on the premises during the period in which the person accomplished the activities for which the individual is considered significant. **Period of significance** refers to the span of time during which significant events and activities occurred. Events and associations with historic properties are finite; most properties have a clearly definable period of significance.

Lastly, a property is evaluated for its **integrity**: the authenticity of physical characteristics from which properties obtain their significance. When properties retain historic material and

form, they are able to convey their association with events, people, and designs from the past. All buildings change over time. Changes do not necessarily mean that a building is not eligible; but, if it has radical changes, it may no longer retain enough historic fabric, and may not be eligible for the National Register. Historic integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling and association.

The National Register nomination form records the property at the time of its listing and justifies how the property qualifies for National Register listing. In addition, the form contains other data elements that should be reviewed before research is initiated. They include the location, size, and boundaries of the property; category and numbers of contributing resources; historic and current functions; architectural classification and materials; area and period of significance; and bibliography.

One of the most challenging tasks of research is knowing when you have gathered enough material. You are ready to complete the National Register nomination form when the following questions can be answered:

- What was the property called at the time it was associated with the important events or persons, or took on its important physical character that gave it importance?
- How many buildings, structures, and other resources make up the property?
- When was the property constructed and when did it attain its current form?
- What are the property's historic characteristics?
- What changes have been made over time and when? How have these affected its historic integrity?
- What is the current condition of the property, including the exterior, grounds, setting, and interior?
- How was the property used during its period of significance and how is it used today?
- Who occupied or used the property historically? Did they individually make any important contributions to history? Who is its current owner?
- Was it associated with important events, activities, or persons?
- Which National Register criteria apply to the property? In what areas of history is the property significant?
- How does the property relate to the history of the community where it is located?
- How does the property illustrate any themes or trends important to the history of its community, State, or nation?
- How large is the property, where is it located, or what are its boundaries?
- Would this property more appropriately be nominated as part of a historic district?

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[Comments or Questions](#)





Planning Department

## Historic Preservation Board Staff Report

**Author:** Hannah Turpen, Planner  
**Subject:** Disassembly and Reassembly Review (Single-Car Garage) and Relocation (Single-Car Garage) Review  
**Address:** 1057 Woodside Avenue  
**Project Number:** PL-14-02387  
**Date:** July 20, 2016  
**Type of Item:** Administrative – Disassembly and Reassembly, and Relocation

### **Summary Recommendation:**

*Proposal 1: Disassembly and Reassembly (Panelization) of the Historic Single-Car Garage on the Landmark Site.*

Staff recommends the Historic Preservation Board review and discuss the disassembly and reassembly (panelization) of the Historic single-car garage on the Landmark Site, conduct a public hearing, and approve the disassembly and reassembly (panelization) of the Historic single-car garage on the Landmark Site at 1057 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

*Proposal 2: Relocation of the Historic Single-Car Garage on the Landmark Site.*

Staff recommends the Historic Preservation Board review and discuss the relocation of the Historic single-car garage on the Landmark site, conduct a public hearing, and deny the relocation of the Historic single-car garage on the Landmark site in accordance with the attached findings of fact and conclusions of law.

### **Topic:**

**Address:** 1057 Woodside Avenue  
**Designation:** Landmark  
**Applicant:** Ryan and Katy Patterson  
**Proposal:** (1) Disassembly and Reassembly (Panelization) of the Historic Single-Car Garage on the Landmark Site. (2) Relocation of the Historic Single-Car Garage on the Landmark Site.

### **Background:**

*Why is the Historic Preservation Board reviewing this application?*

Disassembly and reassembly (panelization) of Historic Structures requires Historic Preservation Board (HPB) review. The Historic Preservation Board shall find the project complies with the following criteria (Exhibit A):

1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) cannot reasonably be moved intact; and
2. At least one of the following:
  - a. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

- b. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
- c. The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:
  - i. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or
  - ii. If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or
  - iii. All other alternatives have been shown to result in additional damage or loss of historic materials.

In addition, Relocation of Historic Structures on a Landmark Site requires Historic Preservation Board (HPB) review. The Historic Preservation Board shall find the project complies with the following criteria (Exhibit B):

1. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site which include but are not limited to:
  - a. 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
  - b. 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
  - c. The integrity and significance of the historic building will not be diminished by relocation and/or reorientation; or
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:
  - a. Restoring the building at its present site; or
  - b. Relocating the building within its original site; or
  - c. Stabilizing the building from deterioration and retaining it at its present site for future use; or
  - d. Incorporating the building into a new development on the existing site.



Application for Historic District Design Review (HDDR) and Historic Preservation Board Review (HPBR) for Disassembly and Reassembly (Single-Car Garage) and Relocation (Single-Car Garage)

On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property located at 1057 Woodside Avenue. After working with the applicant on the materials required for their submittal, the application was deemed complete on May 4, 2016. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's review of the Disassembly and Reassembly (Panelization) of the ca. 1936 Single-Car Garage, and Relocation of the ca. 1936 Single-Car Garage on the Landmark Site.

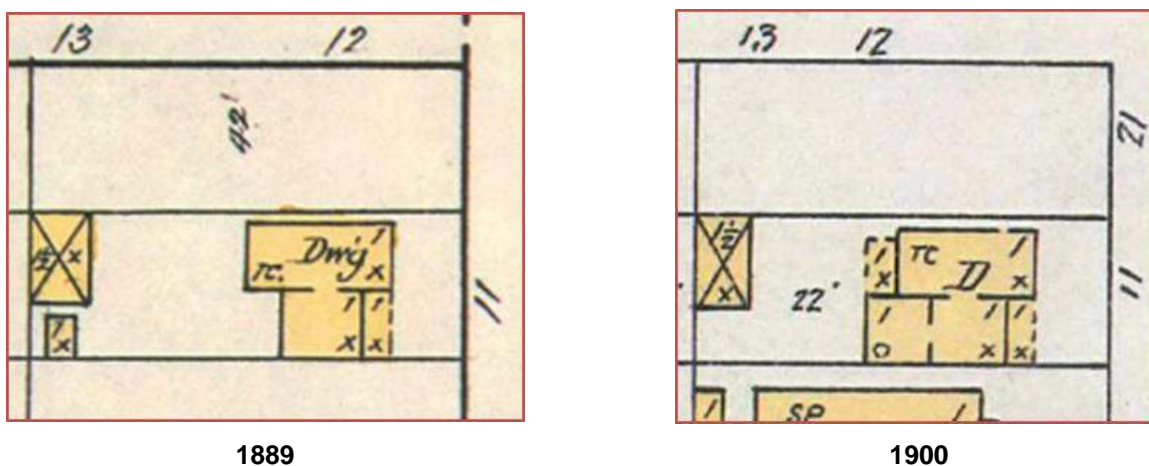
**1057 Woodside Avenue Developmental History:**

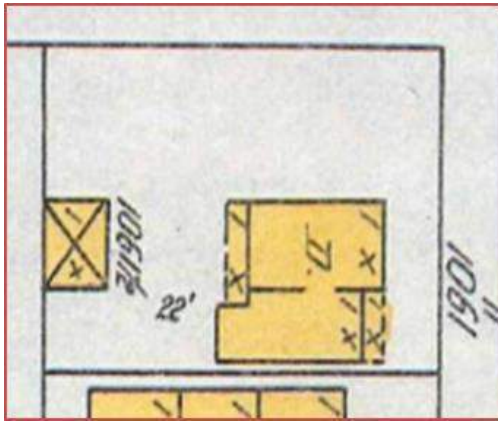
The 1057 Woodside Avenue property is designated as a Landmark Site on the Park City Historic Sites Inventory (HSI). Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

Park City's Historic Preservation consultant, Anne Oliver of SWCA, has provided a detailed chronology of the development of 1057 Woodside Avenue in Exhibit D. Staff has summarized the developmental history in this section of the report by highlighting the major alterations and evidence that exists today as it relates to the proposed material deconstruction, relocation, and site context.

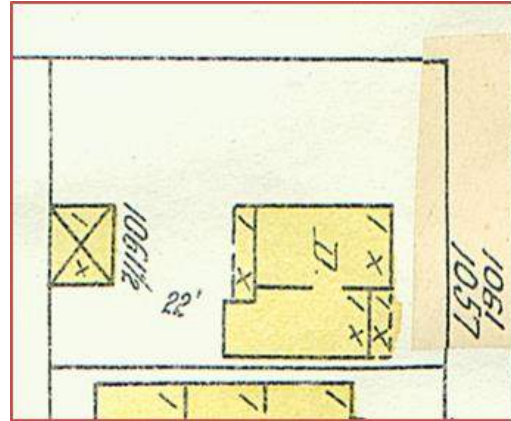
As can be seen in Exhibit C and Exhibit D, the single-family dwelling was constructed in ca. 1889 and has undergone a series of alterations since. Figure 1 shows the developmental history of the site as documented in the Sanborn Fire Insurance Maps (Sanborn Maps).

**Figure 1:** Sanborn Fire Insurance Maps document the developmental history of 1057 Woodside Avenue.

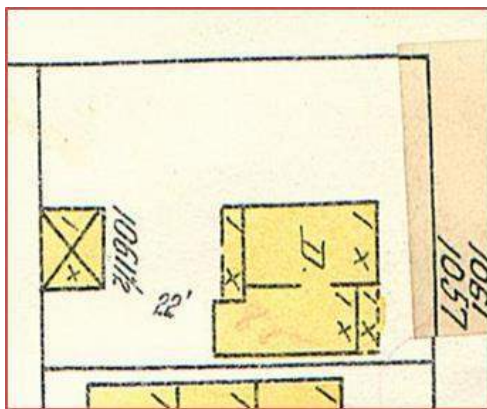




1907



1929



1941

Martin and Mary McGrath, officially purchased the property in 1890 and appear to have constructed the single-family dwelling and outbuildings before their formal purchase. The single-family dwelling and outbuildings first appear on the 1889 Sanborn Map.

As can be seen in the 1889 and 1900 Sanborn Maps in Figure 1, a one and one-half story, wood-framed and wood-sided stable (marked by a large X) with a wood-shingled roof was located in the rear yard. A smaller, one-story wood building (possibly an outhouse), located to the south of the stable was only present in the 1889 Sanborn Map.

The 1900 Sanborn Map indicates that the smaller outbuilding had been removed but the rectangular stable remained in the northwest corner of the property.

The 1907 Sanborn Map documents no changes to the single-family dwelling, but it does indicate that the two (2) original lots were now recognized as one (1) single lot. It also documents that the original stable had been replaced by a new stable that was squarer in plan and built in line with the north wall of the house.

In 1911, the property was seized by Summit County in a tax sale. In May 1918, Summit County sold the property to Charles A. Workman, a blacksmith in the mining industry,

and his wife, Florence Reddon Workman. The Workmans completed major alterations to the single-family dwelling at about this time (ca. 1918).

The Workmans sold the property in 1924 and it changed ownership multiple times until 1936. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, as well as construction of the single-car garage and the storage shed. The development of an automobile garage documents the shift from horse and pedestrian travel to the need to accommodate private automobiles, accessible to all classes.

The first known image of the property at 1057 Woodside Avenue is a tax assessment photograph taken in ca. 1940 (Figure 2). The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

The ca. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings (Figure 3). The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.

**Figure 2:** 1057 Woodside Avenue ca. 1940 tax photograph. Visible in this photograph are the ca. 1918 alterations, the ca. 1936 north addition, and the corner of the outbuildings.



**Figure 3:** 1103 Woodside Avenue ca. 1940 tax photograph. Visible in this photograph is the single-car garage with its white-painted, board and batten siding and wood-shingled roof.



According to Preservation Consultant Anne Oliver (Exhibit D):

*“In the following years [after ca. 1918], the old stable in the rear yard, which wasn’t large enough to house an automobile, was replaced with a single-car garage that was built toward the front of the property and oriented toward the street for better access, and the garage was accompanied by a new shed to provide additional storage space. The single-family dwelling and its associated garage and storage shed are an excellent example of how older historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in the middle years of the 20th century. No significant exterior changes have been made to any of the buildings since the early 1940s, giving them a high degree of integrity and justifying the property’s designation as a Landmark Site.*”

*In summary, major alterations were made to the 1057 Woodside house in about 1918, updating it from what would have been perceived as an old-fashioned, Victorian-style crosswing house to a hipped-roofed, bungalow-style house that was highly popular after World War I. Alterations between 1918 and the early 1940s included new window openings, new windows, a new roof shape, and an addition. It is unclear when the ca. 1907 square stable was removed, but the single-car garage was built in the late 1930s by the Birkbecks. The storage shed, which is nearly identical with the garage in construction methods, materials, and apparent age, was almost certainly built at the same time but located elsewhere on the property – if it had been built in its present.”*

### **Analysis 1 (Proposal 1): Disassembly and Reassembly (Panelization) of the Historic Single-Car Garage on the Landmark Site.**

The applicant is proposing to disassemble and reassemble (panelize) the Historic single-car garage. As stated in Exhibit G and Exhibit H, the existing condition of the single-car garage is poor. According to the licensed structural engineer (hired by the applicant), the structural integrity of the single-car garage is compromised due to inadequate structural members on the interior of the structure. The structural engineer has recommended demolition; however, the applicant is proposing to disassemble (panelize) the single-car garage and reassemble after a new structure has been built on the interior.

The *Design Guidelines for Historic Sites* provide guidance on the Disassembly and reassembly (panelization) of Historic Structures (pages 37-38). As stated in the *Design Guidelines for Historic Sites*, Disassembly/Reassembly of Historically Significant buildings is not a common practice in the field of Historic Preservation. Therefore, a proposal to disassemble/reassemble a Historically Significant building will be considered if a licensed structural engineer certifies that the building cannot reasonably be moved intact AND if it is to be accurately reassembled in its original form, original location, and placement.

The Design Review Team finds that disassembling and reassembling (panelizing) the historic structure 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 as a part of the reassembly process.

The specific techniques for panelization will be approved as a part of the Historic District Design Review and Building Permit. A panelization plan will be submitted prior to the approval of the Building Permit. The Building Department will review the panelization plan in detail. Conditions of Approval will be added to the Building Permit addressing such. A Financial Guarantee will be required prior to Building Permit issuance. The Financial Guarantee will require that the single-car garage be reassembled within 18 months of Building Permit issuance. A Building Permit must be issued within one (1) year of approval of the Historic District Design Review.

Additionally, any relocation of a historic building or historic structure must comply with LMC 15-11-14. 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:

#### **15-11-14 DISASSEMBLY AND REASSEMBLY OF A HISTORIC BUILDING OR HISTORIC STRUCTURE**

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the disassembly and reassembly of Historic Buildings, Structures, and Sites.

**A. CRITERIA FOR DISASSEMBLY AND REASSEMBLY OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR SIGNIFICANT SITE.**

In approving a Historic District or Historic Site design review Application involving disassembly and reassembly of the Historic Building(s) and/or Structure(s) on a Landmark Site or Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) cannot reasonably be moved intact; and **Complies.**

*The applicant has submitted a licensed structural engineer's report, which states that the structural integrity of the single-car garage is compromised due to inadequate structural members on the interior of the structure. The structural engineer has recommended demolition and reconstruction due to the poor condition of the structure; however, the applicant is proposing disassembly and reassembly (panelization) of the single-car garage.*

2. At least one of the following:
  - a. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
  - b. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
  - c. The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, the at unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:
    - i. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or
    - ii. If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or
    - iii. All other alternatives have been shown to result in additional damage or loss of historic materials. **Complies.**

*The structure is not threatened by demolition.*

*On June 23, 2016 Project Planner Hannah Turpen and Chief Building Official Chad Root conducted a site visit to assess the structural integrity of the single-car garage. As a follow-up, Project Planner Turpen and Acting Chief Building Official Derek Kohler conducted an additional site visit on July 13, 2016. The Project Planner and Acting Chief Building Official viewed the exterior and interior of the structure. The Acting Chief Building Official provided a formal assessment of the structural integrity of*

*the structure (Exhibit J) and found the building to be in fair condition. The Acting Chief Building Official found that there are structural deficiencies, including but not limited to signs of deformation, displacement and settling, and deterioration. The Acting Chief Building Official found that wall-by-wall panelization is possible, rather than complete disassembly and reassembly.*

*Due to the poor condition of the building and its structural deficiencies, the building could not be temporarily lifted or moved as a single unit. The physical condition of the existing materials, as outlined in the applicant's Physical Conditions Report (Exhibit G), prevent the temporary lifting or moving of a building and the applicant has demonstrated that panelization will result in a greater amount of historic materials as all four walls of the structure can be salvaged and preserved.*

*In addition, the removal of the non-historic garage door (modified to accommodate a human entrance) will allow for the installation of a historically accurate garage door.*

### **Analysis 2 (Proposal 2): Relocation of the Historic Single-Car Garage on the Landmark Site.**

The applicant proposes to relocate the existing historic single-car garage approximately 20 feet east on the property. The applicant claims that the historic context of the site and neighborhood has been lost and that moving the single-car garage closer to the single-family dwelling will recover the site context.

The relocation will comply with the required ten foot (10') front yard setback and three foot (3') side yard setback, as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3.

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 significantly change the context of the site, as described below. As stated previously, the applicant will be making structural upgrades to the single-car garage which would allow for the structure to survive the relocation (if approved).

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 **Not Applicable.**

*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 **Does Not Comply.**

*The structure is not threatened by demolition. While the Acting Chief Building Official did determine that there are structural deficiencies, panelization (wall-by-wall) in place is feasible.*

- (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; or **Does Not Comply.**

*Staff, including the Acting Chief Building Official and Planning Director, find that there are no unique conditions that warrant the proposed relocation of the historic structure on the existing site. This finding has been outlined below.*

*The single-family dwelling and its associated single-car garage are an excellent example of how historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in*



*the middle years of the 20th century. No major alterations have occurred to the site since the late 1930s, giving them a high degree of integrity and justifying the property's designation as a Landmark Site. The single-car garage is a contributing feature of the Landmark Site.*

*As seen in Exhibit K, the Sanborn Fire Insurance maps show that historically, the neighborhood was characterized by some lots larger than 25' x 75', single-family homes, outbuildings (first stables, then single-car or double-car garages), larger yard spaces, and increased setbacks between structures. Staff has conducted a visual and historical analysis of the neighborhood (Exhibit K) and found that the context of this portion of Woodside Avenue still remains.*

*Within the peripheral block on Woodside Avenue extending from 12<sup>th</sup> Street to 10<sup>th</sup> Street there are 22 properties listed on the Historic Sites Inventory (including 1057 Woodside Avenue). There are a total of 30 structures (dwellings) on the entire two (2) block section of Woodside Avenue; a total of 73% of the properties within this section of Woodside Avenue have been designated to the Historic Sites Inventory. Of the list of 22 designated historic properties, 9 properties are listed as Landmark and 13 properties are listed as Significant. In comparison to other sections of Old Town, this area has an abundance of locally-designated historic properties within one (1) block on either side of the subject property.*

*While some of the peripheral historic properties are densely packed together (like 1103 and 1107 Woodside Avenue), others share similar development patterns to 1057 Woodside Avenue in that there are either outbuildings, lots larger than 25' x 75', larger yard spaces, or increased setbacks between structures (like 1162, 1158, 1060, and 1053 Woodside Avenue). In addition, 1057 Woodside Avenue is not the only property with a single-car garage (outbuilding) still remaining; in fact, 1053 Woodside Avenue, located just south of 1057 Woodside Avenue, has a historic single-car garage in use located near the rear of the property. Also, a rear garage abuts Woodside Avenue for the property located at 1141 Park Avenue.*

*The relocation of the structure 20 feet to the east will alter the character of the site in terms of the relationship between the outbuildings and the single-family dwelling. Currently, the single-car garage and the single-family dwelling are separated on the property. It is clear that historically, the intention was to locate the single-car garage away from the single-family dwelling. Today, it is not uncommon for new construction to incorporate garages into the actual dwelling unit; however, historically in Park City, development often separated the single-car garage from the dwelling unit. By moving the historic single-car garage closer to the single-family dwelling, this common development pattern will be lost.*

*Overall, the historic context of the single-car garage on its own site, and in the context of the neighborhood still remains.*

- (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
- Does Not Comply.**

*Staff finds that relocation is not necessary as the structure is not threatened by demolition, development is possible in its current location, and the historic context of the site will be altered by the relocation.*

**Process:**

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

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

**Notice:**

On July 9, 2016, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on July 6, 2016 and posted the property on July 6, 2016.

**Recommendation:**

*Proposal 1: Disassembly and Reassembly of the Historic Single-Car Garage on the Landmark Site.*

Staff recommends the Historic Preservation Board review and discuss the disassembly and reassembly (panelization) of the Historic single-car garage on the Landmark Site, conduct a public hearing, and approve the disassembly and reassembly (panelization) of the Historic single-car garage on the Landmark Site at 1057 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

*Proposal 2: Relocation of the Historic Single-Car Garage on the Landmark Site.*

Staff recommends the Historic Preservation Board review and discuss the relocation of the Historic single-car garage on the Landmark site, conduct a public hearing, and deny

the relocation of the Historic single-car garage on the Landmark site in accordance with the attached findings of fact and conclusions of law.

**Finding of Fact (for Proposal 1: Disassembly and Reassembly of the Historic Single-Car Garage on the Landmark Site).**

1. The property is located at 1057 Woodside Avenue. The property consist of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.
6. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
7. The ca. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.
8. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.
9. The applicant is proposing to disassemble and reassemble (panelize) the Historic single-car garage. The existing condition of the single-car garage is poor. The structural members of the single-car garage are compromised, exterior siding material is deteriorating, and the building is leaning significantly to the south.
10. The applicant is proposing the removal of the non-historic garage door (modified to accommodate a human entrance) which will allow for the installation of a historically accurate garage door.
11. According to the licensed structural engineer (hired by the applicant), the structural integrity of the single-car garage is compromised due to inadequate structural members on the interior of the structure. The structural engineer has recommended demolition; however, the applicant is proposing to disassemble (panelize) the single-car garage and reassemble after a new structure has been built on the interior.
12. Staff and the Design Review Team find that disassembling and reassembling (panelizing) the historic structure will not significantly change the context of the site,

nor diminish its historical significance. The single-car garage is a contributing feature of the Landmark Site.

13. The structure is not threatened by demolition.
14. The Acting Chief Building Official found the building to be in fair condition. The Acting Chief Building Official found that there are structural deficiencies, including but not limited to signs of deformation, displacement and settling, and deterioration. The Acting Chief Building Official found that wall-by-wall panelization is possible, rather than complete disassembly and reassembly.
15. Due to the poor condition of the building and its structural deficiencies, the building could not be temporarily lifted or moved as a single unit. The physical condition of the existing materials prevent the temporary lifting or moving of a building and the applicant has demonstrated that panelization will result in a greater amount of historic materials as all four walls of the structure can be salvaged and preserved.
16. The specific techniques for panelization will be approved as a part of the Historic District Design Review and Building Permit. A panelization plan will be submitted prior to the approval of the Building Permit. The Building Department will review the panelization plan in detail. Conditions of Approval will be added to the Building Permit addressing such. A Financial Guarantee will be required prior to Building Permit issuance. The Financial Guarantee will require that the single-car garage be reassembled within 18 months of Building Permit issuance. A Building Permit must be issued within one (1) year of approval of the Historic District Design Review.

#### **Conclusions of Law:**

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction and reconstruction.
- 2.

#### **Finding of Fact (to deny request for Proposal 2: Relocation of the Historic Single-Car Garage on the Landmark Site)**

1. The property is located at 1057 Woodside Avenue. The property consist of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. On February 23, 2015, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 4, 2016. The HDDR application is still under review by the Planning Department.
6. The applicant proposes to relocate the existing historic single-car garage approximately 20 feet east on the property. The applicant claims that the historic

context of the site and neighborhood has been lost and that moving the single-car garage closer to the single-family dwelling will recover the site context.

7. The relocation will comply with the required ten foot (10') front yard setback and three foot (3') side yard setback, as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3.
8. The Design Review Team finds that relocating the historic building on its existing lot will significantly change the context of the site.
9. The structure is not threatened by demolition.
10. Staff, including the Chief Building Official and Planning Director, find s that there are no unique conditions that warrant the proposed relocation of the historic structure on the existing site.
11. No major alterations have occurred to the site since the late 1930s, giving them a high degree of integrity and justifying the property's designation as a Landmark Site. The single-car garage is a contributing feature of the Landmark Site.
12. Sanborn Fire Insurance maps show that historically, the neighborhood was characterized by lots larger than 25' x 75', single-family homes, outbuildings (first stables, then single-car or double-car garages), larger yard spaces, and increased setbacks between structures.
13. Overall, the historic context of the single-car garage on its own site, and in the context of the neighborhood still remains.
14. The relocation of the structure 20 feet to the east will alter the character of the site in terms of the relationship between the outbuildings and the single-family dwelling.
15. Development of the site is possible with the single-car garage in its current location.
16. The proposal to relocate the historic single-car garage 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 single-car garage on its site as the context of the building's setting has not been altered that its present setting conveys its history; the integrity and significance of the historic building will be diminished by relocation and/or reorientation; and all other alternatives to relocation have not been reasonably considered prior to determining the relocation of the building.
17. 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.
18. The ca. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
19. The ca. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.

### **Conclusions of Law:**

3. The proposal does not meet the criteria for relocation pursuant to LMC 15-11-13 and/or Reorientation of a Historic Building or Historic Structure.

**Exhibits:**

- Exhibit A – HPB Criteria for Disassembly and reassembly (panelization) of Historic Structures
- Exhibit B – HPB Criteria for Relocation of Historic Structures
- Exhibit C – 1057 Woodside Avenue – Developmental History Timeline
- Exhibit D – Anne Oliver (SWCA) 1057 Woodside Avenue Memorandum
- Exhibit E – Historic Sites Inventory Form
- Exhibit F – Historic District Design Review Historic Preservation Plan (Single-Car Garage)
- Exhibit G – Historic District Design Review Physical Conditions Report (Single-Car Garage)
- Exhibit H – Structural Engineer’s Report
- Exhibit I – Historic District Design Review Existing and Proposed Plans (Single-Car Garage)
- Exhibit J – Chief Building Official Disassembly and Reassembly Determination Letter
- Exhibit K – Woodside Avenue Streetscape Analysis
- Exhibit L – Aerial Photograph

## **Exhibit A: HPB Criteria for Disassembly and Reassembly of Historic Structures**

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

1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) cannot reasonably be moved intact; and
2. At least one of the following:
  - a. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
  - b. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
  - c. The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that under unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:
    - i. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or
    - ii. If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or
    - iii. All other alternatives have been shown to result in additional damage or loss of historic materials.

## **Exhibit B: HPB Criteria for Relocation of Historic Structures**

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

1. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site which include but are not limited to:
  - a. 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
  - b. 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
  - c. The integrity and significance of the historic building will not be diminished by relocation and/or reorientation; or
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:
  - a. Restoring the building at its present site; or
  - b. Relocating the building within its original site; or
  - c. Stabilizing the building from deterioration and retaining it at its present site for future use; or
  - d. Incorporating the building into a new development on the existing site.



# 1057 Woodside Avenue Developmental History

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

**1883**  
George C. Snyder sold all of Block 9, including Lots 1 through 32, to David C. McLaughlin, who was likely acting as a representative of the Park City Townsite.

**1890**  
Martin and Mary McGrath purchased Lots 15 and 16 from McLaughlin, on which it appears he had already built his house and outbuildings.

**1911**  
Martin and his wife Mary owned the property until about 1911, when it was seized by Summit County in a tax sale.

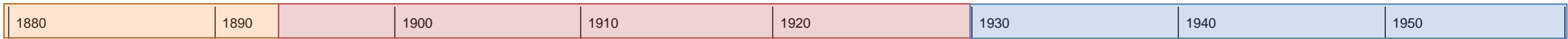
**1918 - May**  
The county sold the property to the west, to Charles A. and Florence Reddon Workman, a blacksmith in the mining industry, Major alterations occurred updating it from what would have been perceived as an old-fashioned, Victorian-style crosswing house to a hippedroofed, bungalow-style house that was highly popular after World War I.

**1924**  
The Workmans sold the property in 1924, it changed owners several times until 1936.

**1940**  
The tax photo of 1057 Woodside Avenue (left) documents a shed-roofed addition with a door, window, and covered stoop has been made to the north side of the house. The tax photo of 1103 Woodside Avenue (right), which is the property on the north side of Crescent, provides a better view of the two outbuildings.

**1949**  
A 1949 tax appraisal card notes the presence of a Class 2, single-car garage measuring 10' x 20' with a dirt floor, walls of "Bat. Sht." [battered sheet] and a shingle roof. The age of the garage, which was typically provided by the property owner, was given as ten years, dating it to 1939.

**1958**  
The 1958 tax appraisal card describes the 10' x 20' garage, with wood floor. The age of the garage on the tax card is given as 1929; whether this is the average age or the estimated year of construction is unclear.



**1889**  
Sanborn Fire Insurance Co. map from 1889 show original house and outbuildings at 1057 (1061) Woodside Avenue.

**1900**  
The Sanborn map indicates that an addition and rear porch had been built on the west side of the house, making it rectangular in plan.

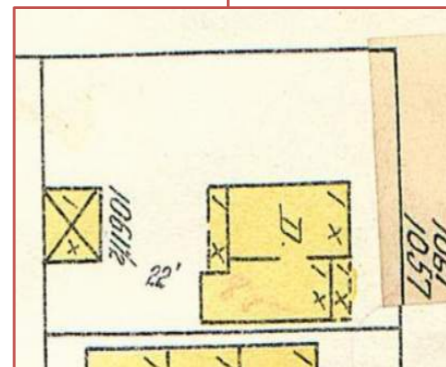
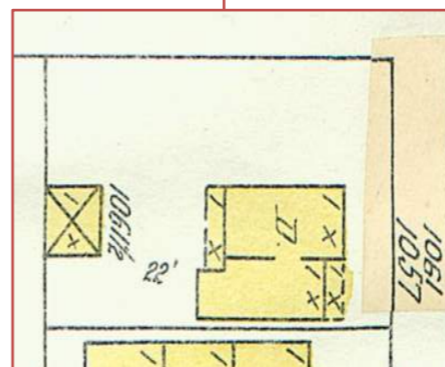
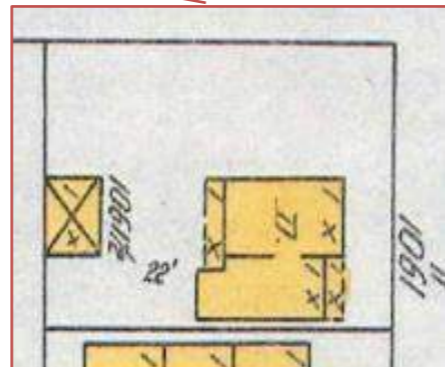
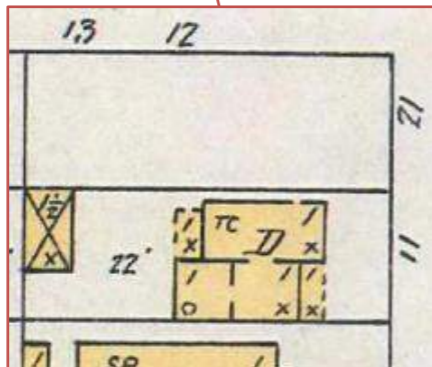
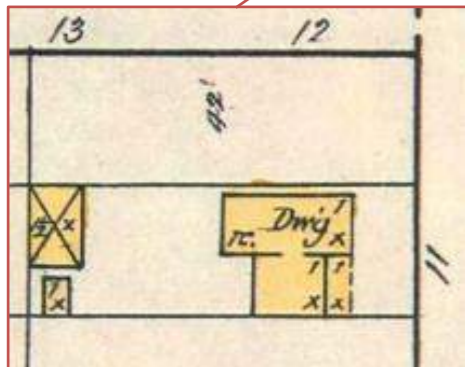
**1907**  
Sanborn map documents no changes to the dwelling, but it does indicate that the original lot had been legally combined with the lot to the north, abutting Crescent Street.

**1918 - Nov.**  
Park City Lumber Co. claimed a lien on the property because of non-payment for building materials that were "actually used in the repair and construction of the said buildings. The building materials were likely used for major alterations to convert the Victorian-style cross-wing house into a bungalow-style house.

**1929**  
The Sanborn map documents no changes to the property or the buildings since 1907.

**1936**  
Purchased by Robert J. and Lillian Birkbeck, a shop foreman for a mining company. The Birkbecks constructed the single-car garage in the late 1930s.

**1941**  
The Sanborn map documents no changes to the property or the buildings since 1907.





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# Memorandum

**To:** Planning Department, Park City Municipal Corporation, Utah  
**From:** Anne Oliver, Principal Investigator, SWCA Environmental Consultants  
**Date:** September 4, 2014  
**Re:** Assessment of Outbuildings at 1057 Woodside Avenue

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## Introduction

The property at 1057 Woodside Avenue in Park City, Utah, is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory as a Landmark Site. The buildings on the property comprise a historic residence and two outbuildings: a garage and a storage shed. The property owners propose to make changes to the outbuildings, which appear to be in fair to poor condition. Prior to providing guidance regarding these changes and to ensure compliance with PCMC historic preservation ordinances, the PCMC Planning Department has requested a formal assessment of the history of the outbuildings and a determination of whether or not they were built within the period of historic significance for the property and are therefore a contributing feature to the landmark site.

## Garage and Storage Shed Descriptions

The front-gabled garage is north of the residence and faces Woodside Avenue to the east; it is set back from the street and aligns with the east face of the addition on the north side of the house (Figures 1-4). The building has no visible foundation, although channeled iron bars have been used to create a sill for the doorway in the east end of the south wall. The walls are of wood-framed, single-wall construction, with posts measuring 4" x 5" and lighter framing members and roof joists measuring 1¾" x 3½" (Figure 5). These are true dimensions that predate industry standards for dimensional lumber enacted in 1963.<sup>1</sup> The framing is finished on the exterior side with vertical boards and battens, measuring about 11¾" and 3¾" wide respectively, which have been painted white several times. The original vehicle entrance was located on the east façade, and extant hardware indicates that it was fitted with a pair of side-hinged doors. This opening has recently been infilled with wood-veneer panels fitted with a modern paneled door. The opening at the east end of the south wall was for a person door, but the door has been removed. The wood-shingled roof has open eaves with exposed rafter tails, and is finished by a metal ridge with spherical end caps.

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<sup>1</sup> L.W. Smith and L.W. Wood, "History of Yard Lumber Size Standards," Forest Products Laboratory, Forest Service, U. S. Department of Agriculture, 1964. After 1963, a nominal 2x4 measured 1½" x 3½", in contrast to the older and thicker nominal 2 x 4s used in the garage, which measure 1¾" x 3½".

On the interior, the floor is finished with bricks at the west end and with heavy planks elsewhere (Figure 6). The walls and ceiling are unfinished. Knob and tube electrical wiring is surface-mounted on the interior and exterior walls, and early or original light fixtures and switches are present on the exterior (Figure 7).

The front-gabled, board and batten storage shed is west of the garage and utility pole, in the northwest corner of the lot, and faces south into the rear yard of the property (Figures 8 and 9). On the exterior, it is nearly identical in construction to the garage and retains the same early or original light fixture above the single door on the south side. In contrast to the garage, the roof is finished with sheet metal. The interior of the shed was not accessed and its original use is unclear, although it was likely built to store gardening and yard equipment. The PCMC Historic Site Form doesn't note the presence of the shed in 2008 because the rear of property was not accessed at that time.<sup>2</sup>

## **History**

The Historic Site Form for 1057 Woodside Avenue (also known as 1061 Woodside Avenue until at least 1907 according to Sanborn Fire Insurance Co. maps) states that the single-family dwelling was built in ca. 1900. However, the house had already been built by 1889 when it appears on a Sanborn map, separated by an empty lot from Crescent Avenue (later renamed 11<sup>th</sup> Street) to the north (Figure 10). At that time it was a one-story, wood-framed and wood-sided dwelling (marked by the yellow color and the letters Dwg.) with a T-shaped plan and a front porch (marked by a dashed line) facing onto Woodside; it had a wood-shingled roof (marked by a small x) and a terra cotta brick chimney (marked by the letters TC). Physical evidence indicates that the east façade of the crosswing originally had two tall, double-hung windows and the other windows on the house would have matched these (see Figure 2). The house would have had a cross-gabled roof rather than the hip roof present today. In the rear yard were a one and one-half story, wood-framed and wood-sided stable (marked by a large X) with a wood-shingled roof, and a smaller, one-story wood building to the south that may have been an outhouse.

The buildings were carefully sited on a standard lot with respect for lot lines, in contrast to some of the neighboring dwellings that were built in the middle of the street, presumably prior to the platting of the area. The Park City Survey of 1880 established the original town plat just to the south, while the subject property is located in Snyder's Addition, which was platted in about 1883, dating the house to the mid- or late 1880s.

The first recorded transaction involving the property at 1057 Woodside is in 1883 (Attachment A).<sup>3</sup> George C. Snyder sold all of Block 9, including Lots 1 through 32, to David C. McLaughlin, who was likely acting as a representative of the Park City Townsite Company (John Ewanowski, personal

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<sup>2</sup> Dina Blaes, Historic Site Form – Historic Sites Inventory for 1057 Woodside Avenue, 2008. On file with Park City Municipal Corporation and available online at: <http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=1240>.

<sup>3</sup> Many thanks to John Ewanowski of CRSA Architects, who completed the property's chain of title for this memorandum on short notice.

communication). In 1890, Martin McGrath purchased Lots 15 and 16 from McLaughlin, on which it appears he had already built his house and outbuildings. Martin and his wife Mary owned the property until about 1911, when it was seized by Summit County in a tax sale.

The 1900 Sanborn map indicates that an addition and rear porch had been built on the west side of the house, making it rectangular in plan (Figure 11). Based on common practice at the time, the new porch and addition would have had shed roofs sloping down toward the rear yard, and these were roofed with wood shingles and tin (marked by an open circle on the map), respectively. The smaller outbuilding had been removed but the rectangular stable remained in the northwest corner of the property, extending further than the north wall of the house to abut the north lot line.

The 1907 Sanborn map documents no changes to the dwelling, but it does indicate that the original lot had been legally combined with the lot to the north, abutting Crescent Street (Figure 12). It also documents that the original stable had been replaced with a single-story, wood-framed and wood-sided stable with a wood-shingled roof that had its own street address (1061½ Woodside); this stable was more square in plan and built in line with the north wall of the house. Based on the known dimensions of the house, the outbuilding measured approximately 11' x 12'. It is unclear why the outbuilding was given a separate street number – it was not marked with a “D”, which indicates use as a dwelling. Possibly it was used for commercial purposes by the McGraths.

In May 1918, the county sold the property, along with Lots 17 and 18 to the west, to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman.<sup>4</sup> Workman was born in Connecticut in about 1880 but was living in Park City on Norfolk Avenue with his mother and stepfather in 1900.<sup>5</sup> The Workmans apparently contracted for repair work to the property, which was likely in poor condition given the inability of the McGraths to pay their taxes and its subsequent years as a county holding. In November 1918, the Park City Lumber Co. claimed a lien on Lots 15 and 16 and the buildings thereon because of non-payment for building materials that were “actually used in the repair and construction of the said buildings.” Ed L. Guild and his wife Mabel were named as “the owner or reputed owner;” the Guilds may have been renting and renovating the property or working directly for the Workmans. The list of materials includes over two hundred cedar posts [for fencing?], lumber of varying dimensions, sacks of plaster and cement, shingles, and nails (Attachment B).

A visual assessment of architectural style and materials confirms that major alterations were made to the house at about this time (discussed below). The work was perhaps protracted: two years later, the 1920 U.S. Census, which includes street addresses for Park City, does not list anyone living at 1057/1061 Woodside but does note that the Workmans and their three children were living at 1125 Park Avenue. The Woodside house may have been vacant or the residents weren't home.

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<sup>4</sup> United States of America, Bureau of the Census, *Fourteenth Census of the United States, 1920* (Washington DC: National Archives and Records Administration, 1920).

<sup>5</sup> United States of America, Bureau of the Census, *Twelfth Census of the United States, 1900* (Washington DC: National Archives and Records Administration, 1900).

After the Workmans sold the property in 1924, it changed owners several times until 1936, when it was purchased by Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck (see Attachment A).<sup>6</sup> Based on evidence discussed below, the Birkbecks were certainly the builders of the garage and storage shed. They were living in the house with their two daughters, ages 8 and 5, when the 1940 census was conducted.

The 1941 Sanborn map documents no changes to the property or the buildings since 1907, but the company's later maps may be less accurate than the early maps (Figure 13). Beginning in about the 1920s, the Sanborn Company typically just updated its maps, making corrections directly onto earlier versions by hand. Also, improved firefighting capabilities and the diminishing risk of fires meant that the precise documentation of building locations and materials became less critical. Both of these factors may mean that less care was taken to ensure accuracy as fire insurance maps became increasingly obsolete.

The first known image of the property at 1057 Woodside is a tax assessment photograph taken in the early 1940s, with what is probably the younger Birkbeck daughter standing on the front porch (Figure 14). The photograph is undated, but a comprehensive series of tax assessment photos was taken in Park City at about this time. A preliminary review of the Utah State Historic Preservation Office (SHPO) files indicates that most of the tax photos for other Park City properties date to 1940 and 1941 (Cory Jensen, personal communication). Undated tax photos of several properties on Main Street using the same type of sign (and sometimes featuring the same assessor's office employee holding it) can be definitively dated to 1940 and 1941 based on documented changes in ownership, use, and signage on commercial properties (John Ewanowski, personal communication).

The early 1940s tax photo of 1057 Woodside documents that the original tall window openings on the east façade have been replaced by oblong, three-part wood windows comprising a fixed center pane flanked by two casement windows. The original cross-gabled roof has been replaced with a hipped roof of pyramidal shape, although the original chimney and stove pipe remain in place. Windows and roofs of this type were commonly used on bungalows built from about 1915 through the 1920s, when they were a highly popular house type.<sup>7</sup> The shingles and the metal edge along the eaves appear newer because of their light color and excellent condition. A shed-roofed addition with a door, window, and covered stoop has been made to the north side of the house. The rear porch was likely enclosed by this time. At the far right edge of the picture, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

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<sup>6</sup> United States of America, Bureau of the Census, *Sixteenth Census of the United States, 1940* (Washington DC: National Archives and Records Administration, 1940).

<sup>7</sup> Pyramid cottages were a popular house type in Park City from about the late 1890s through the early years of the 20<sup>th</sup> century. Post World War I-pyramid bungalows, which are similar in style, typically have a greater horizontal emphasis, with lower-pitched hipped roofs and horizontally oriented window openings like those at 1057 Woodside.

The early 1940s tax photo of 1103 Woodside Avenue, which is the property on the north side of Crescent, provides a better view of these two outbuildings (Figure 15).<sup>8</sup> The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today. Again, the light color of the shingles indicates that the roof, and most likely the building, is of recent construction. This is supported by the style and materials of the garage. Given the year, one might expect the garage to be of the cheaper and more common balloon-frame construction, with exposed stud walls on the interior, but single wall construction had a long tradition in Park City.

Based on the location of the wood utility pole, which remains in the same location today, the dark, board and batten outbuilding behind it is located on the lot to the west, which was a part of the property at the time. The dark walls and roof shingles indicate that the building is relatively old, and the fact that it does not appear on the 1941 Sanborn casts further doubt on the accuracy of that map.

In summary, major alterations were made to the 1057 Woodside house in about 1918, updating it from what would have been perceived as an old-fashioned, Victorian-style crosswing house to a hipped-roofed, bungalow-style house that was highly popular after World War I. Alterations between 1918 and the early 1940s included new window openings, new windows, a new roof shape, and an addition. It is unclear when the ca. 1907 square stable was removed, but the single-car garage was built in the late 1930s by the Birkbecks (see discussion below). The storage shed, which is nearly identical with the garage in construction methods, materials, and apparent age, was almost certainly built at the same time but located elsewhere on the property – if it had been built in its present location, it would be visible just west of the utility pole in the 1103 Woodside photograph.

The next documentary evidence is provided by a 1949 tax appraisal card for the property (see Historic Site Form). The card notes the presence of a Class 2, single-car garage measuring 10' x 20' with a dirt floor, walls of "Bat. Sht." [battened sheet] and a shingle roof.<sup>9</sup> The age of the garage, which was typically provided by the property owner, was given as ten years, dating it to 1939. A sketch plan of the house indicates that both the north and west additions are present and that the rear porch is enclosed; no outbuildings are drawn. The storage shed is not itemized, likely because it was not of sufficient value to be included in the appraisal. Of note, the "average age" of the house is given as 28 years. This is not its true age, but was derived by taking the original year of construction and then factoring in improvements and additions to provide a more accurate number for reproduction or replacement value. If the assessor derived the age from the most recent major improvements, that would date them to 1921, strengthening the argument that the Workmans made the major alterations to the house.

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<sup>8</sup> See also Dina Blaes, Historic Site Form – Historic Sites Inventory for 1103 Woodside Avenue, 2008. On file with Park City Municipal Corporation and available online at:

<http://www.parkcity.org/Modules/ShowDocument.aspx?documentid=1244>

<sup>9</sup> The Historic Site Form erroneously states that the tax cards note a two-car garage when in fact they note a "Class 2" garage that houses a single car.

The 1958 and 1968 tax appraisal cards describe the same 10' x 20' garage, although by 1958 it had the wood floor that is present today (see Historic Site Form). The age of the garage on both cards is given as 1929; whether this is the average age or the estimated year of construction is unclear.

When the property was re-photographed in 1995 during a reconnaissance survey of Park City's historic buildings, the wood-shingled roof had been covered with a ridged metal roof and both the chimney and the original stovepipe had been removed (see Historic Site Form). The wood building at the right edge of the photograph is the house at 1103 Woodside; the garage is not visible because of the angle of the photograph. Although the house has since been painted red, it appears that no significant changes have been made to the house or its outbuildings since that time.

### **Conclusion**

Park City's historic preservation ordinances are contained in Chapter 11 of the Land Management Code, and define the criteria for designating sites to the Park City Historic Sites inventory. Of relevance in this instance, any building (main, attached, detached, or public), accessory building, and/or structures may be designated a Landmark Site if it is at least 50 years old; retains integrity of location, design, setting, materials, workmanship, feeling, and association; and is significant in local history or architecture associated with an era that has made a significant contribution to the broad patterns of our history.

Park City's Historic Site Forms state that a property "must represent an important part of the history or architecture of the community" and that it must be significant under one (or more) of three historic eras: the Settlement and Mining Boom Era (1868-1893); the Mature Mining Era (1894-1930); and/or the Mining Decline and Emergence of Recreation Industry Era (1931-1962). The Historic Site Form for 1057 Woodside states that the property is significant under the Mature Mining Era. However, the expanded analysis conducted for this memorandum reveals that the property was actually constructed in the preceding Mining Boom Era with outbuildings significant under the Mining Decline Era, a good example of the cumulative nature of history in Park City. Between about 1918 and 1921, the ca. 1889 house was greatly altered and updated to suit modern tastes and needs with new window locations, shapes, and styles, and an entirely new roof form. In the following years, the old stable in the rear yard, which wasn't large enough to house an automobile, was replaced with a single-car garage that was built toward the front of the property and oriented toward the street for better access, and the garage was accompanied by a new shed to provide additional storage space. The house and its associated garage and storage shed are an excellent example of how older historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in the middle years of the 20<sup>th</sup> century. No significant exterior changes have been made to any of the buildings since the early 1940s, giving them a high degree of integrity and justifying the property's designation as a Landmark Site.

### **Recommendations**

The garage and storage shed are considered contributing features to a landmark property. As such, all efforts should be made to preserve them. A formal condition assessment was not conducted, but the shed appears to be in fair condition while the garage appears to be in poor condition; the latter may be difficult to repair without partially or fully reconstructing it. It is recommended that a formal Condition

Assessment and Preservation Plan be developed for both outbuildings to document their deficiencies and develop appropriate plans for their repair and/or replacement.





**Figure 1.** General view of house and garage at 1057 Woodside Avenue, facing west.



**Figure 2.** Detail of east façade of house, with original window locations visible in siding.



**Figure 3.** General view of garage, facing northwest.



**Figure 4.** General view of garage, facing southwest.



**Figure 5.** General view of garage interior, facing west.



**Figure 6.** Garage floor, showing brickwork at west end and wood planks covering remainder of floor, facing west.



**Figure 7.** Light fixture and electrical switches on south side of garage, facing north.



**Figure 8.** General view of storage shed, facing northwest.



**Figure 9.** View of east side of storage shed in relation to utility pole and fenced property line, facing southwest.

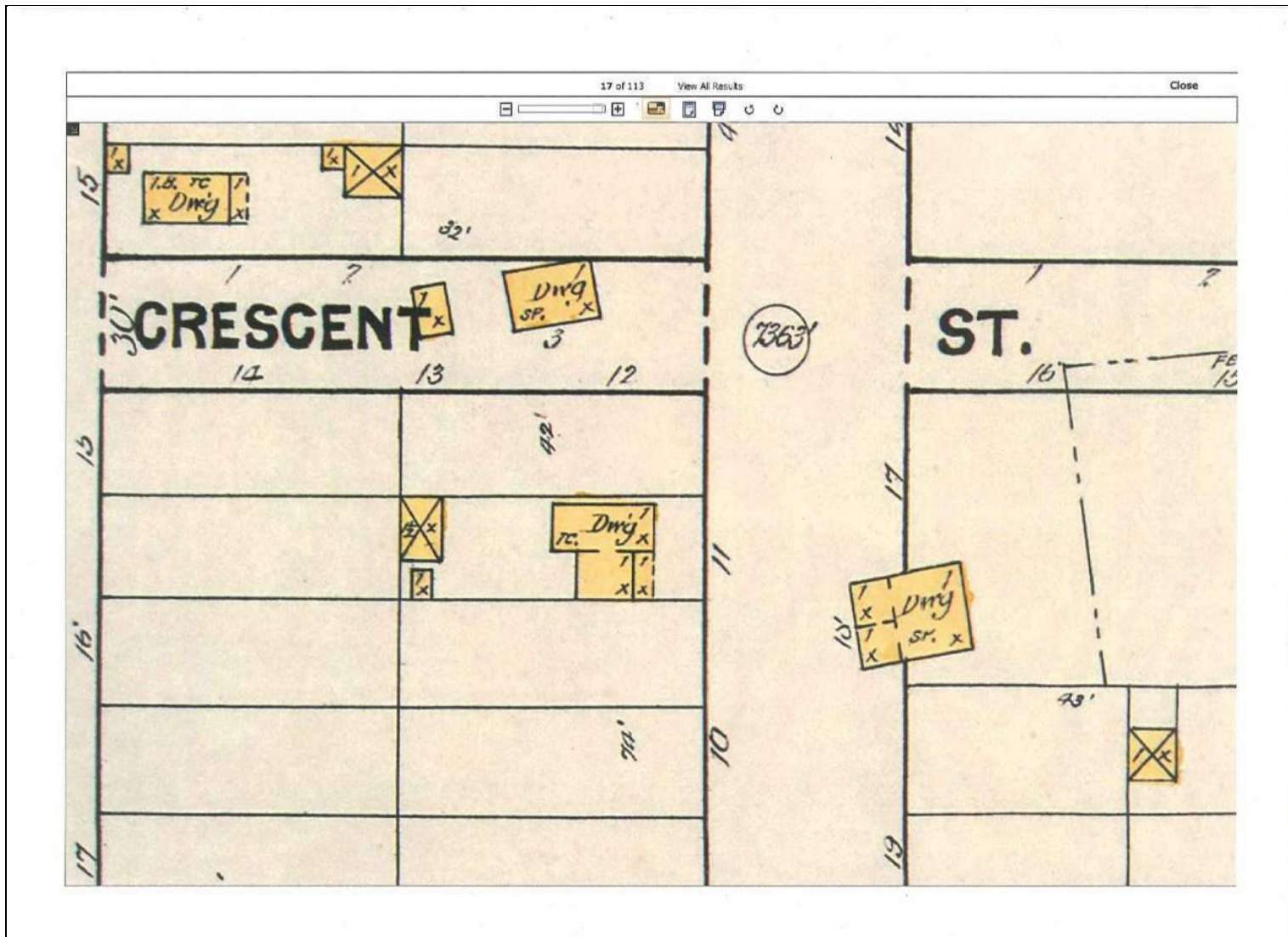


Figure 10. Sanborn Fire Insurance Co. map from 1889 showing original house and outbuildings at 1057/1061 Woodside Ave (at center of map, adjacent to the number 11). Courtesy Western American Division, Special Collections, J. Willard Marriott Library, University of Utah.

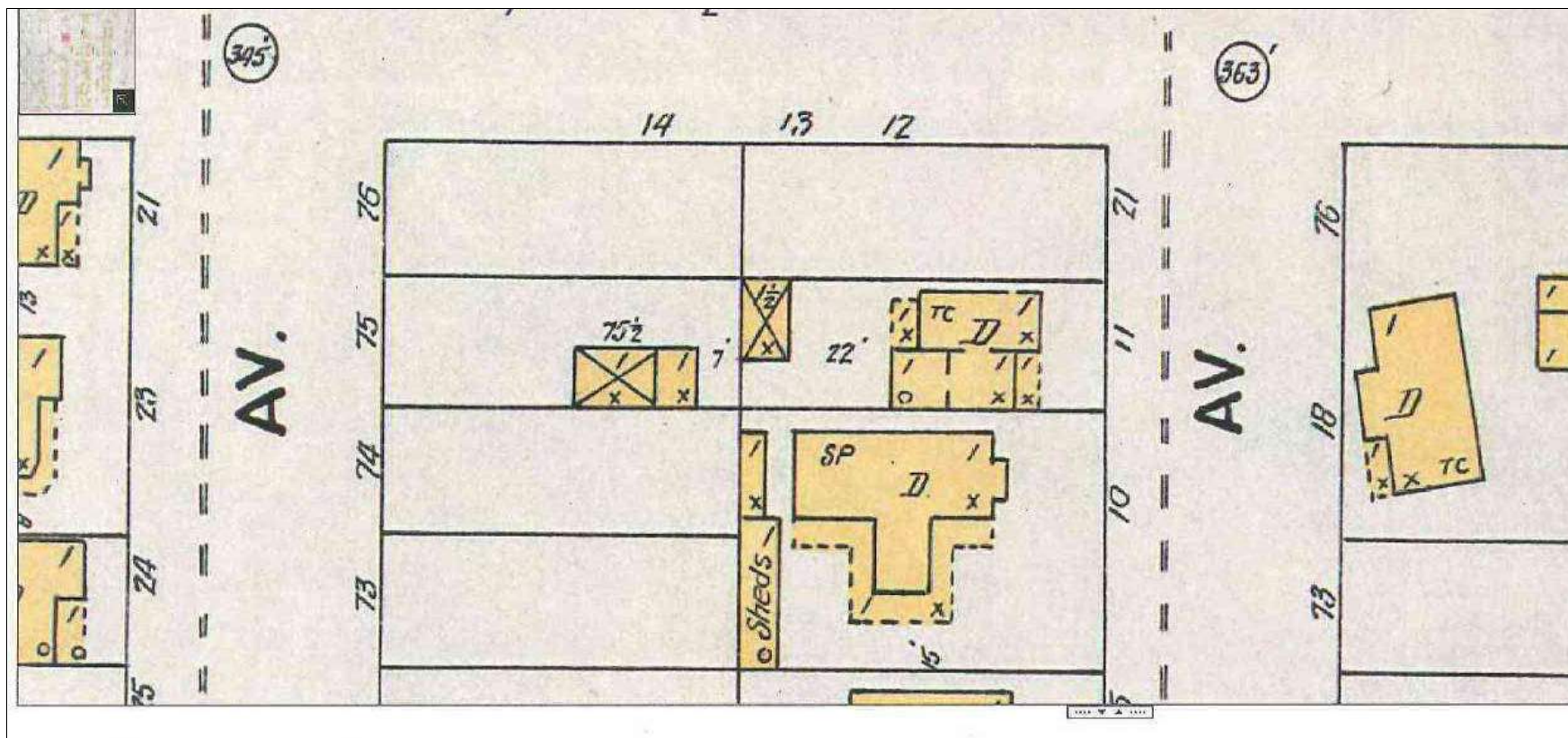
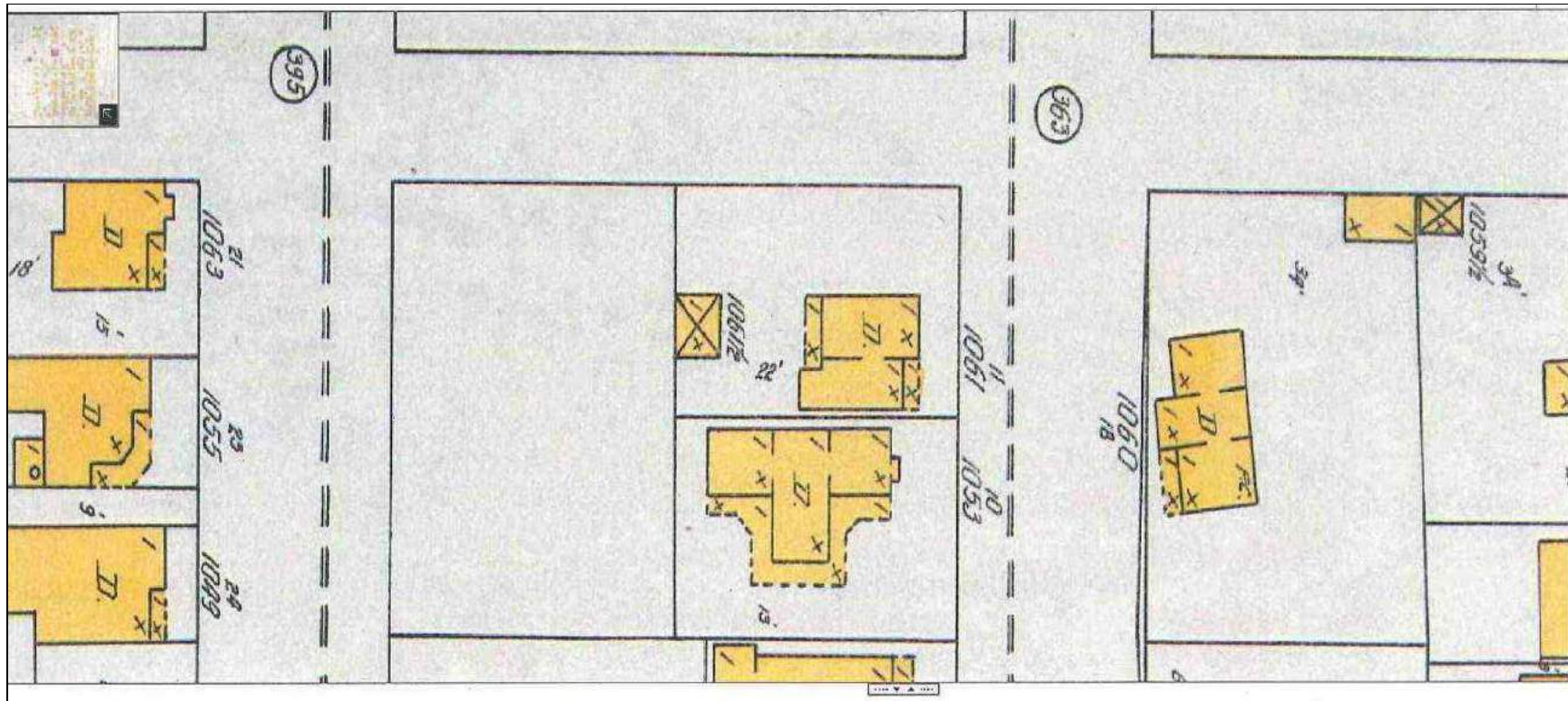


Figure 11. Sanborn Fire Insurance Co. map from 1900 showing original house and outbuildings at 1057/1061 Woodside Ave (at center of map, adjacent to the number 11). Courtesy Western American Division, Special Collections, J. Willard Marriott Library, University of Utah.



**Figure 12.** Sanborn Fire Insurance Co. map from 1907 showing original house and outbuildings at 1057/1061 Woodside Ave (at center of map). Courtesy Western American Division, Special Collections, J. Willard Marriott Library, University of Utah.



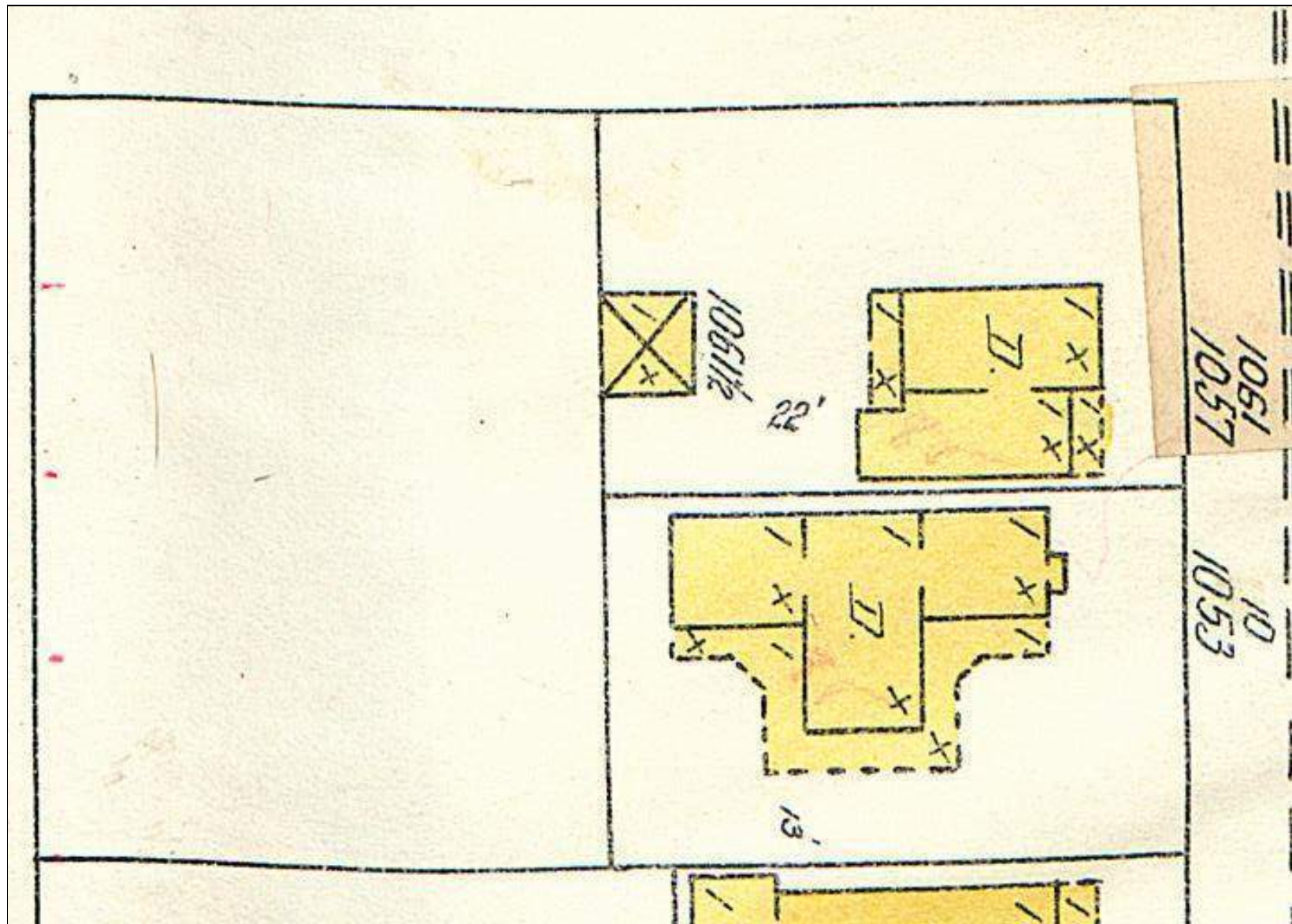
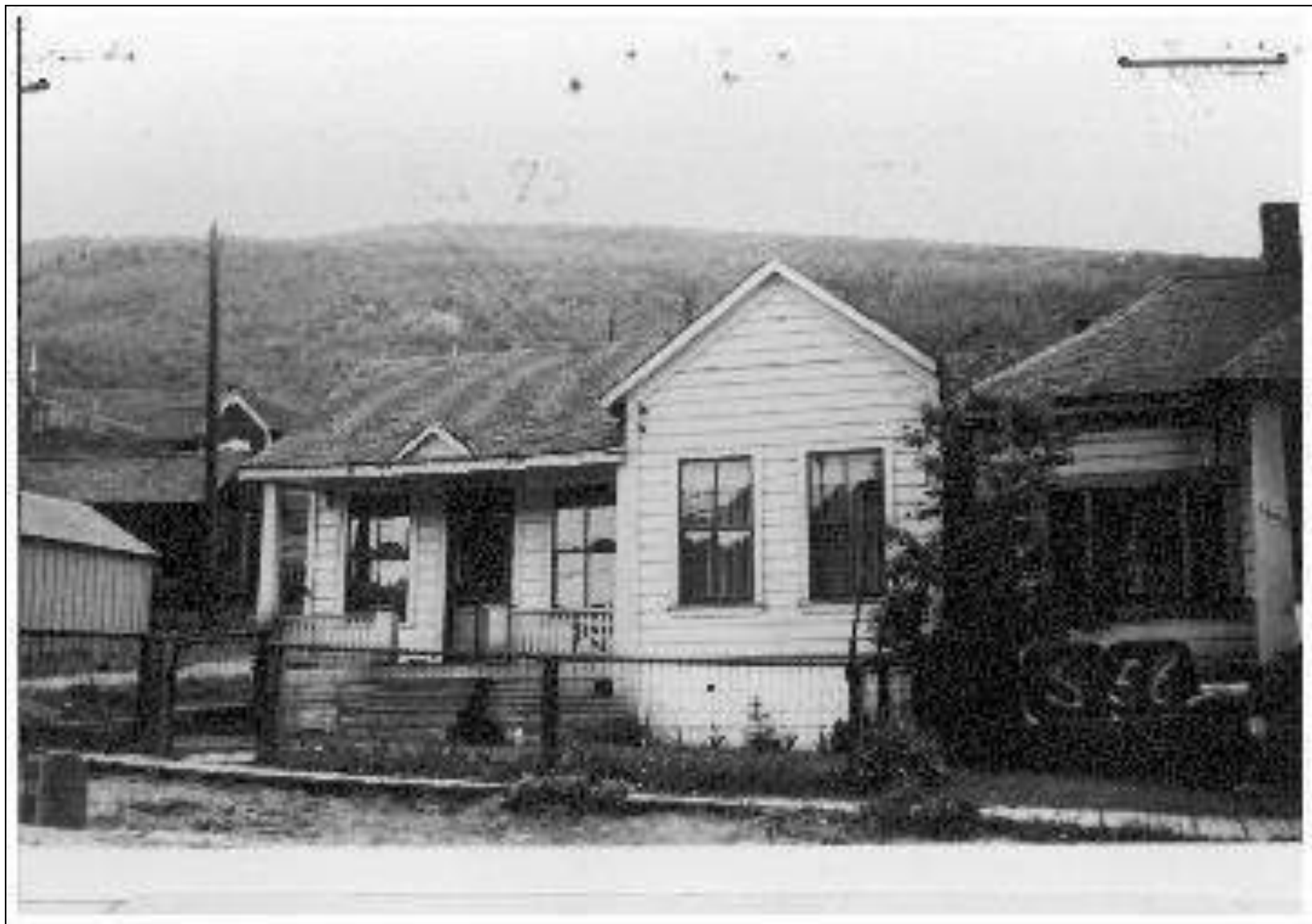


Figure 13. Sanborn Fire Insurance Co. map from 1941 showing original house and outbuildings at 1057/1061 Woodside Ave.



**Figure 14.** Tax assessment photograph of 1057 Woodside Ave, ca. 1940-41 (from Park City Municipal Corporation Historic Site Form).



**Figure 15.** Tax assessment photograph of 1103 Woodside Ave, ca. 1940-41 (from Park City Municipal Corporation Historic Site Form).

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 1057 Woodside Avenue

AKA: 1061 Woodside

City, County: Park City, Summit County, Utah

Tax Number: SA-92

Current Owner Name: Six Companies, LC

Parent Parcel(s):

Current Owner Address: 2159 S 700 E, #200, SLC UT 84106

Legal Description (include acreage): 0.18 acres; SAS 16 T 2S R 4E LOTS 15, 16, 17 & 18 BLK 9 SNYDERS ADDITION.

## 2 STATUS/USE

Property Category

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

Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full  Partial

Use

- Original Use: Residential
- Current Use: Residential

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

## 3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints: 1995 & 2006
- historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina & 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: Pyramid house

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), # 1;  structure(s), # \_\_\_\_\_.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

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

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

Foundation: 1949, 1957 & 1968 indicate no foundation and there is no evidence to show the foundation has been upgraded.

Walls: Drop siding. Single support for the recessed porch--wide square column.

Roof: Pyramid roof form sheathed in asphalt shingles.

Windows: Ribbon windows with center casement flanked by narrow casements. Entry door is a frame-and-panel door with upper square light.

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): This one-story frame pyramid house largely unchanged from that is seen in the tax photo. A small shed roof addition to the north side of the house beyond the midpoint is visible in the tax photos and noted on the 1949, 1957, and 1968 tax cards, but was removed by 1995. The tax cards also indicate a rear addition, but its existence was not verified. The site retains its original historic 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 significantly altered. An accessory building is located northwest of the main building, but it is not clear if it is the same accessory building noted in the 1949, 1957, and 1968 tax cards. The tax cards note a two-car garage and the extant accessory building is a single car structure. An accessory building is noted on the 1907 Sanborn Insurance map which may be the structure noted in the tax cards. Because the rear of the site was not accessed, the existence of this accessory building could not be verified.

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

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

**Association** (Describe the link between the important historic era or person and the property.): The Pyramid house is one of the three most common house types built in Park City during the mining era.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1900<sup>1</sup>

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:

<sup>1</sup> Summit County records.

## 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.<sup>2</sup>

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:** Accessory building. Camera facing west, 2006.

**Photo No. 3:** East elevation. Camera facing west, 1995.

**Photo No. 4:** East elevation. Camera facing west, tax photo.

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<sup>2</sup> 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. \_\_\_\_\_

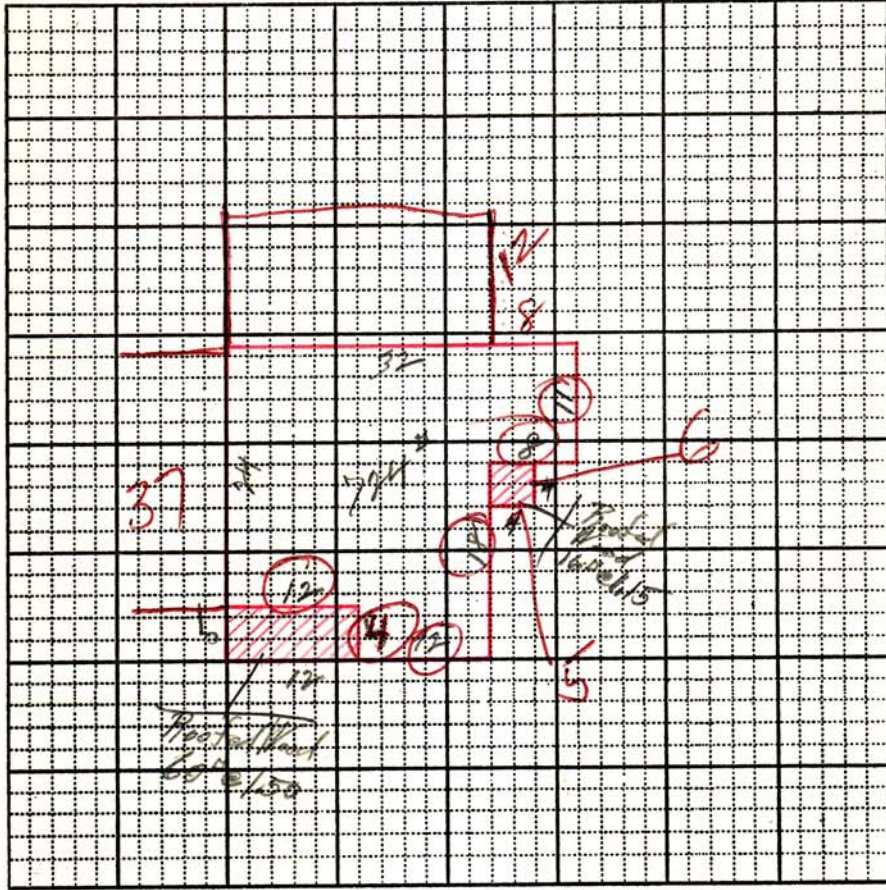
Schedule 1 Class 3 Type 1-2-3-4 Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>724</u>	\$ -	\$ <u>1508</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>12" @ 1"</u> Conc. <input checked="" type="checkbox"/> None <input checked="" type="checkbox"/>		<u>122</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Cigs. _____		
Roof—Type <u>Hip</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>60" @ 1.30</u>	<u>90</u>	
Rear <u>16" @ 1.15</u>	<u>18</u>	
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		<u>40</u>
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	<u>350</u>	
Heat—Stove <input checked="" type="checkbox"/> H. A. _____ Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <input checked="" type="checkbox"/> Hd. Wd. <input checked="" type="checkbox"/> Conc. _____		
Cabinets <u>1</u> Mantels _____	<u>40</u>	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <input checked="" type="checkbox"/> Fix. _____ <u>Wallboard lined 5 @ 20"</u>		<u>100</u>
Total Additions and Deductions	<u>498</u> <u>262</u>	<u>1508</u>
Net Additions or Deductions	<u>-262</u>	<u>+ 236</u>

Ave Age <u>28</u> Yrs. by	Est. Owner <input checked="" type="checkbox"/>	REPRODUCTION VALUE	\$ <u>1744</u>
	Tenant <input checked="" type="checkbox"/>	Depr. <u>2-3-4-5-6</u> <u>4/59</u>	% \$ _____
	Neighbors <input checked="" type="checkbox"/>	Reproduction Val. Minus Depr.	\$ <u>1079</u>
	Records <input checked="" type="checkbox"/>		\$ _____
Remodeled _____	Est. Cost _____	Remodeling Inc. _____	% \$ _____
Garage—S <u>8</u> C <u>2</u>	Depr. <u>2% (8%)</u>	Obsolescence _____	\$ _____
Cars <u>1</u>	Walls <u>Bot. Shg.</u>	Out Bldgs. _____	\$ _____
Roof <u>Shg.</u>	Size <u>10 x 20</u> Age <u>10</u>		\$ _____
Floor <u>Dirt</u>	Cost <u>162/70</u>	Depreciated Value Garage	\$ <u>113</u>
Remarks _____	Total Building Value		\$ <u>1142</u>



OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				
		x				



Serial No. SA 92

C. B.

Location Block 9 - Lots 15-16-17-18

Kind of Bldg. RES St. No. 107 Woodside ave

Class 3 Type 1 2 3 4 Cost \$ 1530 X      %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		724		\$ 1530
	x x				
	x x				

Gar.—Carport    x    Flr.    Walls    Cl.   

Description of Buildings	Additions
Foundation—Stone <u>  </u> Conc. <u>  </u> None <u>  </u>	
Ext. Walls <u>  </u> <u>Siding</u>	
Insulation—Floors <u>  </u> Walls <u>  </u> Cigs. <u>  </u>	
Roof Type <u>  </u> <u>Shg</u> Mtl. <u>  </u> <u>Shg</u>	
Dormers—Small <u>  </u> Med. <u>  </u> Large <u>  </u>	
Bays—Small <u>  </u> Med. <u>  </u> Large <u>  </u>	
Porches—Front <u>  </u> <u>5x12</u> <u>60</u> @ <u>125</u> <u>75</u>	
Rear <u>  </u> <u>4x4</u> <u>16</u> @ <u>100</u> <u>16</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. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ 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>	350
Basin <u>  </u> Sink <u>  </u> Toilet <u>  </u>	
Wtr. Sfr. <u>  </u> Shr. St. <u>  </u> O.T. <u>  </u>	
Dishwasher <u>  </u> Garbage Disp. <u>  </u>	
Built-in-Appliances <u>  </u>	
Heat—Stove <u>  </u> H.A. <u>  </u> Steam <u>  </u> Stkr. <u>  </u> Blr. <u>  </u>	210
Oil <u>  </u> Gas <u>  </u> Coal <u>  </u> Pipeless <u>  </u> Radiant <u>  </u>	
Air Cond. <u>  </u>	
Finish—Fir <u>  </u> Hd. Wd. <u>  </u>	
Floor—Fir <u>  </u> 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>	
	651

Total Additions 651

Year Built <u>  </u> Avg. <u>37</u> Current Value <u>\$ 2181</u>
<u>Ave App 1949-28</u> Age <u>37</u> Commission Adj. <u>  </u> %
Inf. by { Owner - Tenant - Neighbor - Record - Est. Bldg. Value <u>  </u>
Depr. Cal. <u>1 2 3 4 5 6 50</u> %
Remodel Year <u>  </u> Est. Cost <u>  </u> Current Value Minus Depr. <u>\$ 1891</u>
Garage—Class <u>2</u> Depr. 2% <u>3%</u> Carport—Factor <u>  </u>
Cars <u>1</u> Floor <u>Wood</u> Walls <u>Sid</u> Roof <u>Shg</u> Doors <u>1</u>
Size <u>10</u> x <u>18</u> Age <u>1929</u> Cost <u>178</u> x <u>30</u> %
Other <u>20</u>

Total Building Value \$ 2181

Appraised 5-2- 1958 By 1302

SA 92  
Serial Number

QF  
Card Number

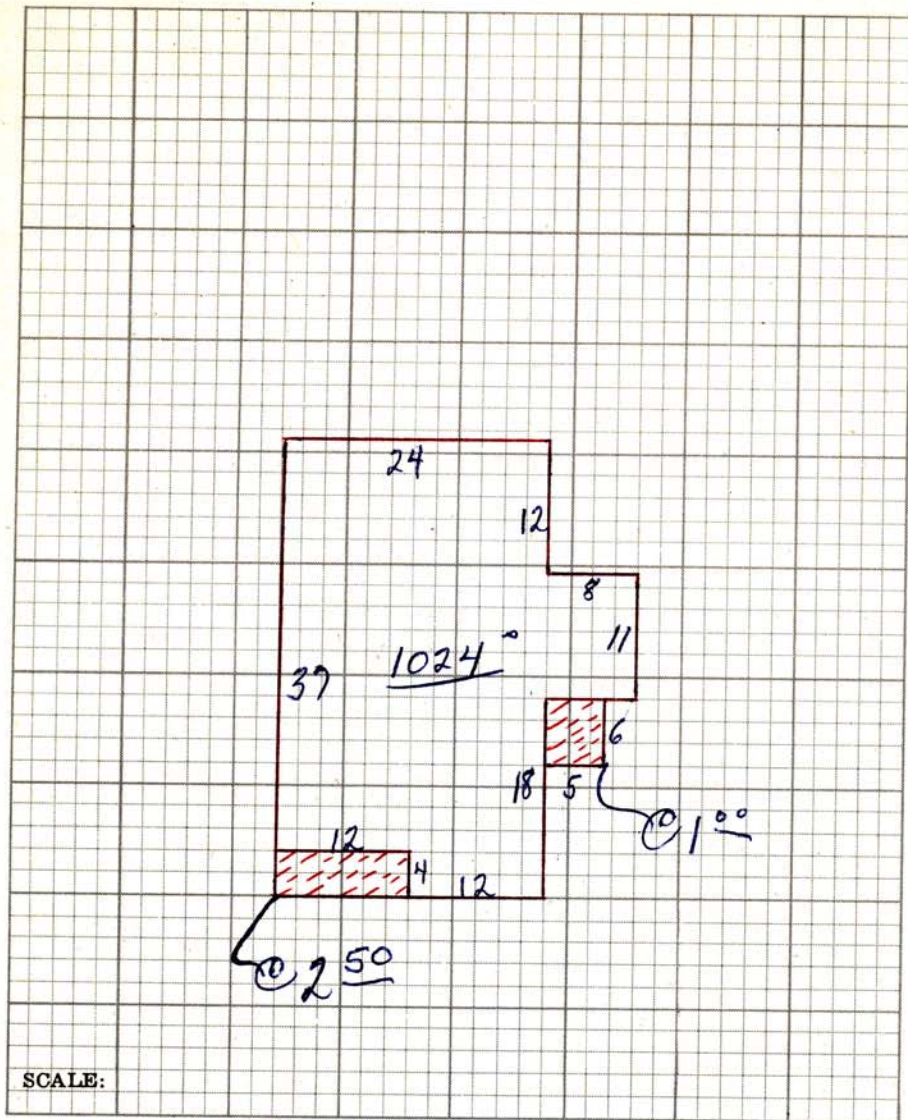
Owner Name \_\_\_\_\_  
 Location PARK CITY  
 Kind of Bldg. Res St. No. 1057 Woodsid Ave  
 Class 3 Type 1 2 3 4 Cost \$ \_\_\_\_\_ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1024		\$ 4356	\$
	x x				
	x x				

Att. Gar.—C.P.  Flr.  Walls  Cl.

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u> siding</u>		
Roof Type <u> hip</u> Mtl. <u> shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>48° @ 2.50</u>	<u>120</u>
Rear _____	<u>30 @ 1.00</u>	<u>30</u>
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/8 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	<u>550</u>
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	<u>389</u>	
Oil <input checked="" type="checkbox"/> Gas _____ Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
<b>Total Additions</b>	<u>1089</u>	

Year Built <u>1921</u>	Avg. 1.	Replacement Cost <u>5445</u>
	Age 2.	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>garage</u>		<u>145</u>
Total Building Value \$		



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

Garage — Class 2 Depr. 2% <sup>3%</sup>

Cars Floor Wood Walls Sid Roof Sh Doors \_\_\_\_\_

Size 10 x 20 Age 1929 Cost 487 x 47%

1940 Base Cost \_\_\_\_\_ x 30% Depr. \_\_\_\_\_

Total 145

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_





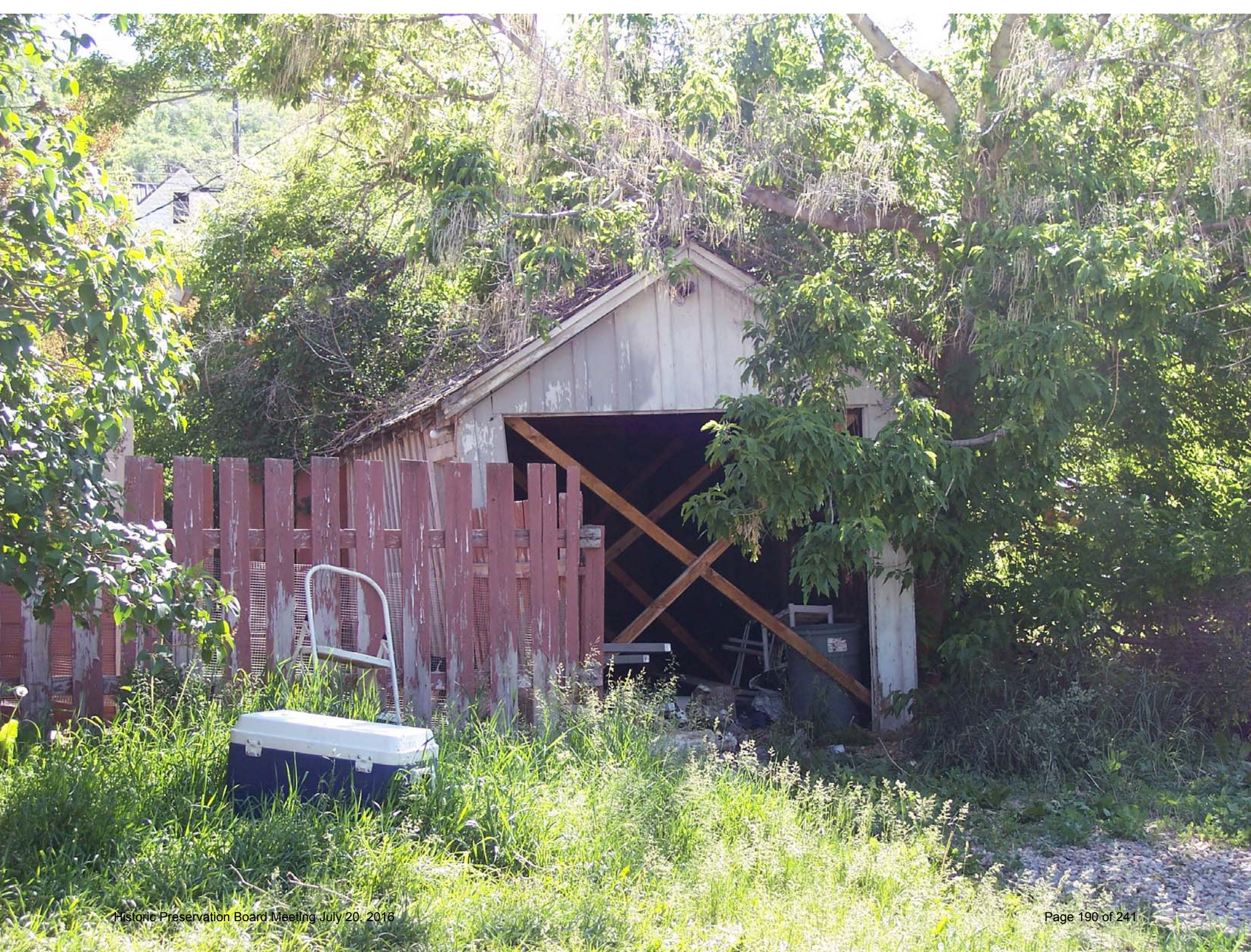




Exhibit F – Historic District Design Review Historic Preservation Plan (Single-Car Garage)

Historic Preservation Plan- Shed/Garage  
Attachment to Application  
1057 Woodside Ave, Park City, UT

Scope of Work/ Project Description: The proposed project entails re-building and re-locating the existing shed/garage or Re-panelization. The anticipated scope of will entail demolition and disassembly of the garage and re-building it in its new location (see site plan). The reason is that in the current location, improving the land with a home is not feasible. We would like to incorporate the shed into the new home as the 1 car garage. However, in order to do so we need to move it forward.

Design Issues: The relocation and re-build of the shed will not have a negative impact. In fact, by moving the shed forward on the lot it will become the prominent feature of the site.

Construction Issues: The details here are TDB by the architect and builder. We are simply seeking approval of relocating the shed and re-building it. Treatment being proposed is “Reconstruction”/ “panelization” per the recommendations from Epic Engineering( Report is attached).

Site Design: The shed is sitting on the ground, no foundation. The site is relatively flat. Little to no landscaping is adjacent.

Structure: The structure of the Shed is in very poor condition. It is wood framed and the pitched roof is wood shingle built with rafters and tension ties. The shed is leaning, heavily to one side and could pose a safety issue. Per the Structural engineers report it is definitely not in shape to support the current loads.

Roof: Original Wood shingle in very poor cond

Chimney: N/A

Exterior Walls: Wood framed with 4x4 posts and 2x4 horizontal nailers between. Paint is chipping and in very poor condition. Wood is rotting and the whole structure is leaning to one side.

Foundation: N/A

Porches: N/A

Doors: There is a newer “Storm” door added to the front of the shed. However an original side door does remain but is completely inoperable. The wood is rotted out at the bottom and the hardware is not usable.

Windows: N/A

Mechanical Systems: N/A





Additions: N/A

Conditions Evaluation: See report from Epic Engineering, attached.

Project Team: TBD. We will be hiring an architect/builder

Site History- See attached memo from SWCA Environmental Consultants for complete history.

Financial Guarantee- Applicant will provide a cash deposit for the financial guarantee





# PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: HANNAH TURPEN APPLICATION #: PL-14-02387  
DATE RECEIVED: 4/14/16

### PROJECT INFORMATION

NAME: 1057<sup>Woodside</sup> Shed Relocation

ADDRESS: 1057 Woodside

TAX ID: SA-92 OR

SUBDIVISION: \_\_\_\_\_ OR

SURVEY: \_\_\_\_\_ LOT #: 16 BLOCK #: \_\_\_\_\_

HISTORIC DESIGNATION:  LANDMARK  SIGNIFICANT  NOT HISTORIC

### APPLICANT INFORMATION

NAME: Kelley Patterson

MAILING ADDRESS: PO Box 2632

ADDRESS: PC, UT 84060

PHONE #: (435) 901-9250 FAX #: ( ) -

EMAIL: \_\_\_\_\_

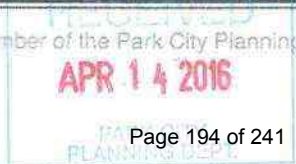
### APPLICANT'S REPRESENTATIVE INFORMATION

NAME: \_\_\_\_\_

PHONE #: ( ) -

EMAIL: \_\_\_\_\_

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 815-3060 or visit us online at [www.parkcity.org](http://www.parkcity.org). Updated 10/2014.



**ACKNOWLEDGMENT OF RESPONSIBILITY**

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

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

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

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

Signature of Applicant: Katy Patterson  
 Name of Applicant: Katy Patterson  
 Mailing Address: PO Box 2632, PC, UT 84060  
 Phone #: (435) 901 - 9250 Fax #: ( ) -  
 Email: Katy.patterson82@gmail.com  
 Type of Application: HDDA

**AFFIRMATION OF SUFFICIENT INTEREST**

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

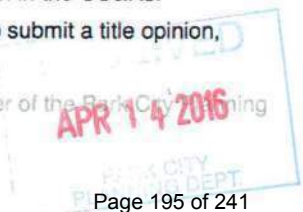
Name of Owner: Katy Patterson  
 Mailing Address: PO Box 2632 PC, UT 84060  
 Street Address/ Legal: 1057 Woodside Ave.  
 Description of Subject Property: Shed on lot #16

Signature: Katy Patterson Date: 4/13/16

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

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

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



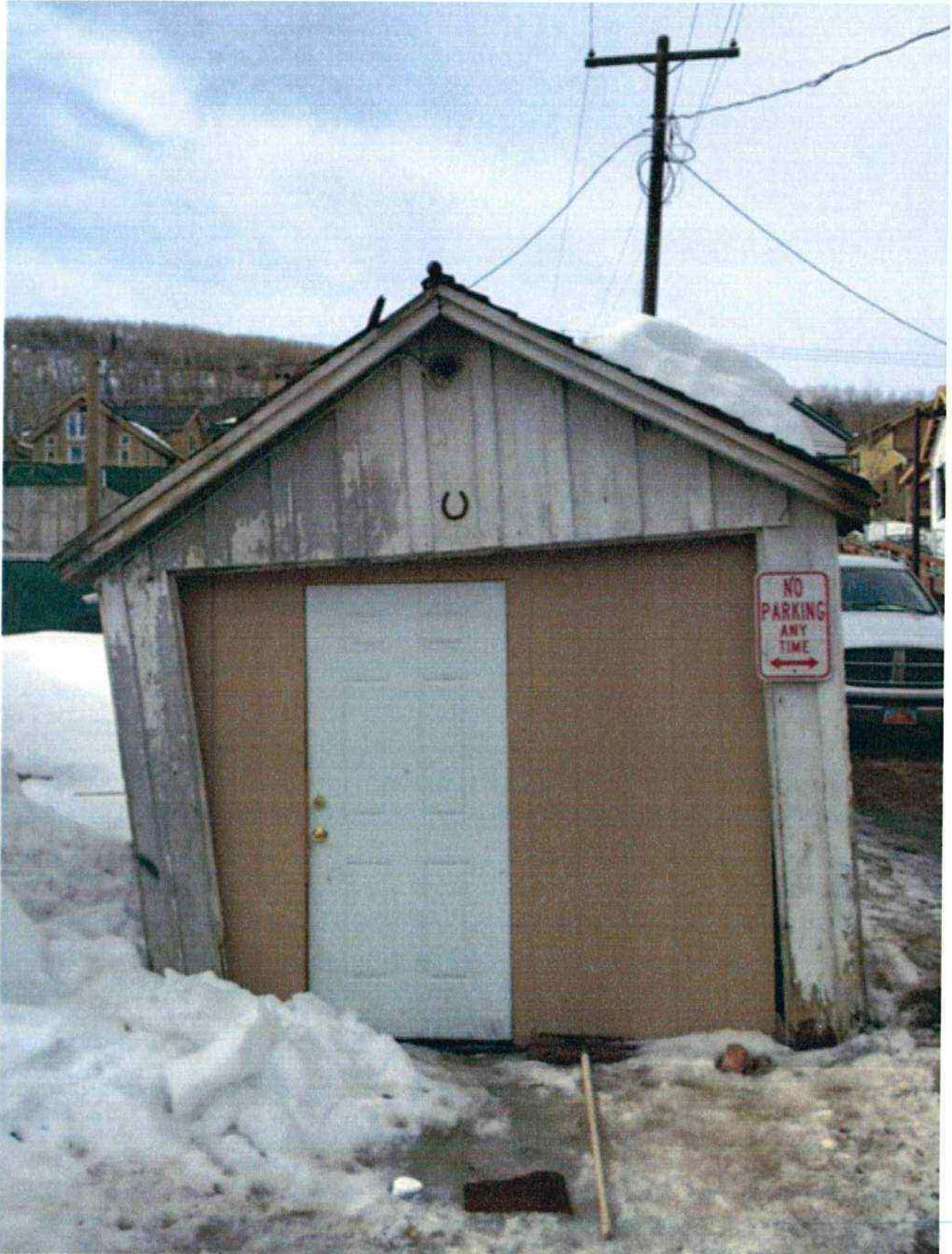
Physical Condition Report- Shed/Garage  
1057 Woodside Ave.

1. Site Design: The shed is sitting on the ground, no foundation. The site is relatively flat. Little to no landscaping is adjacent.
2. Structure: The structure of the Shed is in very poor condition. It is wood framed and the pitched roof is wood shingle built with rafters and tension ties. The shed is leaning, heavily to one side and could pose a safety issue. Per the Structural engineers report it is definitely not in shape to support the current loads.
3. Roof: Original Wood shingle in very poor condition
4. Chimney- N/A
5. Exterior Walls: Wood framed with 4x4 posts and 2x4 horizontal nailers between. Paint is chipping and in very poor condition. Wood is rotting and the whole structure is leaning to one side.
6. Foundation=- none
7. Porches- N/A
8. Mechanical systems- N/A
9. Door Survey
10. Window Survey – N/A
11. Interior photos- See Attached



Shed Photo's

#4 current Photo's



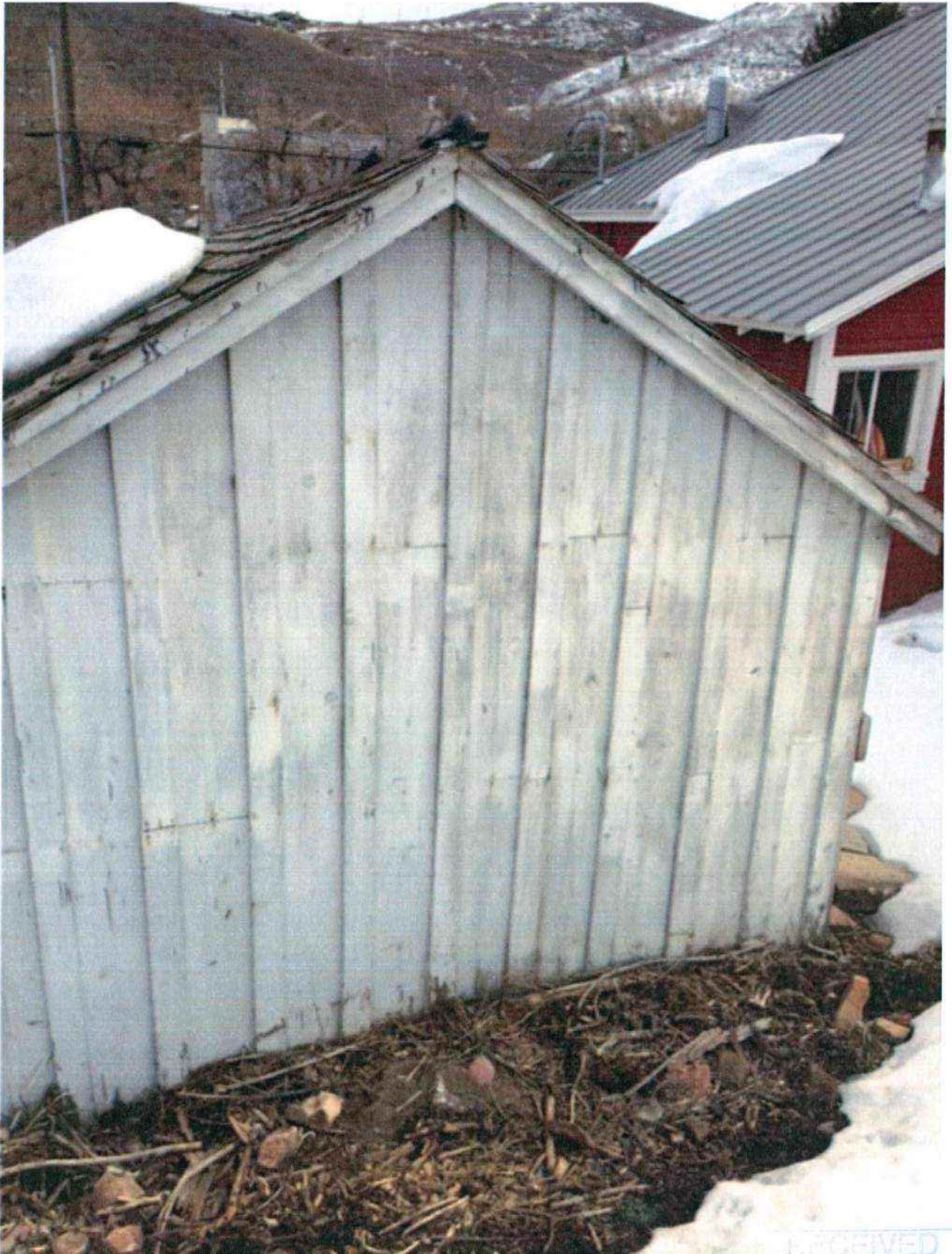
East / woods side elevation

APR 29 2016



APR 29 2016

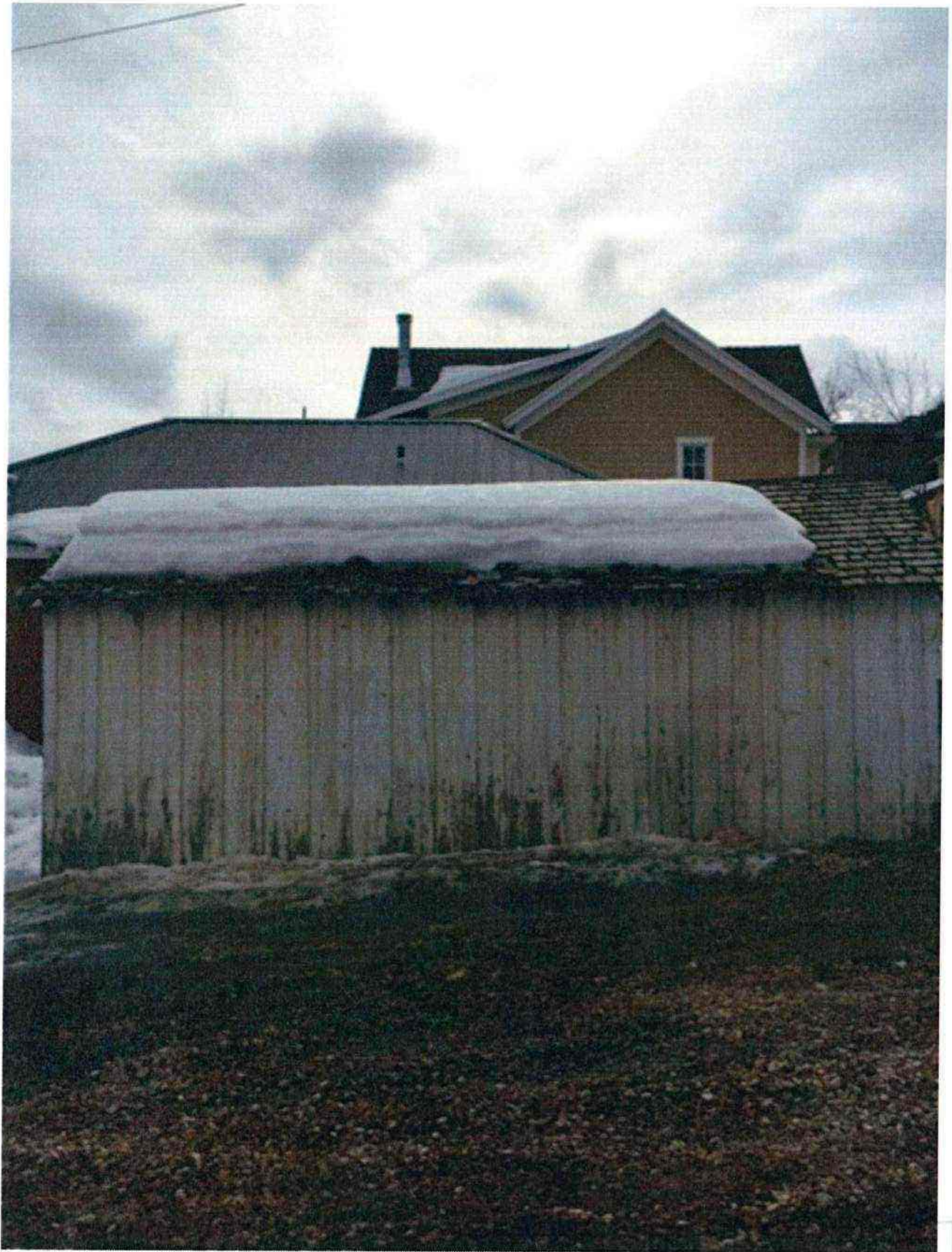
Page 198 of 241



West Elevation

RECEIVED

APR 29 2016



North Elevation

APR 29 2016





South Elevation

(5)

Aerial photo



North Façade





Wednesday December 23, 2015

Katy Patterson  
PO Box 2632  
Park City, UT 84060

**RE: SHED STRUCTURAL EVALUATION FOR 1057 WOODSIDE AVE, PARK CITY, UT**

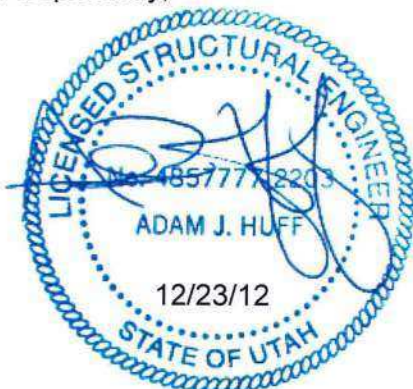
I have evaluated the structural integrity of the shed located at 1057 Woodside Ave, Park City, UT. The roof framing consists of 2x4 rafters at 24" o.c. and 2x4 lateral ties at 48" o.c. The roof is supported by the side walls consisting of 4x4 posts at 60" o.c. with (2) 2x4 top plate and 2x4 horizontal nailers between the 4x4 posts. It appears that the walls have been sheathed with 1/2" plywood.

It was observed that the lateral system on the front of the shed has failed. The top of south east corner of the shed has shifted 6" to the south. A new wall has been added in the location of the old garage door and has prevented further movement of the front wall of the shed. A large indentation was observed at the base of the north wall of the shed which resulted in damage to some 2x4 nailers.

It was determined that the roof rafters and tension ties of the existing shed is not adequate to support the required roof loads. The (2) 2x4 top plate that spans between the 4x4 post is also not adequate to support the loads from the roof framing. Due to the visual observations and structural deficiencies the shed is in very poor condition and it is recommended that the shed be demolished and rebuilt.

I can be reached at 435-654-6600 extension 123 with any questions.

Respectfully,



Adam Huff, S.E.  
Epic Engineering, P.C.



APR 14 2016



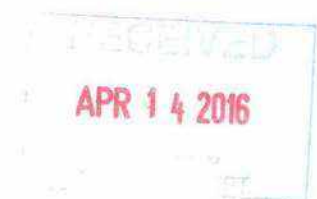
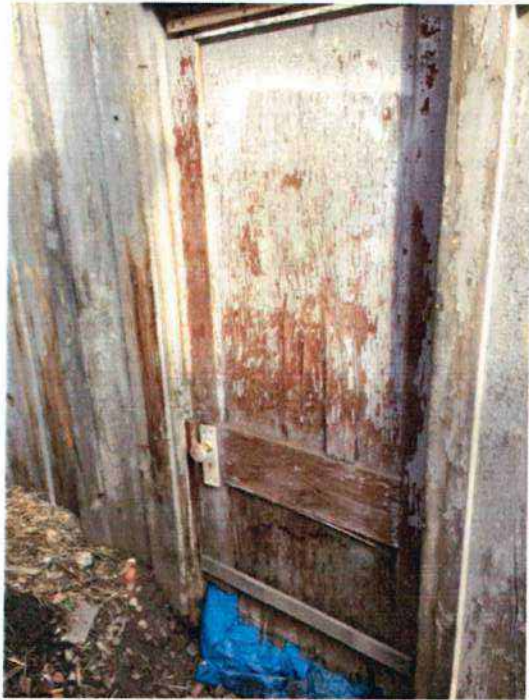
Southeast corner of shed



North wall of shed



1057 Shed Pictures: Interior and Exterior



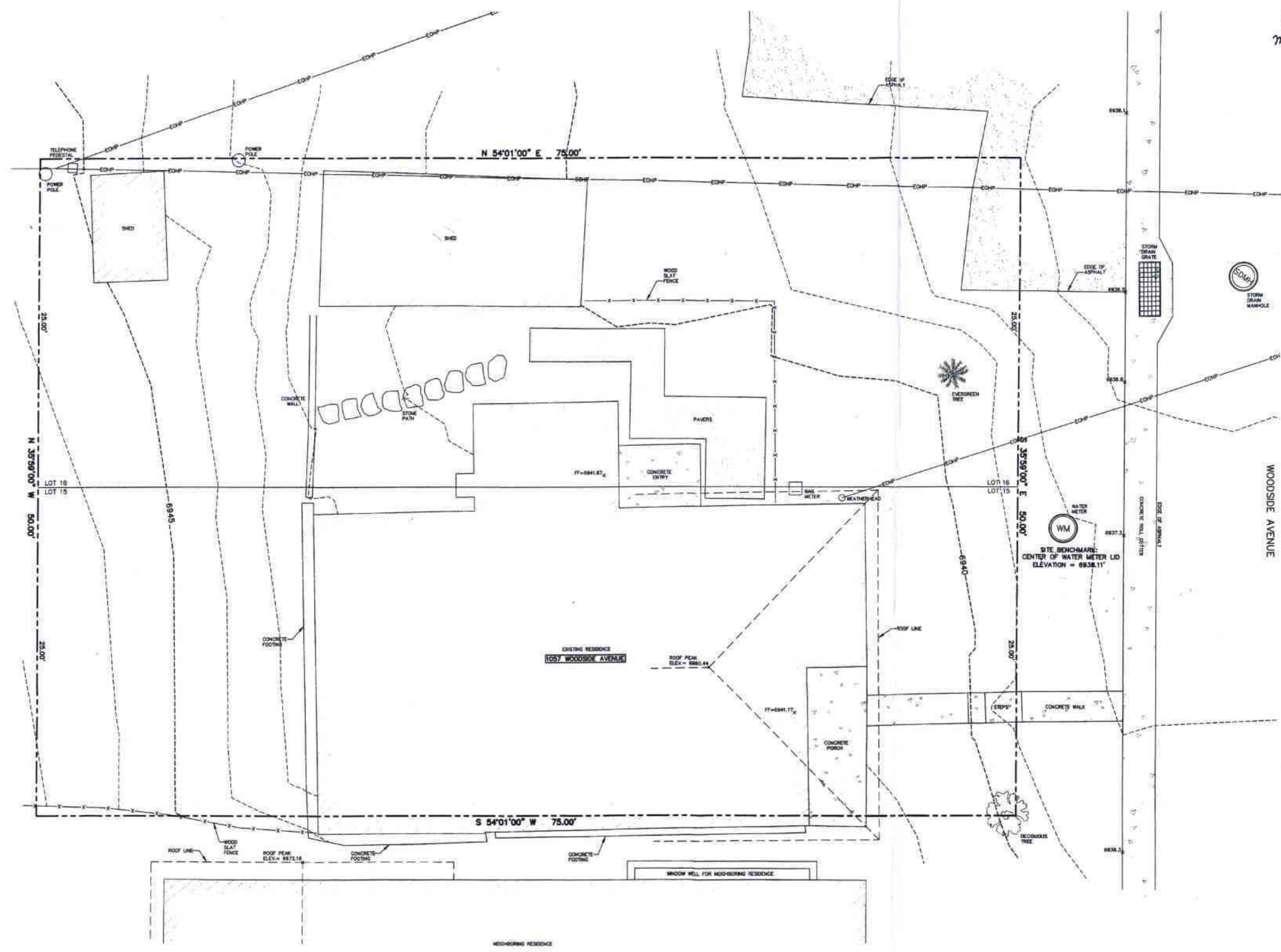


#3 Existing Site Plan

EXISTING SITE PLAN

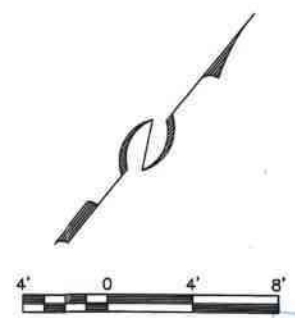


**SURVEYOR'S CERTIFICATE**  
 I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.



**NOTES**

1. Site Benchmark: Center of Water Meter Lid Elevation= 6938.11'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on October 23, 2014.
4. Property corners were set or found.



<p>(435) 648-8487                  CONSULTING ENGINEERS LAND PLANNERS SURVEYORS                  323 Main Street P.O. Box 2884 Park City, UT 84060-2884</p>	<p><b>STAFF:</b>                  MARSHALL KING                  MARTY MORRISON                  JEFF KITCHEN</p>	<p><b>TOPOGRAPHIC SURVEY</b>                  1057 WOODSIDE AVENUE                  LOTS 15 &amp; 16, BLK 9, SNYDER'S ADDITION</p>	<p><b>SHEET</b>                  1                  OF                  1</p>
	<p><b>DATE:</b> 11/11/14</p>	<p><b>FOR:</b> KATY PATTERSON  <b>JOB NO.:</b> 12-10-14  <b>FILE:</b> X:\SnydersAddition\dwg\arv\to--2014\121014.dwg</p>	<p>Page 207 of 241</p>

PROPOSED SITE PLAN



1057 WOORSIDE

4/25/16

Proposed SITE PLAN  
 1/4" = 1'



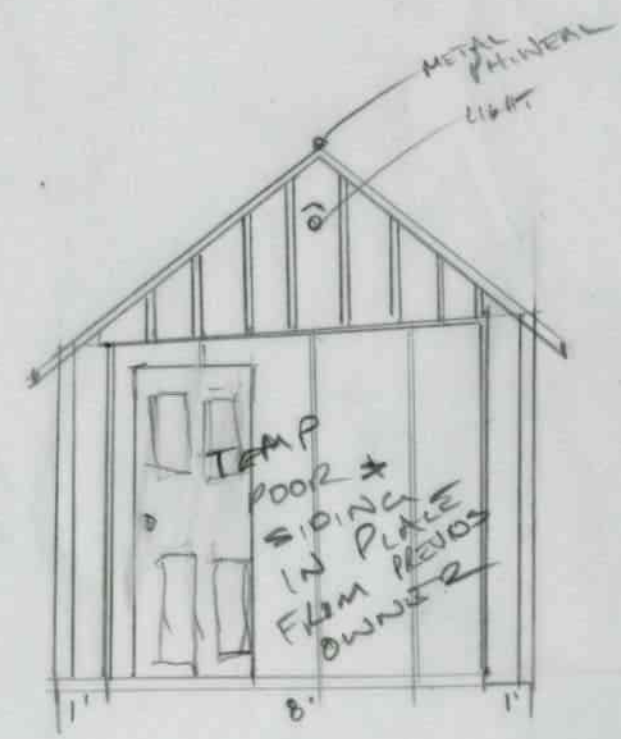
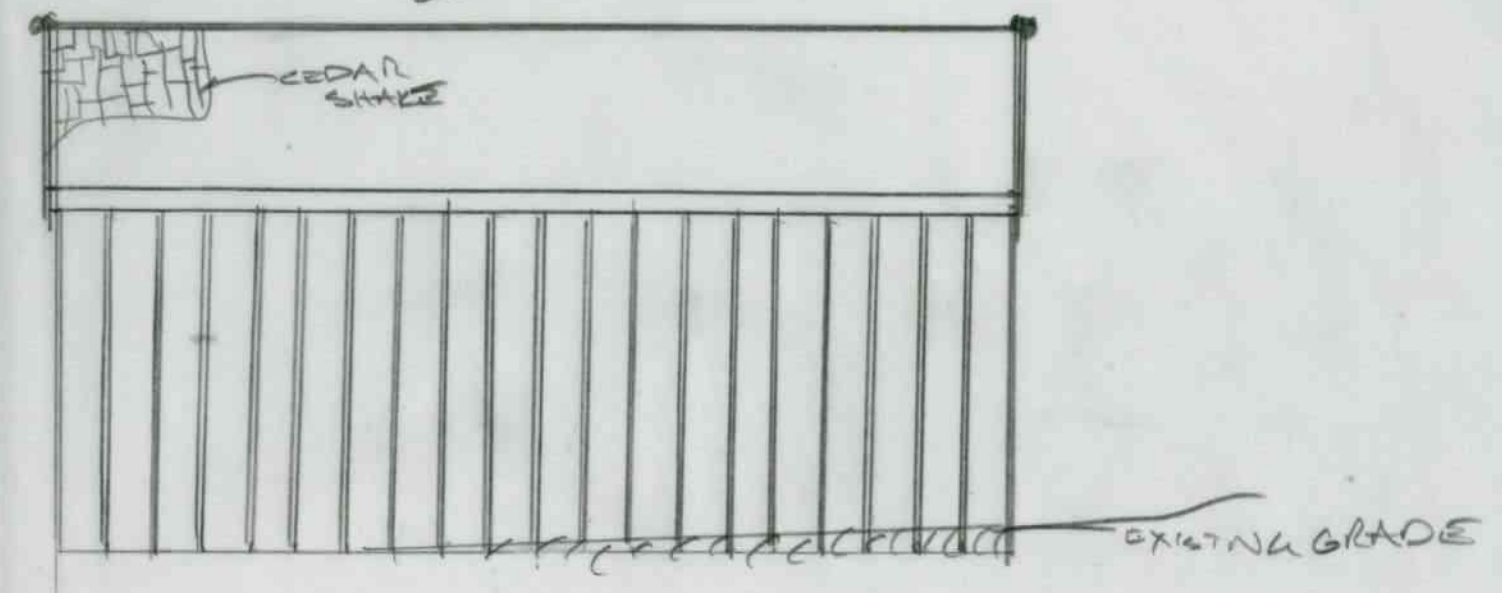
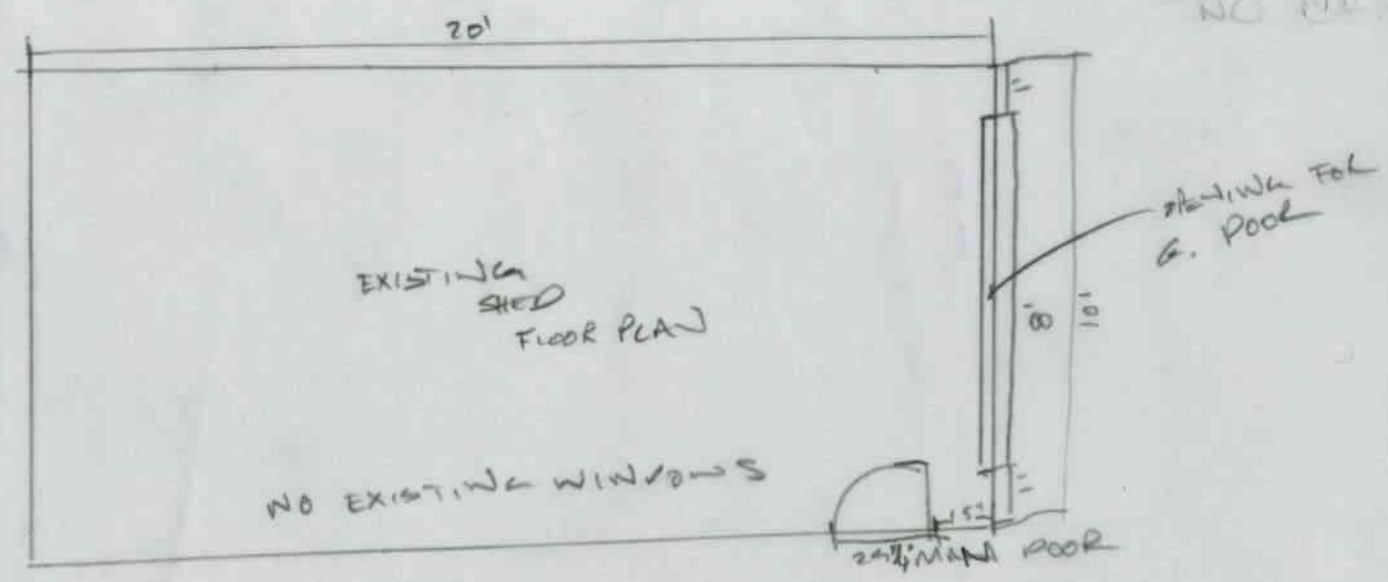
VED  
 APR 29 2016



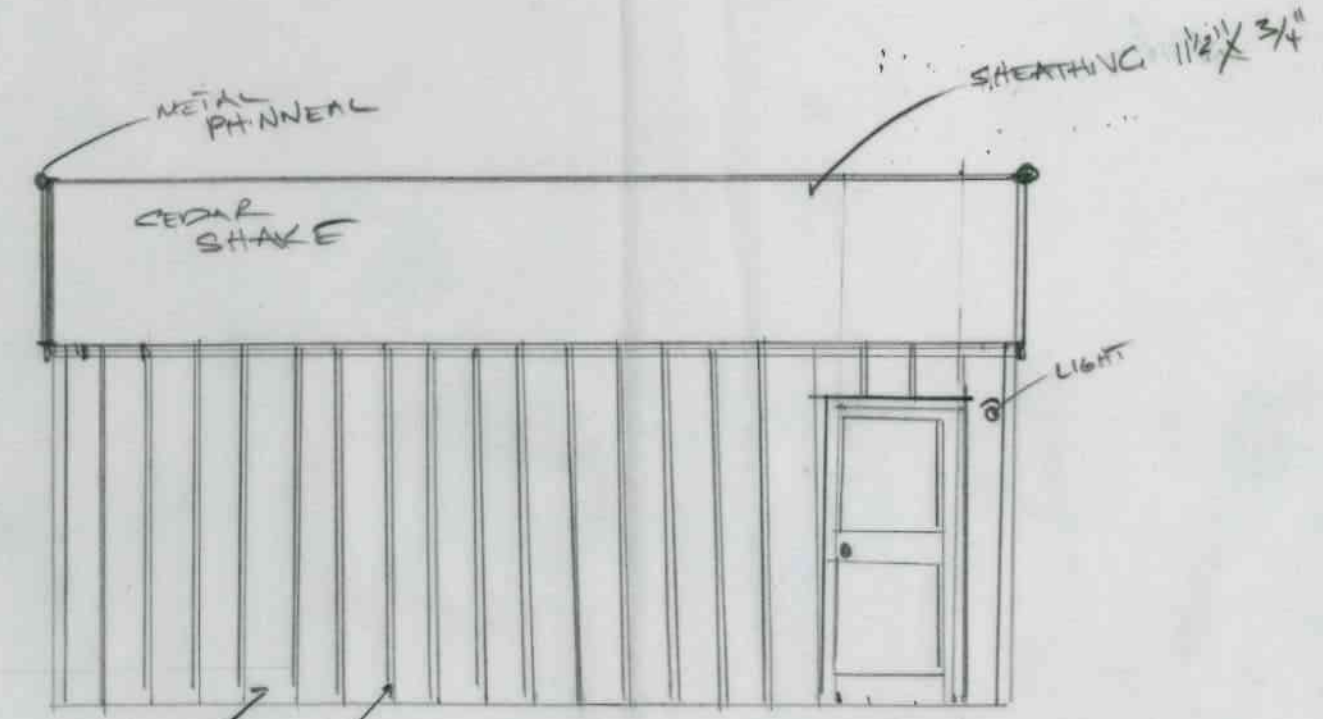
1/4" = 1' EXISTING FLOOR PLAN & ALL FOUR ELEVATIONS

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NO NO CHANGE PROPOSED TO  
EXISTING NORTH ELEV

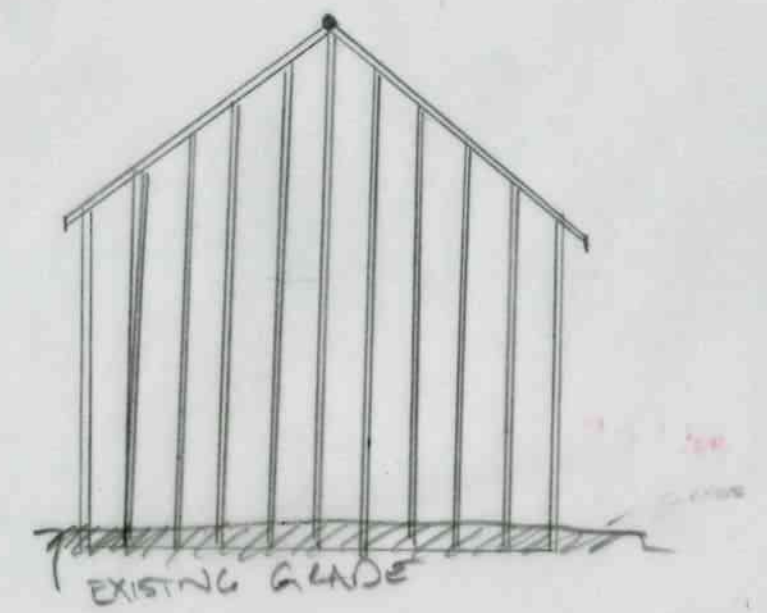


EXISTING ELEV FROM WOODSIDE



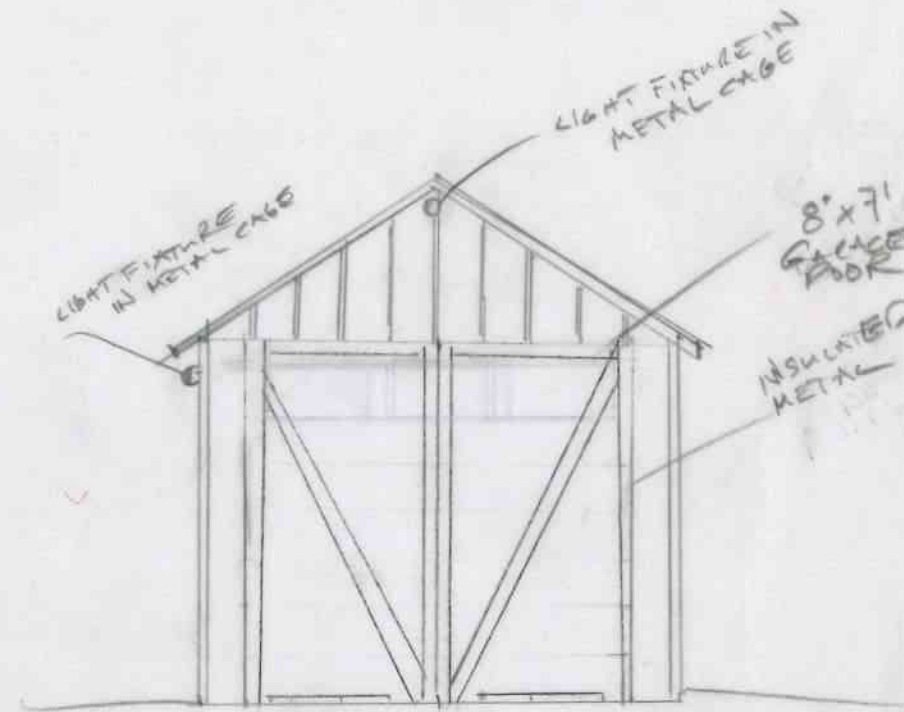
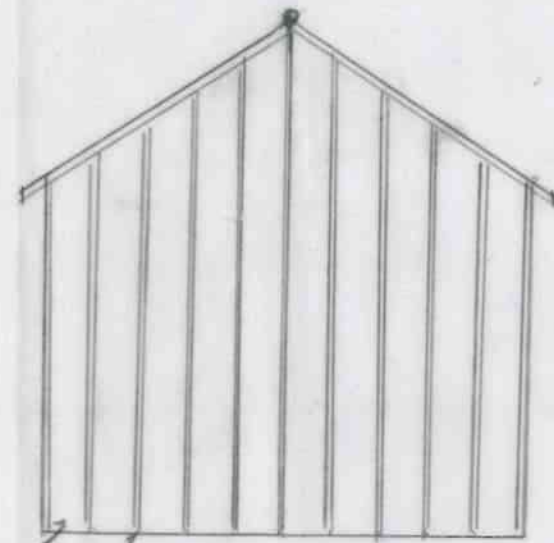
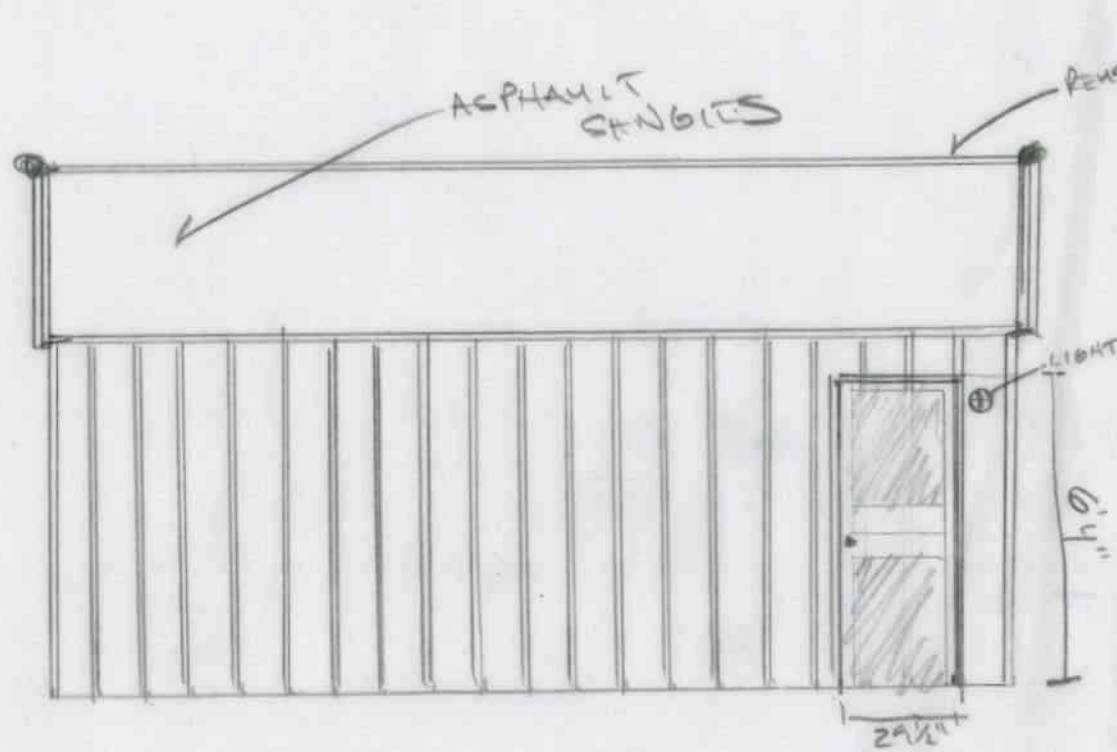
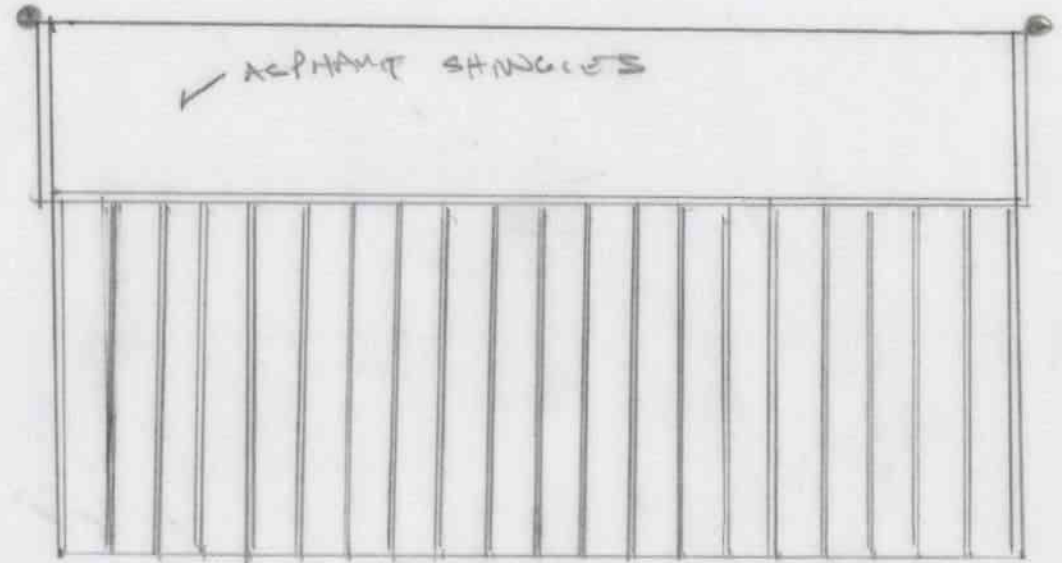
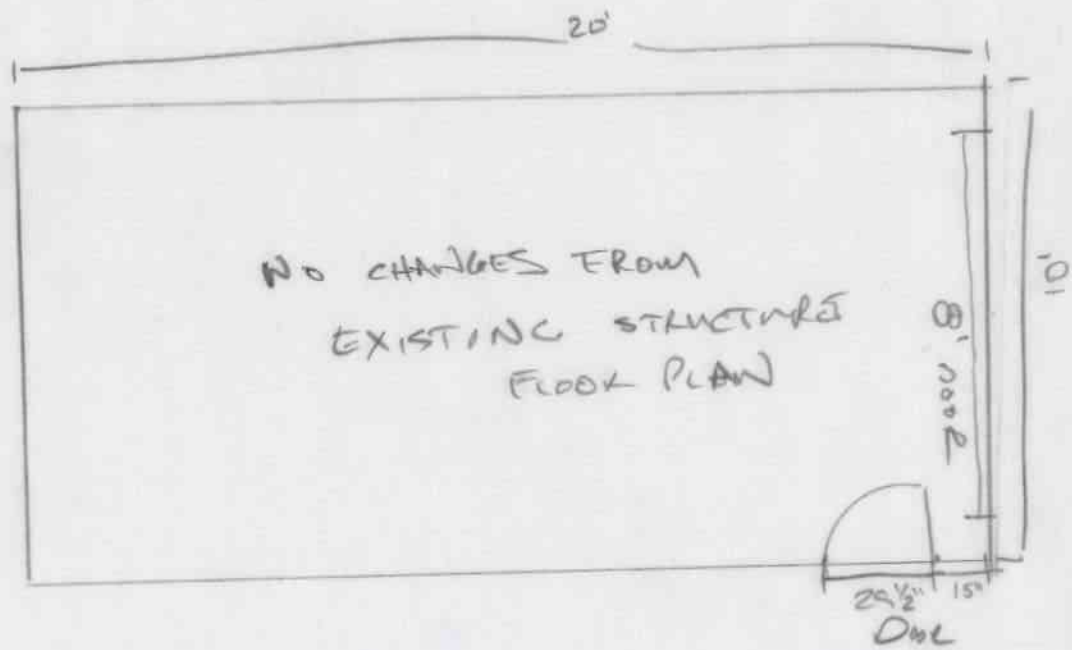
EXISTING ELEV FROM SOUTH

SIDING TRIM 3 1/2" x 3/4"  
SIDING 1 1/2" x 3/4"



W ELEVATION OF SHED

PROPOSED FLOOR PLAN & ELEVATIONS  
 $\frac{1}{4}'' = 1'$



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BLDG MATERIALS/CUT SHEET

$3\frac{1}{2}'' \times 3\frac{3}{4}''$  REUSE ALL UNBROKEN PIECES / MILL REST  
 $1\frac{1}{2}'' \times 3\frac{3}{4}''$  SIDING REUSE ALL UNBROKEN PIECES / MILL REST  
 MAIN DOOR: SOLID WOOD 2 PANEL DOOR RIGHT HAND RETRIEVE  $29\frac{1}{4}'' \times 6'$

# MEMO



Building Department

**To:** Hannah Turpen, Historic Preservation Planner  
**From:** Derek Kohler, Acting Chief Building Official  
**Subject:** Garage located at 1057 Woodside Ave  
**Date:** July 13, 2016

445 Marsac Avenue  
P.O. Box 1480  
Park City, UT 84060  
Tel 435.615.5100  
[www.parkcity.org](http://www.parkcity.org)

On July 13, 2016, staff visited the site located at 1057 Woodside Ave in order to perform a visual assessment of the garage located on the right (North) side of the property, evaluate the general condition of the structure and identify the potential for preservation. The inspection was limited to noninvasive visual observations. Selective demolition to expose additional framing and structural members may be helpful but are not anticipated to alter the determination made herein. The site is on the historic inventory and was given a landmark designation. The garage located on the right (North) side of the site was built in approximately late 1930's. No building codes were in place at the time of original construction.

The garage is a 1 story wood framed structure with 2 x 4 walls. The structure has a visible lean to the South. The garage is showing signs of displacement of approximately 6"-10" and deformation. The most significant cause of this appears to be the structure's inability to retain the slope on the West, uphill side and settling.

- Drainage and topography of the site directs drainage towards structure which is contributed to the deterioration of the framing and exterior doors.
- What can be observed is no foundation and settling, and therefore is not consistently supporting the garage framing.
- Exterior Siding is slightly pulling away from the framing, warped, splintered and rotted at the base of the garage. It is possible that most siding may be salvageable from the areas of the exterior walls.
- Wall Framing appears to be 2 X4 with slight deterioration at the bottom of structure. Framing is in direct contact with the ground and has some slight rot or decay.
- North wall appears to have had damage at some point creating an uneven wall surface and contributing to the south lean of the building.
- Roof structure and framing was observed. Sheathing and shingles appear to have had little or no maintenance, and are in poor condition. Active leaks and gaps were observed through the sheathing and roofing, allowing weather to enter.
- No mechanical, plumbing or electrical systems were observed.

The Building Department's opinion is that the garage structure at 1057 Woodside Avenue is in fair condition. The structure does not meet today's code standards. The

structure shows signs of deformation; displacement and settling that could be reasonably repaired and mitigated until further construction. It is reasonable to attempt to move the structure or dismantle for panelization. It will be assumed that all walls are capable of wall-by-wall panelization. If construction and panelization is not going to occur in a reasonable amount of time it is the Building Department's recommendation to 1- shore up the garage to prevent any further damage; and 2- remove soils from having direct contact with framing to limit rot and additional deterioration.

A handwritten signature in black ink, appearing to read "Derek Kohler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Derek Kohler- Acting Chief Building Official

Exhibit K: Woodside Avenue Streetscape Analysis

#1: Sanborn Fire Insurance Map – Woodside Avenue (12<sup>th</sup> Street to 10<sup>th</sup> Street)

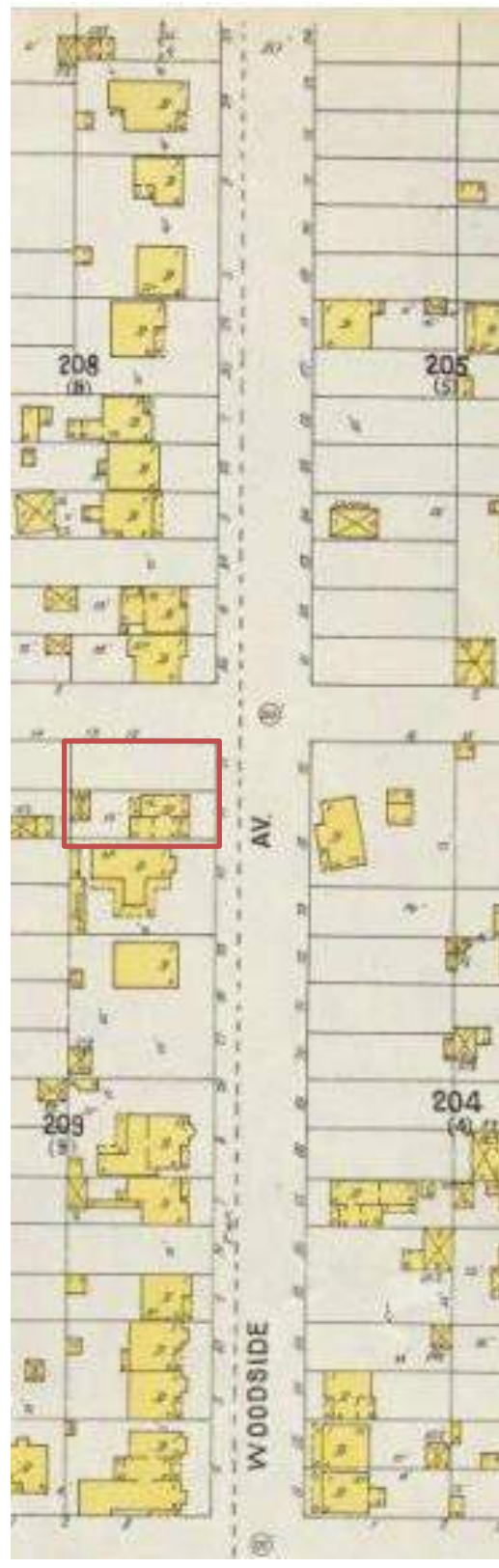
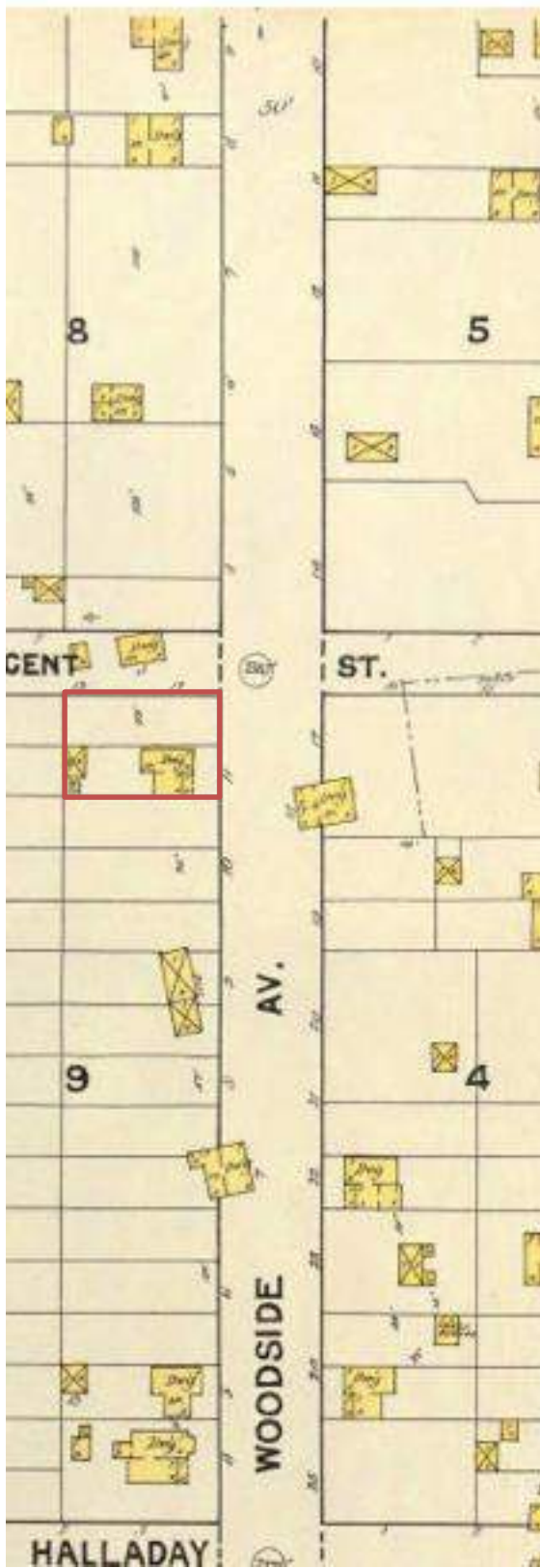
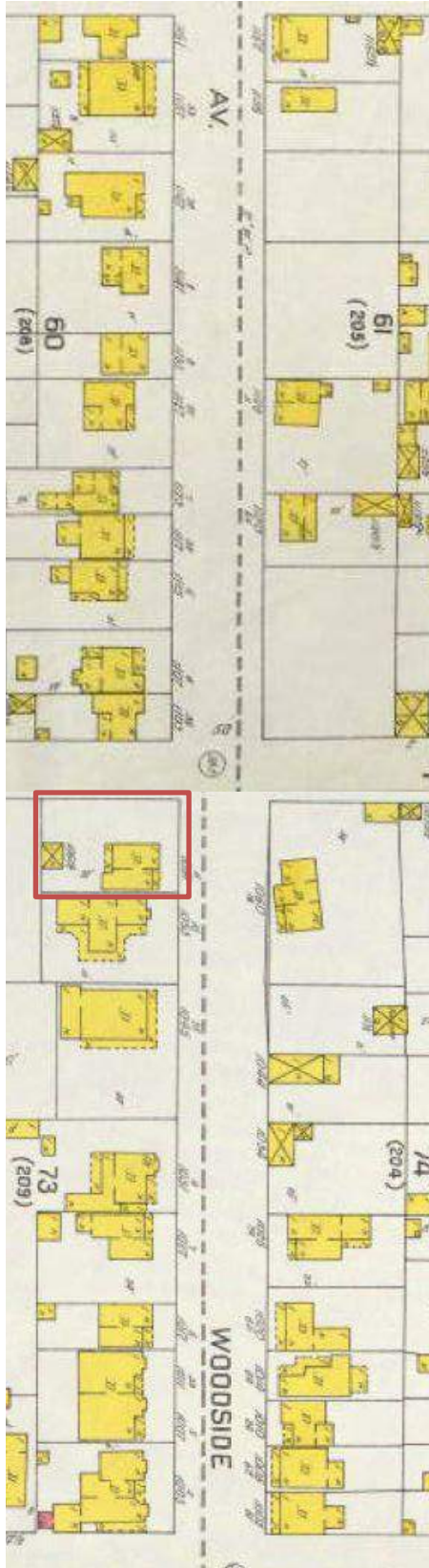
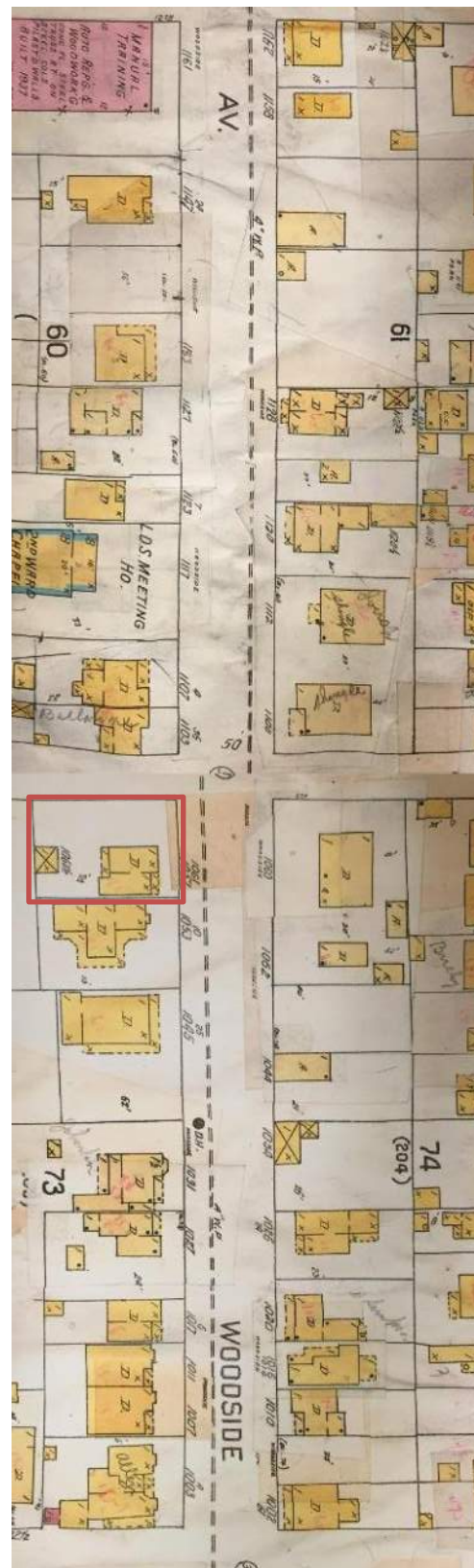


Exhibit K: Woodside Avenue Streetscape Analysis

#1 (Continued): Sanborn Fire Insurance Map – Woodside Avenue (12<sup>th</sup> Street to 10<sup>th</sup> Street)



1907



1941

# Exhibit K: Woodside Avenue Streetscape Analysis

#2: Current Aerial Photograph – Woodside Avenue (12<sup>th</sup> Street to 10<sup>th</sup> Street)



2016 ● Landmark ● Significant

## Exhibit K: Woodside Avenue Streetscape Analysis

### #3: Site/Contextual Photographs – 1057 Woodside Avenue and Immediate Periphery – June 2016



1057 Woodside Avenue (centered), Platted 11 Street (right), and 1053 Woodside Avenue (left). Note the relationship between the single-family dwelling and its outbuilding(s). Camera facing southwest



1057 and 1053 Woodside Avenue (left), 1103 and 1107 Woodside Avenue (right). Camera facing southwest.



1057 Woodside Avenue (centered). Note the relationship between the single-family dwelling and its outbuilding(s). Camera facing west.



1057 Woodside Avenue (centered). Note the relationship between the single-family dwelling and its outbuilding(s). Camera facing southwest.



# Exhibit K: Woodside Avenue Streetscape Analysis

## #3 (Continued): Site/Contextual Photographs – 1057 Woodside Avenue and Immediate Periphery – June 2016



1060 Woodside Avenue located across the street from 1057 Woodside Avenue. Note the yard space and separation between structures. Camera facing east.



1053 Woodside Avenue located just south of 1057 Woodside Avenue. Note the garage located in the rear yard, yard space, separation between structures. Camera facing northwest.



Woodside Avenue. Note the depth of the front yards. Camera facing south.



Woodside Avenue. Note the depth of the front yards. Camera facing north.



north →

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## Historic Preservation Board Staff Report

PLANNING DEPARTMENT

**Subject:** LMC Amendment – Historic Preservation Board Design Review, Relocation and/or Reorientation  
**Author:** Hannah Turpen, Planner  
Anya Grahn, Historic Preservation Planner  
Bruce Erickson, AICP, Planning Director  
**Date:** July 20, 2016  
**Type of Item:** Legislative – LMC Amendment

### Summary Recommendations

Staff recommends that the Historic Preservation Board review the proposed amendments to the Land Management Code for Chapter 15-11-5 Purposes and 15-11-12 Historic District or Historic Site Design Review as described in this staff report, open the public hearing, and consider forwarding a positive recommendation to the Planning Commission and City Council.

### Description

**Project Name:** LMC Amendment regarding Historic Preservation Board Purposes and Historic District or Historic Site Design Review  
**Applicant:** Planning Department  
**Proposal:** Revisions to the Land Management Code

### Reason for Review

Amendments to the Land Management Code (LMC) require Planning Commission recommendation and City Council adoption. The Historic Preservation Board (HPB) may also provide comments to City Council regarding LMC changes. Council action may be appealed to a court of competent jurisdiction per LMC § 15-1-18.

### Background

At the April 6, 2016 Historic Preservation Board (HPB) meeting, Historic Preservation Planner Grahn reviewed the topics of the Quarterly Historic Preservation Update with the HPB prior to presenting such to City Council on [April 14<sup>th</sup>, 2016](#) (see page 27). The Quarterly Historic Preservation Update included a discussion regarding Design Review by the HPB. The HPB voted unanimously that they were not in favor of reviewing or taking action on Historic District Design Review (HDDR) applications. However, the HPB did express interest in the possibility of reviewing and taking action on “special projects,” including properties listed on the National Register of Historic Places (NRHP).

Historic Preservation Planner Grahn presented the Quarterly Historic Preservation Update and reported the feedback received from the HPB regarding Design Review to City Council on April 14<sup>th</sup>, 2016. City Council gave staff direction to amend the Land Management Code to allow for HPB review and action of HDDR applications for properties listed on the National Register of Historic Places (NRHP) on Main Street.

Staff finds that our greatest challenge is maintaining our listing on the National Register of Historic Places (NRHP). In a National Register Historic District nomination, such as Park City's Main Street National Register Historic District, the District is comprised of features that are both National Register eligible and those that are not. In either case, the majority of the components that add to the District's historic character, even if some historic buildings are not National Register eligible and some components are new infill development, must contribute to the integrity of the District as a whole.

The minutes do not specifically reflect the direction provided by City Council on April 14<sup>th</sup>, 2016. Audio of the meeting is available online [here](#).

A District can contain buildings, structures, sites, objects, or open space that does not contribute to the significance of the District; however, the number of these non-contributing buildings can affect the District's integrity. If too much new infill does not reflect or contribute to the District's historic character, the District could lose its National Register of Historic Places listing.

Because our Main Street core is the most volatile, staff finds that it would be beneficial for the HPB to review all HDDR applications for properties located within the Historic Commercial District (HCB) and the Historic Recreation Commercial (HRC) District Heber Avenue Subzone – both for new infill and rehabilitation of properties listed on the Park City Historic Sites Inventory (HSI) – to ensure that the proposed work does not diminish the historic character of the District as a whole.

The Mining Era Residences National Register of Historic Places nomination is a Thematic District. The Thematic District is comprised of thematically-related properties that may span over a city, several counties, or even states. For example, the Marsac Elementary School is listed as a part of the statewide Public Works Buildings Thematic Resources nomination.

In addition, after reviewing several applications for Relocation and/or Reorientation of Historic Buildings, staff has found that there is a need to re-review and revise the criteria to add clarity. Our unique criteria were not as specific as they could be, and so staff has proposed the following revisions incorporated into this staff report.

#### *Why we are making these recommendations*

Staff is making a recommendation to expand the HPB review area to include all properties located within the Historic Commercial District (HCB) and the Historic Recreation Commercial (HRC) District--Heber Avenue Subzone. City Council recommended that the HPB review and take action on HDDR applications for properties listed on the National Register of Historic Places (NRHP) on Main Street. Staff has determined that the properties listed on the NRHP only make up a minor segment of Main Street. By expanding the HPB review area to include all properties located within the HCB and HRC Heber Subzone, staff finds that a more unified and consistent approach to regulating Main Street will be achieved.

### *Research We've Conducted*

Staff has researched the [Development Code](#) of Astoria, Oregon regarding criteria for "Historic Design Review" (Exhibit D). Staff found that Astoria, Oregon's Development Code outlined clear and concise criteria for which the Historic Landmarks Commission makes their "Historic Design Review" decisions.

### **Analysis**

Staff requests that the Historic Preservation Board review and provide input on the following proposed Land Management Code (LMC) changes.

#### **15-11-5. Purposes**

The purposes of the HPB are:

- 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 and take action on all designation of Sites to the Historic Sites Inventory Applications submitted to the City; and
- I. To review and take action on material deconstruction applications for those Sites listed on the Historic Sites Inventory.
- J. To review and take action on Historic District or Historic Site Design Review Applications for all properties located within the Historic Commercial Business Zoning District and Historic Recreational Commercial-Heber Avenue Subzone Zoning District.

A map of these zones is available online [here](#).

#### **15-11-12 Historic District Or Historic Site Design Review**

In order for the HPB to conduct design reviews within the HCB and HRC- Heber Avenue Subzone, the existing criteria in the LMC needs to be amended. Staff proposes the following redlines:

### **15-11-12 Historic District Or Historic Site Design Review**

The Planning Department shall review and approve, approve with conditions, or deny, all Historic District/Site design review Applications involving an Allowed Use, a Conditional Use, or any Use associated with a Building Permit, to build, locate, construct, remodel, alter, or modify any Building, accessory Building, or Structure, or Site located within the Park City Historic Districts or Historic Sites, including fences and driveways except for those Applications located within the Historic Commercial Business Zoning District and Historic Recreational Commercial-Heber Avenue Subzone Zoning District, where, after Planning Department initial review, the Historic Preservation Board shall review and take action on those applications using the same standards listed in this Chapter.

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for Historic Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5. Whenever a conflict exists between the LMC and the Design Guidelines, the more restrictive provision shall apply to the extent allowed by law.

#### **A. PRE-APPLICATION CONFERENCE.**

1. It is strongly recommended that the Owner and/or Owner's representative attend a pre-Application conference with representatives of the Planning and Building Departments for the purpose of determining the general scope of the proposed Development, identifying potential impacts of the Development that may require mitigation, providing information on City-sponsored incentives that may be available to the Applicant, and outlining the Application requirements.
2. Each Application shall comply with all of the Design Guidelines for Historic Districts and Historic Sites unless the Planning Department determines that, because of the scope of the proposed Development, certain guidelines are not applicable. If the Planning Department determines certain guidelines do not apply to an Application, the Planning Department staff shall communicate, via electronic or written means, the information to the Applicant. It is the responsibility of the Applicant to understand the requirements of the Application.
3. The Planning Director, or his designee, may upon review of a Pre-Application submittal including those located within the Historic Commercial Business Zoning District and Historic Recreational Commercial-Heber Avenue Subzone Zoning District, determine that due to

the limited scope of a project the Historic District or Historic Site Design Review process as outlined in LMC Sections 15-11-12(B-E) and Historic Preservation Board Review For Material Deconstruction as outlined in LMC Sections 15-11-12.5 are not required and is exempt. If the Planning Director makes such a determinations on Pre-Applications located within the Historic Commercial Business Zoning District and Historic Recreational Commercial-Heber Avenue Subzone Zoning District, the Application will not be reviewed by the Historic Preservation Board.

...

**15-1-18 Noticing**

**C. NOTICE.** Upon receipt of a Complete Application, but prior to taking action on any Historic District/Site design review Application, the Planning staff shall provide notice pursuant to Section 15-1-12 and 15-1-21 of this Code. Staff based our notification for the HPB Design Reviews on the noticing requirements for the HPB’s Material Deconstruction Review.

Notice Matrix			
ACTION:	POSTED:	COURTESY MAILING:	PUBLISHED:
<b>Certificate of Appropriateness for Demolition (CAD)</b>	45 days on the Property upon refusal of the City to issue a <b>CAD</b> ; 14 days prior to the hearing before the CAD Hearing Board.	14 days prior to the hearing before the Historic Preservation Board, to Owners within 300 ft.	Once 14 days prior to the hearing before the Historic Preservation Board.
<b>Determination of Significance</b>	14 days prior to hearing before the Historic Preservation Board.	14 days prior to the hearing before the Historic Preservation Board to property owners within 100 feet	Once 14 days prior to hearing before the Historic Preservation Board.
<b>Historic Preservation Board Review for Material Deconstruction</b>	14 days prior to hearing before the Historic Preservation Board	14 days prior to the hearing before the Historic Preservation Board to property owners within 100 feet	Once 14 days prior to the hearing before the Historic Preservation Board.

<b>Demolition in the H-District to remove 75% or more of any existing structure</b>	For a 10 day period once the Planning Department has approved the Building Department's demolition permit.	To Owners within 100 feet once the Planning Department has approved the Building Department's demolition permit.	No published notice required.
<b><u>Historic Preservation Board Design Review (for properties in the HCB and HRC Heber Avenue Subzone only)</u></b>	<u>14 days prior to hearing before the Historic Preservation Board</u>	<u>14 days prior to the hearing before the Historic Preservation Board to property owners within 100 feet</u>	<u>Once 14 days prior to the hearing before the Historic Preservation Board.</u>

**D. PUBLIC HEARING AND DECISION.** Following the fourteen (14) day public notice period noted in Section 15-1-21 of this Code the Planning Department staff or where applicable the Historic Preservation Board shall hold a public hearing. Staff shall ~~and~~ make, within forty-five (45) days, and the Historic Preservation Board shall adopt after its decision, written findings, conclusions of law, and conditions of approval or reasons for denial, supporting the decision and shall provide the Owner and/or Applicant with a copy. Staff shall also provide notice pursuant to Section 15-1-21.

1. Historic District/Site design review Applications shall be approved by the Planning Department staff or the Historic Preservation Board upon determination of compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites. If the Planning Department staff determines an Application does not comply with the Design Guidelines, the Application shall be denied.
2. With the exception of any Application involving the Reconstruction of a Building, Accessory Building, and/or Structure on a Landmark Site, an Application associated with a Landmark Site shall be denied if the Planning Department or the Historic Preservation Board finds that the proposed project will result in the Landmark Site no longer meeting the criteria set forth in 15-11-10(A)(1).
3. An Application associated with a Significant Site shall be denied if the Planning Department or the Historic Preservation Board finds that the proposed project will result in the Significant Site no longer meeting the criteria set forth in 15-11-10(A)(2).

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



It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the relocation and/or orientation of Historic Buildings, Structures, and Sites. It is not the intent of Park City to allow relocation of historic structure solely to facilitate new development on the original site.

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

1. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site which include but are not limited to:
  - a. The historic context of the ~~building~~ Historic Building(s) and/or Structure(s) has been so radically altered that ~~the present setting does not appropriately convey its history and~~ the proposed relocation will enhance the ability to interpret the historic character of the ~~building~~ Historic Building(s) and/or Structure (s) and the district or its present setting; or
  - b. The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district; and
  - c. ~~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~~
  - d. The historical integrity and significance of the ~~h~~Historic ~~c~~ bBuilding(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; ~~or and~~
4. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has

- demonstrated that a professional building mover will move the building and protect it while being stored; and
5. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation; and
  6. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure; and
  7. 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:
    - a. Restoring the building at its present site; or
    - b. Stabilizing the building from deterioration and retaining it at its present site for future use; or
    - c. Incorporating the building into a new development on the existing site.

**(B) PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) TO A NEW SITE.** ~~All Applications for the relocation and/or reorientation of any Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code. To approve 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 to a new site, the Historic Preservation Board shall find the project complies with one of 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
2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. Unique conditions include but are not limited to:
  - a. The historic building is located outside of the H-districts, and its historic context and its setting has been so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture style, period, height, mass, volume, scale, use, and location of

- the structure on the lot as well as neighborhood features and uses; and
  - b. The relocation will not negatively affect the historic integrity of the Historic District, nor the area of receiving site; and
  - c. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure; and
  - d. The resource is deterrent to a major improvement program outside of the H-districts that will be of substantial benefit to the community; and
  - e. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
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:
- a. Restoring the building at its present site; or
  - b. Relocating the building within its original site; or
  - c. Stabilizing the building from deterioration and retaining it at its present site for future use; or
  - d. Incorporating the building into a new development on the existing site; and
5. Only Significant structures shall be permitted to be relocated to a new lot; Landmark structures shall only be permitted to be relocated to a new site if the relocation will abate demolition and the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.

**(C) PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF A LANDMARK SITE OR A SIGNIFICANT SITE.** All Applications for the relocation and/or reorientation of any Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.

## **Process**

Amendments to the Land Management Code require Planning Commission recommendation and City Council adoption. City Council action may be appealed to a court of competent jurisdiction per LMC § 15-1-18.

### **Department Review**

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

### **Notice**

Legal notice of a public hearing was posted in the required public spaces and public notice websites on July 6, 2016 and published in the Park Record July 9, 2016 per requirements of the Land Management Code.

### **Public Input**

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of Land Management Code amendments. No public input has been received at the time of this report. Staff has noticed this item for public hearings on July 20, 2016 with the HPB.

### **Recommendation:**

The Planning Department requests the Historic Preservation Board open a public hearing, review the possible Land Management Code amendments, and forward a positive recommendation to City Council.

### **Exhibits**

Exhibit A – Pending Ordinance

Exhibit B – April 6, 2016 Historic Preservation Board Meeting Minutes

Exhibit C – April 14<sup>th</sup>, 2016 City Council Meeting Minutes

**Ordinance No. 15-**

**AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING ARCHITECTURAL REVIEW, SECTION 15-2.5-7; ARCHITECTURAL REVIEW, SECTION 15-2.6-6; PURPOSES OF THE HISTORIC PRESERVATION BOARD, SECTION 15-11-5; AND RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE, SECTION 15-11-13**

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City; and

WHEREAS, it is in the best interest of the community to periodically amend the Land Management Code to reflect the goals and objectives of the City Council and to align the Code with the Park City General Plan; and

WHEREAS, the City Council finds that the proposed changes to the Land Management Code are necessary to supplement existing zoning regulations to protect Historic structures and the economic investment by owners of similarly situated property (currently Historic); and

WHEREAS, Park City was originally developed as a mining community and much of the City's unique cultural identity is based on the historic character of its mining era buildings; and

WHEREAS, these buildings are among the City's most important cultural, educational, and economic assets;

WHEREAS, the demolition of potentially historic buildings would permanently alter the character of a neighborhood, community and City;

WHEREAS, individual members of the Historic Preservation Board (HPB), is the official body to review matters concerning the historical designation and design of buildings within the City;

WHEREAS, the pending amendments to the Land Management Code ("LMC") and the Historic District Guidelines and any revisions to the Historic Building Inventory are expected to be completed within the next six months;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah, that:

SECTION 1. AMENDMENTS TO TITLE 15- LAND MANAGEMENT CODE  
CHAPTER ONE (GENERAL PROVISIONS AND PROCEDURES). The recitals above  
are incorporated herein as findings of fact. Chapter 1 of the Land Management Code of  
Park City is hereby amended as redlined (Exhibit A).

SECTION 2. AMENDMENTS TO TITLE 15- LAND MANAGEMENT CODE  
CHAPTER 2.5 (HISTORIC RECREATION COMMERCIAL (HRC)). The recitals above  
are incorporated herein as findings of fact. Chapter 2.5 of the Land Management Code  
of Park City is hereby amended as redlined (Exhibit F).

SECTION 3. AMENDMENTS TO TITLE 15- LAND MANAGEMENT CODE  
CHAPTER 2.6 (HISTORIC COMMERCIAL BUSINESS (HCB)). The recitals above are  
incorporated herein as findings of fact. Chapter 2.6 of the Land Management Code of  
Park City is hereby amended as redlined (Exhibit G).

SECTION 4. AMENDMENTS TO TITLE 15- LAND MANAGEMENT CODE  
CHAPTER 11 (HISTORIC PRESERVATION). The recitals above are incorporated  
herein as findings of fact. Chapter 11 of the Land management Code of Park City is  
hereby amended as redlined (Exhibit H).

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective upon  
publication.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2016

PARK CITY MUNICIPAL CORPORATION

\_\_\_\_\_  
Jack Thomas, Mayor

Attest:

\_\_\_\_\_  
Michelle Kellogg, City Recorder

Approved as to form:

\_\_\_\_\_  
Mark Harrington, City Attorney



**Exhibit A- Amendments To Title 15- Land Management Code Chapter One  
(General Provisions And Procedures), Section 21 (Notice Matrix)**

**15-1-21. NOTICE MATRIX.**

<b>NOTICE MATRIX</b>			
<b>ACTION:</b>	<b>POSTED:</b>	<b>COURTESY MAILING:</b>	<b>PUBLISHED:</b>
<b>Zoning and Rezoning</b>	14 days prior to each hearing before the Planning Commission and City Council	14 days to each affected entity.	Once 14 days prior to each hearing before the Planning Commission and City Council.
<b>LMC Amendments</b>	14 days prior to each hearing before the Planning Commission and City Council.	14 days to each affected entity.	Once 14 days prior to each hearing before the Planning Commission and City Council.
<b>General Plan Amendments</b>	14 days prior to each hearing before the Planning Commission and City Council.	14 days to each affected entity.	Once 14 days prior to each hearing before the Planning Commission and City Council.
<b>Master Planned Developments (MPD)</b>	14 days prior to the hearing before the Planning Commission.	14 days prior to the hearing before the Planning Commission, to Owners within 300 ft.	Once 14 days prior to the hearing before the Planning Commission.
<b>Appeals of Planning Director, Historic Preservation Board, or Planning Commission decisions or City Council Call-Up</b>	7 days prior to the date set for the appeal or call-up hearing.	To all parties who received mailed notice for the original Administrative or Planning Commission hearing 7 days prior to the hearing.	Once 7 days before the date set for the appeal or call-up hearing.



## NOTICE MATRIX

<b>ACTION:</b>	<b>POSTED:</b>	<b>COURTESY MAILING:</b>	<b>PUBLISHED:</b>
<b>Conditional Use Permit</b>	14 days prior to the hearing before the Planning Commission.	14 days prior to the hearing before the Planning Commission, to Owners within 300 ft.	Once 14 days prior to the hearing before the Planning Commission.
<b>Administrative Conditional Use Permit</b>	10 days prior to Final Action.	10 days prior to Final Action, to adjacent Property Owners.	No published notice required.
<b>Administrative Permit</b>	10 days prior to Final Action.	10 days prior to Final Action, to adjacent affected Property Owners.	No published notice required.
<b>Variance Requests, Non-conforming Use Modifications and Appeals to Board of Adjustment</b>	14 days prior to the hearing before the Board of Adjustment.	14 days prior to the hearing before the Board of Adjustment, to owners within 300 ft.	Once 14 days prior to hearing before the Board of Adjustment.
<b>Certificate of Appropriateness for Demolition (CAD)</b>	45 days on the Property upon refusal of the City to issue a CAD; 14 days prior to the hearing before the CAD Hearing Board.	14 days prior to the hearing before the Historic Preservation Board, to Owners within 300 ft.	Once 14 days prior to the hearing before the Historic Preservation Board.
<b>Determination of Significance</b>	14 days prior to hearing before the Historic Preservation Board.	14 days prior to the hearing before the Historic Preservation Board to property owners within 100 feet.	Once 14 days prior to hearing before the Historic Preservation Board.

## NOTICE MATRIX

ACTION:	POSTED:	COURTESY MAILING:	PUBLISHED:
<b>Historic Preservation Board Review for Material Deconstruction</b>	14 days prior to the hearing before the Historic Preservation Board.	14 days prior to the hearing before the Historic Preservation Board to property owners within 100 feet.	Once 14 days prior to the hearing before the Historic Preservation Board.
<b>Demolition in the H-District to remove 75% or more of any existing structure</b>	For a 10 day period once the Planning Department has approved the Building Department's demolition permit.	To Owners within 100 feet once the Planning Department has approved the Building Department's demolition permit.	No published notice required.
<b><u>Historic Preservation Board Design Review (for properties in the HCB and HRC Heber Avenue Subzone only)</u></b>	<u>14 days prior to hearing before the Historic Preservation Board</u>	<u>14 days prior to the hearing before the Historic Preservation Board to property owners within 100 feet.</u>	<u>Once 14 days prior to the hearing before the Historic Preservation Board.</u>
<b>Historic District or Historic Site Design Review</b>	<p>First Posting: The Property shall be posted for a 14 day period once a Complete Application has been received. The date of the public hearing shall be indicated in the first posting. Other posted legal notice not required.</p> <p>Second Posting: For a 10 day period once the Planning Department has determined the</p>	<p>First Mailing: To Owners within 100 feet once a Complete Application has been received, establishing a 14 day period in which written public comment on the Application may be taken. The date of the public hearing shall be indicated.</p> <p>Second Mailing: To Owners within 100 feet and individuals who provided written comment on the Application during the 14 day initial public comment</p>	If appealed, then once 7 days before the date set for the appeal

# NOTICE MATRIX

ACTION:	POSTED:	COURTESY MAILING:	PUBLISHED:
	<p>proposed plans comply or does not comply with the Design Guidelines for Historic Districts and Historic Sites. Other posted legal notice not required.</p>	<p>period. The second mailing occurs once the Planning Department determines whether the proposed plans comply or do not comply with the Design Guidelines for Historic Districts and Historic Sites and no later than 45 days after the end of the initial public comment period. This establishes a 10 day period after which the Planning Department's decision may be appealed.</p>	
<p><b>Annexations</b></p>	<p>Varies, depending on number of Owners and current State law. Consult with the Legal Department.</p>		
<p><b>Termination of Project Applications</b></p>	<p>-----</p>	<p>Mailed Notice: To Owner/Applicant and certified Agent by certified mail 14 days prior to the Planning Director's termination and closure of files.</p>	<p>-----</p>
<p><b>Lot Line Adjustments: Between 2 Lots without a plat amendment.</b></p>	<p>10 days prior to Final Action on the Property. Other posted legal notice not required.</p>	<p>To Owners within 300 ft. at time of initial Application for Lot line adjustment. Need consent letters, as described on the Planning Department Application form, from adjacent Owners.</p>	<p>-----</p>
<p><b>Preliminary and Final Subdivision</b></p>	<p>14 days prior to the hearing before the</p>	<p>14 days prior to the hearing before the Planning Commission, to Owners</p>	<p>Once 14 days prior to the hearing before the</p>

## NOTICE MATRIX

<b>ACTION:</b>	<b>POSTED:</b>	<b>COURTESY MAILING:</b>	<b>PUBLISHED:</b>
<b>Plat Applications</b>	Planning Commission.	within 300 ft.	Planning Commission.
<b>Condominium Applications; Record of Survey Plats</b>	14 days prior to the hearing before the Planning Commission.	14 days prior to the hearing before the Planning Commission, to Owners within 300 ft.	Once 14 days prior to the hearing before the Planning Commission.
<b>Record of Survey Amendments</b>	14 days prior to the hearing.	14 days prior to the hearing, to Owners within 300 ft.	Once 14 days prior to the hearing.
<b>Subdivision Plat Amendments</b>	14 days prior to the hearing.	14 days prior to the hearing, to Owners within 300 ft.	Once 14 days prior to the hearing.
<b>Vacating or Changing a Street</b>	-----	14 days prior to the hearing before the City Council, to Owners within 300 ft. and to affected entities.	Once a week for 4 consecutive weeks prior to the hearing before the City Council.
<b>Extension of Approvals</b>	Posted notice shall be the same as required for the original application.	Courtesy mailing shall be the same as required for the original application.	Published notice shall be the same as required for the original application.

Note: For all Applications, notice will be given to the Applicant of date, time, and place of the public hearing and public meeting to consider the Application and of any Final Action on a pending Application.

Appendix A – Official Zoning Map (Refer to the Planning Department)

**Exhibit B -- Amendments to Title 15- Land Management Code Chapter 11 (Historic Preservation) Sections 5 (Purposes), 12 (Historic District Or Historic Site Design Review), 13 (Relocation and/or Reorientation Of A Historic Building Or Historic Structure).**

**15-11-5. Purposes**

The purposes of the HPB are:

- 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 and take action on all designation of Sites to the Historic Sites Inventory Applications submitted to the City; and
- I. To review and take action on material deconstruction applications for those Sites listed on the Historic Sites Inventory.
- J. To review and take action on Historic District or Historic Site Design Review Applications for all properties located within the Historic Commercial Business Zoning District and Historic Recreational Commercial-Heber Avenue Subzone Zoning District.

**15-11-12 Historic District Or Historic Site Design Review**

The Planning Department shall review and approve, approve with conditions, or deny, all Historic District/Site design review Applications involving an Allowed Use, a Conditional Use, or any Use associated with a Building Permit, to build, locate, construct, remodel, alter, or modify any Building, accessory Building, or Structure, or Site located within the Park City Historic Districts or Historic Sites, including fences and driveways, except for those Applications located within the Historic Commercial Business Zoning District and Historic Recreational Commercial-Heber Avenue Subzone Zoning District, where, after Planning Department initial review, the Historic Preservation Board shall review and take action on those applications using the same standards listed in this Chapter.

Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance with the Design Guidelines for Historic Districts and Historic Sites, LMC Chapter 15-11, and LMC Chapter 15-5. Whenever a conflict exists between the LMC and the Design Guidelines, the more restrictive provision shall apply to the extent allowed by law.

**A. PRE-APPLICATION CONFERENCE.**

1. It is strongly recommended that the Owner and/or Owner's representative attend a pre-Application conference with representatives of the Planning and Building Departments for the purpose of determining the general scope of the proposed Development, identifying potential impacts of the Development that may require mitigation, providing information on City-sponsored incentives that may be available to the Applicant, and outlining the Application requirements.
2. Each Application shall comply with all of the Design Guidelines for Historic Districts and Historic Sites unless the Planning Department determines that, because of the scope of the proposed Development, certain guidelines are not applicable. If the Planning Department determines certain guidelines do not apply to an Application, the Planning Department staff shall communicate, via electronic or written means, the information to the Applicant. It is the responsibility of the Applicant to understand the requirements of the Application.
3. The Planning Director, or his designee, may upon review of a Pre-Application submittal, including those located within the Historic Commercial Business Zoning District and Historic Recreational Commercial-Heber Avenue Subzone Zoning District, determine that due to the limited scope of a project the Historic District or Historic Site Design Review process as outlined in LMC Sections 15-11-12(B-E) and Historic Preservation Board Review For Material Deconstruction as outlined in LMC Sections 15-11-12.5 are not required and is exempt. If the Planning Director makes such a determination on Pre-Applications located within the Historic Commercial Business Zoning District and Historic Recreational Commercial-Heber Avenue Subzone Zoning District, the Application will not be reviewed by the Historic Preservation Board.

...

- C. **NOTICE.** Upon receipt of a Complete Application, but prior to taking action on any Historic District/Site design review Application, the Planning staff shall provide notice pursuant to Section 15-1-12 and 15-1-21 of this Code. Staff based our notification for the HPB Design Reviews on the noticing requirements for the HPB's Material Deconstruction Review.
- D. **PUBLIC HEARING AND DECISION.** Following the fourteen (14) day public notice period noted in Section 15-1-21 of this Code the Planning Department Staff or where applicable the Historic Preservation Board shall hold a public hearing. Staff shall ~~and~~ make, within forty-five (45) days, and the Historic Preservation Board shall adopt after

its decision, written findings, conclusions of law, and conditions of approval or reasons for denial, supporting the decision and shall provide the Owner and/or Applicant with a copy. Staff shall also provide notice pursuant to Section 15-1-21.

1. Historic District/Site design review Applications shall be approved by the Planning Department staff or the Historic Preservation Board upon determination of compliance with the Design Guidelines for Park City's Historic Districts and Historic Sites. If the Planning Department staff determines an Application does not comply with the Design Guidelines, the Application shall be denied.
2. With the exception of any Application involving the Reconstruction of a Building, Accessory Building, and/or Structure on a Landmark Site, an Application associated with a Landmark Site shall be denied if the Planning Department or the Historic Preservation Board finds that the proposed project will result in the Landmark Site no longer meeting the criteria set forth in 15-11-10(A)(1).
3. An Application associated with a Significant Site shall be denied if the Planning Department or the Historic Preservation Board finds that the proposed project will result in the Significant Site no longer meeting the criteria set forth in 15-11-10(A)(2).

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

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the relocation and/or orientation of Historic Buildings, Structures, and Sites. It is not the intent of Park City to allow relocation of historic structure solely to facilitate new development on the original site.

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

1. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site which include but are not limited to:

- a. ~~The historic context of the building Historic Building(s) and/or Structure(s) has been so radically altered that the present setting does not appropriately convey its history and the proposed relocation will enhance the ability to interpret the historic character of the building Historic Building(s) and/or Structure (s) and the district or its present setting; or~~
  - b. ~~The proposed relocation will not diminish the overall physical integrity of the district or diminish the historical associations used to define the boundaries of the district; and~~
  - c. ~~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~~
  - d. The historical integrity and significance of the ~~h~~Historic ~~b~~Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; ~~or~~ and
4. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
  5. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation; and
  6. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure; and
  7. 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:
    - a. Restoring the building at its present site; or
    - b. Stabilizing the building from deterioration and retaining it at its present site for future use; or
    - c. Incorporating the building into a new development on the existing site.

**B. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) TO A NEW SITE.** ~~All Applications for the relocation and/or reorientation of any Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code. To approve 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 to a new site, the Historic Preservation Board shall find the project complies with one of 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



2. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
3. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. Unique conditions include but are not limited to:
  - a. The historic building is located outside of the H-districts, and its historic context and its setting has been so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture style, period, height, mass, volume, scale, use, and location of the structure on the lot as well as neighborhood features and uses; and
  - b. The relocation will not negatively affect the historic integrity of the Historic District, nor the area of receiving site; and
  - c. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure; and
  - d. The resource is deterrent to a major improvement program outside of the H-districts that will be of substantial benefit to the community; and
  - e. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
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:
  - a. Restoring the building at its present site; or
  - b. Relocating the building within its original site; or
  - c. Stabilizing the building from deterioration and retaining it at its present site for future use; or
  - d. Incorporating the building into a new development on the existing site; and
5. Only Significant structures shall be permitted to be relocated to a new lot; Landmark structures shall only be permitted to be relocated to a new site if the relocation will abate demolition and the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.

**C. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF A LANDMARK SITE OR A SIGNIFICANT SITE.** All Applications for the relocation and/or reorientation of any Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.