

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
March 1, 2017**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF February 1, 2017

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

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

- | | | |
|--|-------------|-------------------------|
| 732 Crescent Tram – Determination of Significance on Additions to the historic house
<i>Public hearing and possible action</i> | PL-16-03370 | 21
Planner
Grah |
| 1323 Woodside Avenue (historic location), 1353 Park Avenue (proposed location) – HDDR
– Relocation to a New Site and Material Deconstruction Relocation of the deconstructed
Significant single-family dwelling at 1323 Woodside Avenue to a new site at 1353 Park
Avenue. The deconstruction of 1323 Woodside Avenue was approved in 2009. Material
Deconstruction of a portion of the rear (west) façade.
<i>Public hearing and possible action</i> | PL-16-03376 | 53
Planner
Tyler |
| 1333 Park Avenue – HDDR Material Deconstruction - Removal of non-historic materials
on the Significant single-family dwelling.
<i>Public hearing and possible action</i> | PL-16-03378 | 157
Planner
Tyler |
| 422 Ontario Ave – Material Deconstruction –Significant designation. The applicant is
proposing panelization of the historic house and the following material deconstruction:
c.2008 concrete retaining wall and non-historic boulder wall; non-historic wood fence;
1950s concrete walls and exterior staircases; c.1941 steel pole and horizontal wood
board retaining wall; non-historic barbed wire fence; c.1941-1949 additions to the
original c.1906 cross wing; c.1941-1949 roof forms and original c.1906 roof form; post-
1950s asbestos and cement shingle siding; c.1906 floor structure and rubble stone
foundation; c.1941-1949 porches; c.1970s doors; and c.1970s and 1980s window
openings and replacement windows.
<i>Public hearing and possible action</i> | PL-15-02819 | 235
Planner
Grah |
| Consideration of an ordinance amending the Land Management Code Section 15,
Chapters 2.1, 2.2, 2.3, and 2.5 regarding roof pitches and limiting the use of flat roofs to
30% of the total length of the streetscape façade.
<i>Public hearing and possible recommendation to Planning Commission</i> | PL-16-03352 | 309
Planner
Grah |

ADJOURN

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

BOARD MEMBERS IN ATTENDANCE: David White, Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Randy Scott, Douglas Stephens, Jack Hodgkins

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Tyler, Polly Samuels McLean, Louis Rodriguez

ROLL CALL

Chair White called the meeting to order at 5:04 p.m. and noted that all Board Members were present.

Director Erickson announced that Anya Grahn would be conducting the HPB meetings in addition to being the project planner on specific agenda items.

Chair White remarked that at the last meeting he requested that the Board consider nominating a new Chair. He noted that it was on the agenda for this evening.

MOTION: Board Member Beatlebrox nominated Douglas Stephen as Chair of the Historic Preservation Board. Cheryl Hewett seconded the motion.

Mr. Stephens accepted the nomination.

VOTE: The motion passed unanimously.

MOTION: Board Member Beatlebrox nominated Puggy Holmgren as Vice-Chair of the Historic Preservation Board. Board Member Hodgkins seconded the motion.

Ms. Holmgren accepted the nomination.

VOTE: The motion passed unanimously.

Board Member Stephens assumed the Chair.

Chair Stephens noted that Randy Scott was the new Board member on the HPB and he asked Mr. Scott to briefly introduce himself.

Mr. Scott stated that he is a Park City Old Town resident living on Park Avenue. He was also as new member of the Board of Trustees for the Historical Society and Museum. Mr. Scott remarked that he has a deep passion for not only Park

City, but the civic responsibility they all carry. He has a true passion for maintaining Park City's history.

Chair Stephens thanked Mr. Scott for volunteering to serve on the HPB.

PUBLIC COMMUNICATIONS

There were no comments.

ADOPTION OF MINUTES

December 7, 2016

MOTION: Board Member Holmgren moved to APPROVE the minutes of December 7, 2016 as written. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn reported that she had emailed the Board members to let them know that the RFP was available for the artist to do the artwork for this year's preservation award.

Planner Grahn stated that as the Chair, Mr. Stephens needed to sign the Certified Local Government (GLC) Grant. She noted that the grant would be used this year and through 2018 for memberships. They will do a study on character zones, expanding the boundary of the 1978 National Register District, and paying for the preservation consultant that helps with the Design Review Team meetings every Wednesday.

CONTINUATIONS - (Public hearing and Continue to date specified).

336 Daly Avenue – Relocation – Significant Garage and Chicken Coop. The applicant is proposing to relocate the existing historic garage and chicken coop to the south side of the property.

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

MOTION: Board Member Holmgren moved to CONTINUE 336 Daly Avenue to a date uncertain. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 1063 Empire Avenue – Material Deconstruction – Significant designation. The applicant is proposing a remodel restoration: Secure existing structure for lifting; build new concrete foundation with basement and garage additions; re-position and anchor home on new foundation; restoration/renovation of historic home with a rear addition.

Planner Grahn noted that she would be reviewing the application for Ashley Scarff, the project planner, who was not able to attend this evening.

Planner Grahn reported that in 1892 the pyramid roof cottage was constructed. She presented the 1892 Sanborn map which showed how the structure looked at that time. A full-width front porch wrapped around on to the south and there was an L-shaped addition. The L-shaped addition was removed by 1907, but the shape of the house remained the same through 1941. Planner Grahn referred to the historic photos included in the Staff report, and noted changes that occurred between the 1940s tax photograph to 1981. The north half of the porch was enclosed, the entry door was moved to south wall, the vertical siding was replaced that was possibly hiding some type of foundation, and a new concrete foundation was poured. By 1995, the porch that had wrapped around to the side was enclosed. The window openings were replaced with new vinyl windows.

Planner Grahn commented on the material deconstruction. The first was that the house would be lifted and raised two feet in order to pour a new concrete foundation. The next step would be to remove the porch enclosure and restore the full width of the front porch. Next would be to restore the window openings. Planner Grahn explained that when the side wrap around porch was enclosed, the space became interior living space. Rather than to restore the original window opening, the applicant was proposing to shift the window opening over slightly in order to maintain the same appearance shown in the tax photo.

Planner Grahn understood that it was unusual not to restore the original window opening, but the intent was to keep the visual asymmetry of the house.

Board Member Hodgkins asked if the comments regarding door openings also included the garage door opening. Planner Grahn replied that they could discuss the garage door opening; however, at this point they were only talking about the windows.

Board Member Scott understood that the old vinyl windows were being replaced. He assumed that when the windows are replaced it would be to the ratio of normal historic windows. Planner Grahn stated that the windows would be

restored to the appearance shown in the historic photograph. Any new windows installed on a historic structure are required to be wood. Aluminum clad windows are allowed on an addition to the historic structure or on the basement level.

Chair Stephens asked Planner Grahn to identify which window would be moved slightly from its original location; and he asked why it was not being put in the same place.

Jonathan Gray, the project architect, explained that the symmetry of the pyramid roof over the form below with the old porch before it was filled in cut that back. Looking at it as a single unit, placing the window further to the left would bring back a symmetrical appearance to the front of the house and balance those two windows. Chair Stephens asked if the porch on the south side created the change. Mr. Gray answered yes.

Board Member Hodgkins commented on garages in general and how they allow the garage entrance to be at the front of the house, which significantly changes the historic feeling and the façade. Whether or not the windows are historic, he thought they need to recognize that the façade of the house with the garage underneath it significantly alters the original look of the house. Even if the house is only raised two feet, it requires significant changes to the landscaping, and the house looks a story taller than it did originally. Board Member Hodgkins believed the addition of the garage was the piece that detracts from the historic nature. He thought the infill of the porch and not having the garage was closer to the original design than what was being proposed.

Chair Stephens stated that if the window was not going back to its historic location, it somehow needs to be documented on the building. He asked if that was an issue for concern. Mr. Stephens pointed out that if it was being moved to make it more symmetrical, he would not want to make it worse by having seams in the siding.

Mr. DeGray realized it was an unusual situation. He would be more comfortable leaving it in its original location and leaving the seam in the siding on the front as it is, rather than trying to move it over. Chair Stephens clarified that he was not opposed to moving the window, but he was struggling with how to deal with this type of situation in the future because it would set a precedent.

Chair Stephens agreed with Board Member Hodgkins regarding the garage doors.

Board Member White asked for the location of the garage door in relation to the porch and the front of the house. Mr. DeGray replied that the garage door is set back at the wall of the building and it would create a shadow line. Mr. White noted that landscaping would mitigate the garage door. Mr. DeGray pointed to

the east elevation and noted that the walls were at their tallest point at the porch to support the porch, but the walls diminish as they get closer to the street because the slope of the grade comes down to the street level. At that point he estimated a height of three or four feet.

Board Member Beatlebrox thought the house was already high. Mr. DeGray answered yes. It is an uphill house and there are steps that lead up to the main level. He explained that the adjustment in elevation is within the two foot allowed by Code, but it is minimal and would allow for the driveway to be flat going into the house. Mr. DeGray stated that very little adjustment is needed to make the garage work.

Chair Stephens believed the primary issue was the garage and moving the house. However, it is next to the 11th Street stairs and there was little or no opportunity to come into the house from that side. He suggested that the Board discuss the other items and come back to the garage.

Planner Grahn commented on replacing the existing vinyl window, as well as the proposed window and door changes. She noted that the portion of the porch that was enclosed is a non-historic addition. The applicant was proposing to remove those windows and doors and add French doors and a new window.

Planner Grahn stated that the non-historic wood deck on the south side would be reconstructed. It is not historic but the applicant would like to keep it; and it does not take away or detract from the historic building.

Planner Grahn commented on the removal of a non-historic rear concrete addition. It appears that at some point a shed roof addition was added across the back, and it was probably extended in the 1950s or 1960s and it was filled in with concrete blocks. The applicant was proposing to remove it in order to accommodate the new addition. As part of the rear addition, approximately 16 feet of the historic wall would be removed along the historic shed roof addition. It would also go on to the roof and replace the dormer, which is also not historic and was likely built in the 1980s.

Planner Grahn stated that the next item was removal of the historic chimney. There was not a photo of the chimney, but Planner Grahn believed it was at the center of the flag portion of the pyramid roof.

Planner Grahn stated that the houses they have looked at in the past have usually been cross wings. When they talk about chimneys they usually try to preserve the one that is more on the front part of the house that can be seen from the street. If there is a secondary chimney it is on the back and usually served a kitchen or a wood stove and was not meant to be seen from the street. Planner Grahn stated that the chimney on this house is unusual because it is one

of the first pyramid roof houses they have looked with this configuration where the chimney is centered on the flat portion of the roof. She remarked that in some cases the applicants were asked to reconstruct the chimney using the existing brick just to maintain the historic chimney; and in other cases the chimney was removed because it was secondary and the chimney on the primary façade was restored. The applicant was requesting feedback from the HPB regarding the chimney.

Chair Stephens thought the chimney should be reconstructed and restored to be consistent with has been done in the past. He assumed the chimney would not be functional, in which case they could restore just the visible portion.

The Board concurred with Chair Stephens regarding the chimney.

Planner Grahn stated that the last item for discussion was the non-historic concrete wall that was added in the 1980s. A portion of the wall would have to be removed in order to get the garage underneath that portion of the house. She reiterated that the wall is not historic and does not contribute to the historic integrity of the site.

Board Member White Hodgkins recalled an earlier photograph that showed a different wall. He assumed that historically there was a wall there. Planner Grahn agreed that an earlier photos show some type of a railroad tie retainer. By 1995, photos showed the concrete wall that exists today.

Board Member White asked if the applicant was planning to repair the wall and then face it with stone. Mr. DeGray replied that because it was not a historic wall they were planning to replace it with a stone veneer wall. That was proposed on the HDDR drawings.

Chair Stephens commented on a home on Lower Park Avenue that was restored but did not have a garage. He asked if the owner chose not to do a garage or if it was impossible to have a garage. Planner Grahn stated that under the LMC, historic properties are exempt from the parking requirement in an effort to encourage good preservation. New houses and new construction need to provide two parking spot, and parking is a luxury for historic houses. Planner Grahn stated that a couple of things are challenging on Park Avenue. One is meeting setbacks and the other is not being able to go underground because Park Avenue is in the flood plain and a basement is not possible. In addition, because of the topography, digging deep under the house would not be allowed on a flat lot. Hillside lots work better for a garage because they become a basement and they are mostly concealed except for the garage door.

Planner Grahn remarked that some of the other issues on Park Avenue tend to be the setback and the relationship on the street. There is usually not an

opportunity to put an accessory structure at the front of the house or to add an addition to the front of the house because it would detract from the historic look. Planner Grahn knew of a few cases on Park Avenue where lots were bought so the front of the house is on Park Avenue and the back of house is on Woodside, which can accommodate a garage. Chair Stephens recalled a number of houses on Daly Avenue that were raised and a garage was placed underneath.

Chair Stephens asked about the Design Guidelines that minimize the impacts of the garage door. Director Erickson referred to Section D-4.2 of the existing Design Guidelines, which addresses garage underneath structures. They also went through a photographic study that Planners Grahn and Tyler had put together when they started on the revisions to the Historic District Guidelines; and they talked about the effect of garages and the effects of retaining walls regarding the garages. During that discussion there was no talk of not doing the garage. The discussion was whether it was right or wrong and the effect of the garage door. Director Erickson stated that he and Planner Grahn believe that the City should do nothing that penalizes the historic homeowner's opportunity to redevelop. It is a balance of historic preservation and not penalizing the owner of a historic home. Done correctly, they would allow the less than two-foot height raising of a building on the uphill side, and the proper shadow lines on the garage door. That was the philosophy behind how the design guidelines were set up.

Planner Grahn pointed out that the revisions that were made a year ago with the garage study have not been approved by City Council. Therefore, they were still working with the Design Guidelines that are currently in effect.

Chair Stephens clarified that the Staff thought this met the Design Guidelines. Planner Grahn answered yes. She believed the applicant had done a good job in meeting the Design Guidelines. She noted that this is a Significant home and it is not eligible for the National Register. For that reason, they have more flexibility than they would if it were a Landmark house because a garage beneath a Landmark house could take away its National Register listing. Planner Grahn noted that in this case, the basement addition does not extend beyond the wall planes. The porch will cantilever over the garage wall, which will help create a shadow line and minimize its appearance. She stated that the site will be regraded after construction of the addition. The garage door measures 9' x 9' which keeps that small scale.

Director Erickson stated that the other conclusions resulting from their discussions was that the retaining walls in front of these houses not related to the garage were more impactful than the garage itself. He noted that the Staff was comfortable in this case.

Board Member Beatlebrox understood why the applicant wanted to make the two windows symmetrical. She did not have a strong opinion either way and she was

fine with either moving the window or leaving it where it is. Ms. Beatlebrox noted that the door was already off center, and she was delighted that the applicant wanted to restore the porch.

Board Member Holmgren was comfortable with what was proposed. Board Member Hodgkins did not have further comments. Board Member White was comfortable with the proposal, including the garage door. Board Member Hewett had no further comments. Board Member Scott liked what was proposed.

Planner Grahn stated that a motion should include a condition of approval that requires the applicant to restore the historic chimney in its original location.

MOTION: Board Member Scott moved to proceed with three conditions; 1) that the Chimney is restored to visual approval that meets the historic guidelines; 2) that moving of the window is allowed per the drawings; and 3) the garage with the setbacks and dimensions is allowed, based on the Findings of Fact, Conclusions of Law and Conditions of Approval outlined in the Staff report. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1063 Empire Avenue

1. The property is located at 1063 Empire Avenue, Lot 1 of the Floden Subdivision.
2. The historic site is listed as Significant on the Park City Historic Sites Inventory.
3. Sources list conflicting dates of construction of the single-family dwelling, but the original owner purchased the property in 1892. The Summit County Recorder lists the date of construction as 1904.
4. The pyramid house has largely retained its original form, with minor additions made over time.
5. 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).
6. The Historic Sites Form notes the Era of Significance as the Mature Mining Era (1894-1930).

7. On August 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1063 Empire Avenue. The application was deemed complete on August 29, 2016. The HDDR application is still under review by the Planning Department.

8. The applicant is proposing the following Material Deconstruction: Demolition of nonhistoric foundation elements, restoration of full-width front porch with restoration of street-facing entryway and original roof form, reconstruction of non-historic wood deck, restoration of original window and door openings, removal of non-historic rear addition, removal of rear dormer and portion of historic walls, removal of historic chimney, and cutting of concrete retaining wall.

9. Staff finds that the pre-1981 concrete foundation is non-contributory to the historic integrity of the historic house and the material deconstruction is required for the rehabilitation of the building.

10. Staff finds that the ca. 1981 enclosure to the north of the front porch is noncontributory to the historic integrity of the Significant house, and the material deconstruction is required for the restoration of the original full-width porch.

11. Staff finds that the material deconstruction of the current windows and doors is required for the successful restoration and renovation of the building. The addition of the French doors on the south side of the house is beyond the midpoint of the historic house and will not be visible from the right-of-way; staff finds that this 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.

12. Staff finds that the non-historic deck is non-contributory to the historic integrity or historical significance of the site, and the proposed exterior change will not destroy the exterior architectural features of the subject property that are compatible with the historic site.

13. Staff finds that the non-historic rear addition is non-contributory to the historic integrity or historical significance of the structure or site.

14. Staff finds that the material deconstruction outlined above is required for the proposed renovation and rehabilitation of the building, structure, or object. Additionally, the proposed scope of work mitigates, to the greatest extent practical, any impacts that would occur to the historical significance and architectural integrity of the building.

15. Staff finds that the proposed exterior changes should 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.

16. Staff finds that the non-historic concrete retaining wall is non-contributory to the historic integrity or historical significance of the structure or site, and removing a portion of it to accommodate a driveway is necessary for the rehabilitation of the home.

Conclusions of Law – 1063 Empire Avenue

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

Conditions of Approval – 1063 Empire Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 3, 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.

4. The historic chimney shall be restored in its original location.

WORK SESSION – Discussion only, no action taken

Design Guidelines for Historic Districts and Historic Sites

Planner Grahn stated that an objective this year was to look at new guideline revisions for both residential and commercial buildings. She and Planner Tyler have spent a lot of time looking at what other cities do, how they handle infill and look at things. They were bringing it to the HPB for input to gauge the direction they should be taking. Planner Grahn pointed out that Park City does not want to

be Williamsburg; but not so loose that they lose the integrity and character of the District, or lose the National Register nominations.

Planner Grahn stated that before looking at other cities, she did a wrap-up of what they have in Park City. The biggest styles are the hall-parlor, the crosswings, and the pyramid roof cottages. All three were different styles of Victorian architecture. A number of the details seen around town that existed historically were made possible because the railroad came to Utah. They could be mass produced either in the East and brought out, or the equipment was brought to Utah so they could be built.

Planner Hannah Tyler stated that another, but less prominent style of architecture found in Park City, is the crossman style. The typical forms are the front gable, clipped gable or the hip roof. Some of the defining features are short and square columns, deeper overhangs with boxed or enclosed eaves, and prairie inspired windows and doors.

Planner Grahn commented on the A-frame structures. After World War II, as the car became more accessible to Americans, people spent their leisure time at a vacation house. The A-frames were easy to construct and many were built throughout Park City starting in the late 1960s and early 1970s.

Planner Tyler stated that the Design Review Team gets a lot of proposals for Mountain Modern structures. The structures are boxy and have sharper angles, and most have a flat roof. There is also more glass than what was seen historically, as well as a combination of materials that often articulate the different modules that were connected to make the larger structure.

Planner Grahn presented examples of architecture from four different communities; 1) Williamsburg, VA; 2) Breckenridge, CO; 3) Madison IN; 4) Telluride, CO; and 5) George Washington University Neighborhood, Washington DC. Williamsburg was an actual living city and the residents were moved out. Anything that was not a 17th or 18th Century building was demolished. Stringent design guidelines require that any structure built in the Old Town area had to look like pre-Revolutionary or Revolutionary War era architecture.

Planner Tyler noted that Breckenridge was not as stringent as Williamsburg, but they definitely have a much more conservative approach to historic preservation than Park City. Breckenridge encourages infill that mimics much of the historic materials and mass and scale of the historic structures. They would like the historic details to be brought into the new infill. Breckenridge also encourages modules. The Staff has explored that for Park City as they look at new construction to encourage smaller pieces that are pieced together to make a larger house. The smaller pieces help maintain the mass and scale of the historic structures throughout the District.

Planner Grahn stated that Madison, Indiana is one of the most beautiful cities along the Ohio River. It was designated a National Historic Landmark in 2006, which is an even bigger honor than being on the National Register. Madison Indiana has many 19th and early 20th Century buildings. The examples she chose to show this evening were more in scale with the time that Park City was developed. Planner Grahn stated that Madison hones in on compatibility as being scale, height, materials, orientation, shape, placement, rhythm and pattern of openings; so it relates to the historic district overall, but it clearly reads as being a new building.

Planner Tyler stated that Telluride has the same issues as Park City in terms of being a mountain town. They are not as strict as Breckenridge, but they focus on infill that adds to the overall visual continuity of the District. Telluride looks at the similar features of a building, such as traditional historic scale, pedestrian oriented design, setbacks, mass and scale, simple forms, materials. Planner Tyler remarked that their infill is new, but it strongly reflects the mass and scale, proportions and form of the historic structures. They would like to adopt elements of the historic structure and apply them in a more modern fashion. Planner Tyler stated that this was more the direction they would recommend for Park City.

Planner Grahn presented a photo of an addition in the George Washington University Neighborhood in Washington, DC. She noted that the building to the left was built in 1926. The addition on the right was built in 1984. She stated that Washington DC is good at their design guidelines, but their idea of compatibility is more about location, size, materials, and overall appearance. They want to make sure that their historic buildings can be rehabilitated and reused. Planner Grahn pointed out the number of changes to the building that deviated from the historic. She asked the Board members for feedback on this approach.

Board Member Hodgkins did not believe it was that different from the example photos they showed from Telluride. It looks of its time period. He thought the question was whether in 15 years, people would still want whatever they approve now.

Board Member Scott stated that in the 1980s the design elements strayed from what was normally seen. He could definitely see a difference in the Telluride example with the materials, but the size and scale seemed relatively consistent. He favored Telluride's approach.

Director Erickson referred to the Washington DC photo. He remarked that the Staff thought it went too far because the '80s becomes too stylized. It was easy to recognize the new period by the half windows. That is not the intent of the Guidelines. The Guidelines intend to illustrate that the new construction is not

the historic construction, but not make it so iconic that it becomes a style unto itself. Since he and Planners Grahn and Tyler are more historic district preservationists, rather than strict icon preservationists, they are more concerned about rhythm and scale and reducing the icon of new construction.

Board Member Scott stated that going back to the beginning of the presentation where they showed glass structures and straight and flat roofs, he believed it would be a short period of time before Park City will be able to say they know when that was built because of the style. Director Erickson agreed. Using 1134 Lowell as an example, he noted that because of the nature of Lowell, the contemporary design sticks out because of the mass and scale; not necessarily because of the materials. It dates itself differently than the district they were trying to protect.

Planner Grahn stated that in looking at the different communities, and listening to feedback from the HPB as they went through the design guidelines for historic structures, she presented how they should proceed. Using infill that has a traditional form, such as a crosswing or pyramid roof, they should be using more modern materials because that will help it be more distinct than the historic pyramid roof next door. If using a more modern form, it should be toned down by using more traditional materials because it helps it blend in with the district.

Planner Grahn noted that last year they talked at length about compatibility and determined that it was mass, scale, the shape or form of the building, and using modules. She believed there is a time and place for flat roofs. Based on feedback from the HPB, it should not be the primary roof form, but if it is, it should not be as visible from the street because it sets the tone. Planner Grahn stated that they will look at that further as they go through the LMC revisions for flat revisions.

Planner Grahn stated that the ratio of openings to solids needs to be consistent with historic structures. Walls of glass will detract from adjacent historic buildings. They want to encourage porches as a traditional form of development, and helps bring these building to relate more to the streetscape. Stepping uphill or downhill as necessary, particularly on new construction and infill on Main Street.

Planner Grahn asked if the HPB agreed with the Staff proposal or whether they had missed something.

Board Member Hodgkins thought it assumed that any location within Old Town should be treated similarly. He recalled the study about different zones and what was more common in certain areas within the town. Mr. Hodgkins stated that he would like to keep the characteristics that they discovered were common within those locations and created those zones within Old Town remain distinctive and

not just have something written where anyone can do the same thing in any location. Planner Grahn stated that they were having a consultant put together a character zone study that will help define those character defining features in each neighborhood, and lay those on top of the guideline revisions.

Director Erickson thought it was a valid suggestion and asked if the Board concurred that it was better to individually address each of the neighborhood character zones. He believed it would help tell the story they were trying to tell by maintaining the character and not being so linear in their analysis. Director Erickson noted that they were taking cues from the Denver historic districts and their character zones. They were also taking cues from Minneapolis. If the rest of the Board was comfortable with that, the Preservation Staff could make it work. The Board concurred.

Board Member Beatlebrox noted from the presentation that Breckinridge said has said that two approaches to choosing an appropriate style may be considered. The first approach is to distinguish old buildings from new one by variations in their architectural character. The second approach strives to blend the new with the old by using the historic styles of the District. Ms. Beatlebrox found it interesting because it gave a lot of leeway to do one or the other to avoid just cookie cutter and imitation. There leeway for things to be distinguished. She liked the idea of two approaches.

Board Member Hodgkins agreed because it also allows the homeowner to have some kind of leeway and to keep structures built in the same time period from looking the same.

Board Member Hewett remarked that Park City errs on the side of avoiding duplication. She believed there was so much variation because many of the houses have been changed since they were first built. She thought very few houses look identical. Ms. Hewett did not share the same concern about ending up with copycat rebuilds if everyone has the opportunity to make things look more historic. She agreed that allowing more flexibility would be good. Ms. Hewett used the example of orientation, which is so restrictive that very little ornamentation is allowed because it was not part of the historic periods.

Board Member Holmgren liked the idea of the neighborhood zones because some places in Old Town are very different from other places. When she used to walk her dogs she was genuinely shocked at the difference between Woodside and Empire.

Director Erickson stated that they talk about wanting to make sure that the new infill can be distinguished from the historic, but the new is not disruptive to the neighborhood. They want to give flexibility in historic preservation without

disrupting the overall neighborhood character. "Distinguish not disruptive" are the watch words.

Chair Stephens thought Director Erickson made a good point. He understood that the objective this evening was for the HPB to provide direction. He asked if the Staff felt they were given adequate direction from their comments.

Planner Grahn stated that when they come back next month with Design Guideline revisions for new construction on residential properties, they will include the highlights of their conversation this evening to see how they were reflected in the guidelines and whether they need to be altered.

Chair Stephens thought it was important to encourage design with the values that Director Erickson had outlined.

Board Member Hodgkins stated that as they look at historic homes and have the guidelines where the historic home is usually street fronted and there is transitional element and more volume in the back, he asked if the new guidelines would keep that similar pattern. In looking at the historic streetscape, they should want the smaller volumes of the houses that are closer to the street to keep the same rhythm and pattern.

Planner Grahn agreed. She thought the LMC does a good job of that for uphill lots because it requires a step at 23 feet. They will definitely look at incorporating his suggestion into the guidelines, because a lot of it will have to do with the perceived mass and scale of a neighborhood.

Board Member Beatlebrox referred to page 37 of the Staff report regarding Telluride, which talks about providing open space in commercial projects that will be perceived as a public amenity. She knows there is not as much room in Old Town as there is in Telluride, but it is nice to have open space as a public amenity. She used the corner of Heber and Main as an example. Ms. Beatlebrox was unsure if that could be done in Park City, but was struck by that as a guideline.

Chair Stephens called for public input.

Ron Whaley stated that in 1982 he was on the Historic District Commission doing exactly what they were doing this evening. He was struck by the virtual similarity between the conversation of 1982 and the conversation this evening. Mr. Whaley commented that the character of zones and the underlying lots in conjunction with the underlying topography. For example, going up Daly Avenue, the accessory buildings on the left-hand side are out in front because they are accessible. The houses are in the back because that is where they had to go because of the lot limitations. He noted that there is a creek coming down Daly

Avenue, but the homes were built behind the creek. Therefore, there is the road, the creek, and then the structures. The creek flooded in 1984 and was thereafter culverted. The position of those homes based on the hillside, the creek, and the dedicated road. What appears to be a neighborhood by design was a neighborhood built by where building could occur and why. Mr. Whaley stated that that portion of the subdivided Park City happened well after the typical 25' x 75' lot. He remarked that there was an underlying matrix of different lot sizes, couple with the street, the old stream and the hillside. It is different on the right side of the street where there are extreme physical constrictions from the hillside. Mr. Whaley stated that the rolling history of the town was in time and geography. What they see as a neighborhood was largely there by virtue of the landscape and the time that they built.

Sean Kelleher, a resident at 409 Echo Spur, stated that he was the developer of the project at Echo Spur. Mr. Kelleher thanked Anya, Hannah and Bruce Erickson for bringing together a number of people in town to talk about some of these issues. He stated that Echo Spur was not happenstance. When they started to work on that project a few years ago, they came to the Planning Department and asked what they wanted to see. The project is in the HR-1 zone and is not considered infill. The houses to the west are Ontario in HR-1. To the east is not HR-1, and it is more of a 1990s type of development. There are more historic homes closer to Deer Valley Drive. Mr. Kelleher stated that even though it was not infill, the project was new and wide-open slate. In conversations with Planning, they wanted something that was more mountain modern, and they discussed what might or might not work. They were looking for good houses that met the general plan guidelines, but was also in line with what Planning wanted. Mr. Kelleher commented on the number of flat roofs around Old Town. Mr. Kelleher stated that in his project they also considered issues of sustainability, storm water management and other things that benefit from having a flat roof. There is less runoff with flat roofs and as the snow melts it is stored on the property. Mr. Kelleher stated that he wanted to take a pragmatic approach with his project at the time for what they thought was the right way to do it, and they came up with that concept.

Cindy Matsumoto did not object to flat roofs on Echo Spur, but she found the flat roof on 1131 Lowell to be disruptive. As they move forward, she would like to limit where flat roofs are allowed. She finds them disruptive to the rhythm of the street. Ms. Matsumoto could see where flat roofs might have a place in other neighborhoods, but not on Old Town streets.

Chair Stephens close public input.

Planner Grahn stated that a few months ago they were looking at applications coming forward and what the Planning Department was currently working on. In the past the staff would provide a quarterly list of ongoing or active Historic

District Design Review and the pre-historic District Design Review Applications. Louis Rodriguez had prepared a list that was given to the Board members this evening. Director Erickson noted that 146 permits were either in process or were processed in 2016.

Annual Legal Training on Open Public Meetings Act

Assistant City Attorney McLean conducted the annual legal training on the Open Public Meetings Act. She reminded the Board Members to update their disclosure forms. Ms. McLean stated that the LMC Code was updated online and it was very accessible and searchable. If any of the Board members wanted a hard copy of either the LMC or the Historic District Guidelines they should contact Louis.

Assistant City Attorney McLean reviewed the authority and purpose of the Historic Preservation Board. She noted that the HPB used to be an appeal authority for Historic District Guidelines. However, the Code was changed and they are no longer an appeal authority because the Board was now involved with reviewing historic material deconstruction, as well as providing input if a home is being rotated, moved, or panelized. The HPB continues to do the Determinations of Significance. Ms. McLean outlined additional duties that the City Council may ask of the HPB. Most of the duties remained the same; however, one change is that the City Council may ask the HPB to be part of the Design Review on city projects outside the Historic District.

Assistant City Attorney McLean reviewed the requirements of the Open Public Meeting Acts. The most important item was abiding by the spirit of the act. The Open Public Meetings Act makes sure that the Board acts in a transparent manner in the public eye, that the meetings are recorded and that notice is given. Ms. McLean stated that the Act only applies to meetings. If the Board members attend the same public event, that is not considered a meeting as long as they do not discuss business. Ms. McLean reminded the Board to be careful about having a meeting after the meeting and email communications. If emails get GRAMA'd their computer is searched for other emails.

Assistant City Attorney McLean read from the Act, "Citizens are entitled not only to know what government decides, but to observe how and why". Even if people disagree, when they see how a decision was reached it adds a lot of understanding. State law requires that the meeting occur in one permanent location. Ms. McLean stated that the HPB has not requested for people to participate electronically. If there is an interest she was willing to talk about it, but it was not encouraged because so much of the meeting is visual.

Assistant City Attorney McLean thanked the Board members for their service.

The meeting adjourned at 6:18 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board



Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Historic Sites Inventory
Address: 732 Crescent Tram
Project Number: PL-16-03370
Date: March 1, 2017
Type of Item: Administrative – Determination of Significance for Additions

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether the additions to 732 Crescent Tram, designated as a Landmark structure on the Park City Historic Sites Inventory (HSI), are historic in accordance with the attached findings of fact and conclusions of law.

Topic:

Project Name: 732 Crescent Tram
Applicant: Old Town Lands, LLC (Represented by Tom Peek)
Owners: Old Town Lands, LLC
Proposal: Determination of Significance for Additions

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. The existing structure at 732 Crescent Tram was added to the Inventory as a Landmark Structure based on a reconnaissance level survey by then-Historic Preservation Consultant Dina Blaes in 2009.

On August 23, 2015, Staff received an HDDR pre-application to discuss the historical significance of some of the structure's rear additions. The property owner would like to remove the non-historic additions, mothball¹ the structure, and then move forward with a plat amendment to create two lots of record at this site. The historic house would be renovated following recordation of a future plat amendment and an addition may be constructed at that time.

The applicant received a non-structural interior exploratory demolition permit in 2015. The exploratory demolition has afforded greater understanding of the development of this house, and has allowed staff to determine approximate dates of construction for the additions based on materials and construction methods. Site visits have been made by

¹ Mothballing is the act of closing the building temporarily to protect it from weather as well as securing it from vandalism.

former Chief Building Official Chad Root, Historic Preservation Consultant Anne Oliver, and Planning Department staff.

The Planning Department received a Determination of Significance (DOS) application for the additions on the historic house on November 14, 2016; it was deemed complete on November 17, 2016. Because of the limited information available on the Historic Site Form, staff has conducted additional research to determine the developmental history of this Landmark house and the historic significance of the rear additions. The purpose of this staff report is to have the HPB review the criteria to determine the historical significance of the rear additions on the west and south sides of the house.

The applicant is aware that this DOS application only determines the historical significance of the additions. The Historic Preservation Board (HPB) will have to review and approve the removal of these additions and/or any additional historic materials as part of a larger rehabilitation project through the Material Deconstruction process.

History of the Structure:

According to the Summit County Recorder's Office, this house was constructed c.1904. Physical evidence confirms that the house was originally constructed as a one-room single-cell house, facing north. Single cell houses, common in Utah between 1847 and 1910, generally consisted of single square or rectangular unit that created a single room. Single cells were often constructed with the intent to expand in the future and their simple design facilitated the addition of a second cell to the original to create a hall-parlor or even a second level.

By the 1907 Sanborn Fire Insurance Map, the single-cell house at 732 Crescent Tram had been expanded to the west, to create a more traditional rectangular hall-parlor form. Additionally, a rear addition had been constructed on the eastern half of the rear (south) elevation. At the time of its construction, the site was located outside of the Townsite survey and adjacent to the Crescent Mining Company's Tramway (Crescent Tramway). The house was also only 8 feet from the neighboring structure at 736 Crescent Tram (now demolished).

The house was likely expanded by Archie Wilson who took out a mortgage on August 6, 1906. Not much is known about Archie Wilson, but he did transfer ownership to his wife Mary Wilson in 1919. It is unclear when the Wilsons sold the house. The house remained largely unchanged from 1904 through 1929.

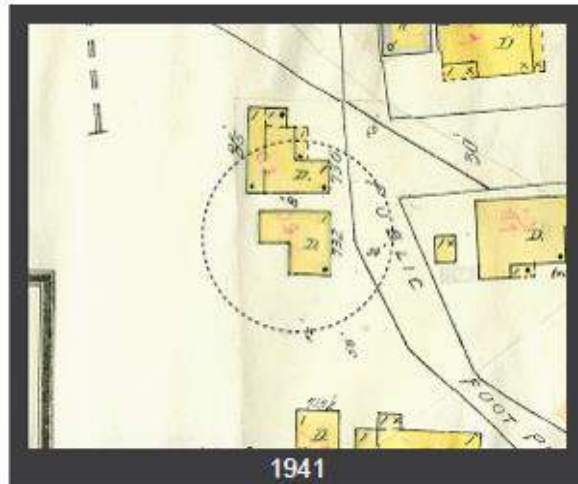
What is unusual about this house is that the hall-parlor form is facing north, with its side elevation facing the public footpath and 8th Street to the north. The north-facing orientation likely originated with the c.1904 single-cell house. At the time of its construction, the original builder may not have anticipated how the house would be expanded and so it did not matter that the house faced north towards its neighbor. Over time, the house was expanded to the west in order to create the hall-parlor form and the north-facing entry remained. The two cells on the west side were living areas and the c.1907 addition that created the "L" was a bedroom. Had the builder expanded the

living areas to the south of the original single cell, the building would have become a cross-wing and the entrance would have had to be relocated to the east façade, facing Crescent Tram.



In 1926, Carl Winters took a job at the Park City High School. Winters lived in the house with his wife and three daughters for twelve years. His daughter Marie remembered the house only consisting of “a kitchen, bathroom, dining room, front room, and one bedroom.” This is consistent with the Sanborn Maps that show the original hall-parlor form along with a rear addition to the south.

During the Winters’ ownership of the house, Marie remembers her father making a number of improvements. She recalls that he “tore off the kitchen and bathroom and made them new.” It is unclear if the kitchen was simply renovated or if it was completely demolished and rebuilt. Per the applicant’s analysis, this kitchen addition to the west of the original single cell has newer building materials; however, it maintained the original footprint that was evident in the Sanborn Fire Insurance Map of 1907. Winters also constructed a new stairway along the west wall of the c.1907 rear addition for access to the second level he built. It appears that Carl Winters also added an extension to the c.1907 rear addition and constructed a root cellar at the far front end of the kitchen extension. The porch seems to have been constructed by 1941 as well as seen in the c.1941 tax photograph.



This 1941 Sanborn Fire Insurance Map does not depict the rear addition to the south of the original ell, nor does it show the second story addition and porch.

The Sanborn Fire Insurance maps were originally used to assess fire insurance liability. They became popular in the U.S. following the Civil War when population growth led to a construction boom in an effort to rebuild the South and settle the West. As staff and the HPB have discovered in Park City's Sanborn Fire Insurance Map Collection, the maps were often updated following 1907 with trace paper. As firefighting capabilities improved, less attention was paid to accurately updating the maps. For that reason, the changes to 732 Crescent Tram seen in the historic tax photograph may not have been documented in the 1941 Sanborn map.



c. 1941 Tax Photograph shows the rear in-line addition as well as the rooftop expansion Carl Winters added between 1926 and 1938.

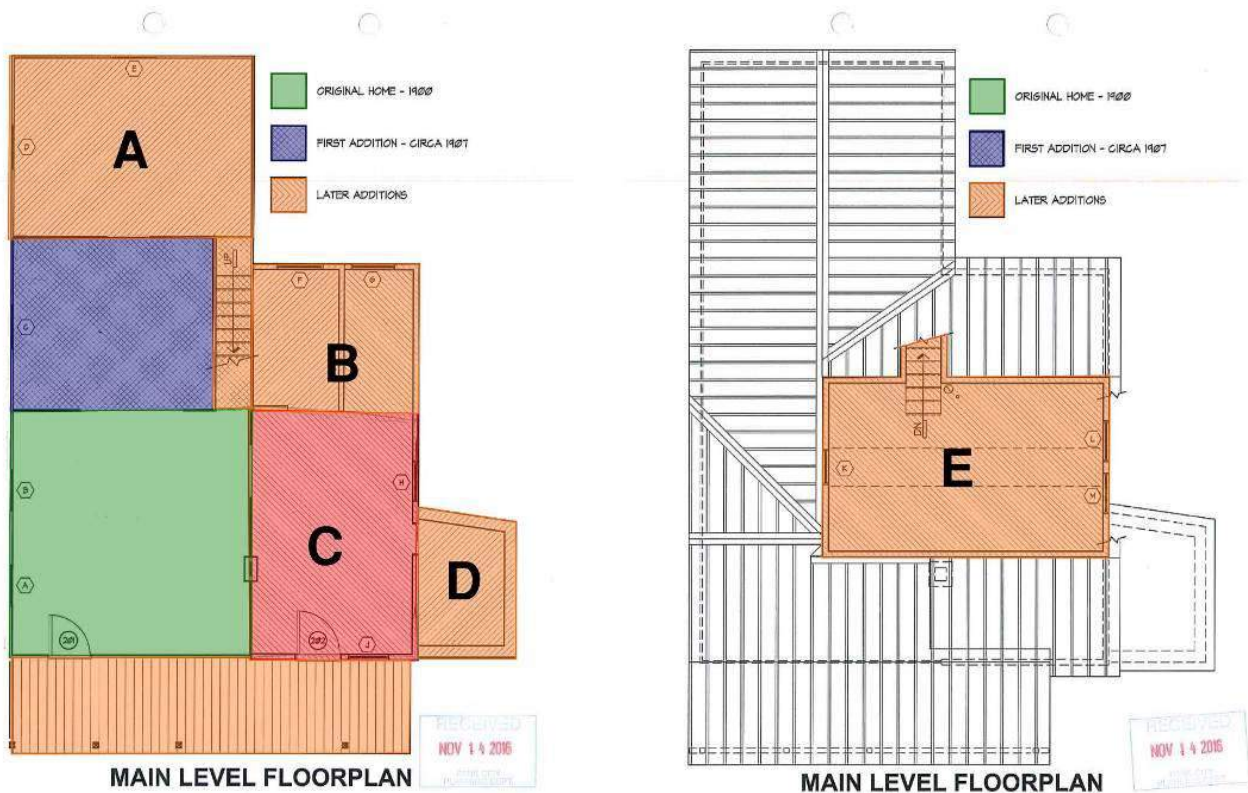
Carl Winters was a prominent Parkite. Winters taught mathematics at the [Park City High School](#) (1255 Park Avenue) until he was promoted to principal in 1936. Two years later, he became the Park City School District Superintendent, a position he held for 27 years; he retired in 1965. When the Park City High School moved to its new location on

Kearns Boulevard in 1977, the building became the Carl Winters Middle School, named in honor of the long-time superintendent.

Due to the location of the house outside of the Townsite survey and its proximity to Crescent Tramway, it is difficult to document the history of ownership for this property. It is unclear who resided in the home after the Winters family sold it; however, the Sweeney Land Company gave a quit claim deed to G. Leo and Margaret Rodgers in 1985. It is unknown if they lived in the house or in Park City in general as there is little record of the couple. The Planning Department records show that the City awarded the Rodgers a Historic District Grant in 1988 for painting, a new roof, and fixing a wall (see Analysis for further discussion); it is unclear which wall was repaired but staff assumes the painting and new roof covered both the historic hall-parlor as well as the additions made by Winters.

Mrs. Rodgers then deeded the house to the Salt Lake Exchange Accom. in 2002. It was purchased by current owner Thomas Peek in 2002; however, it was transferred to Old Town Lands LLC, of which Peek is a representative, in 2005.

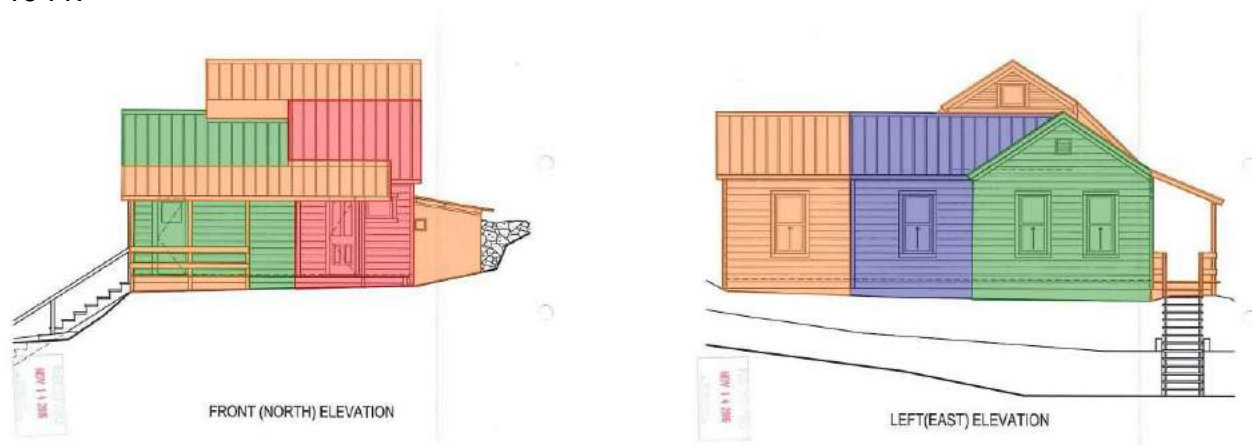
The following analysis documents the development of the historic house:



The green shaded room represents the original c.1904 one room single cell house. The purple shaded area reflects the addition that was constructed early on, sometime between 1900-1907 based on Sanborn Map Analysis. Addition A does not appear in the Sanborn

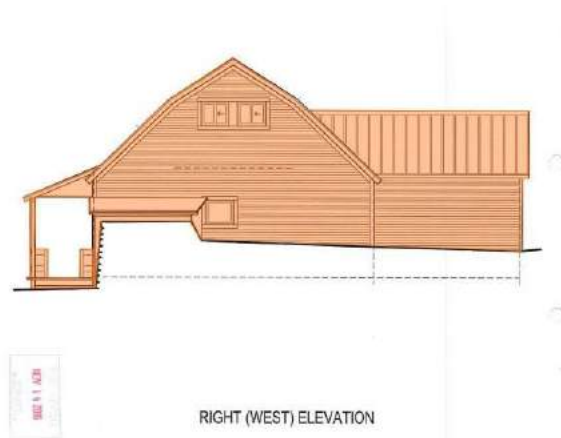
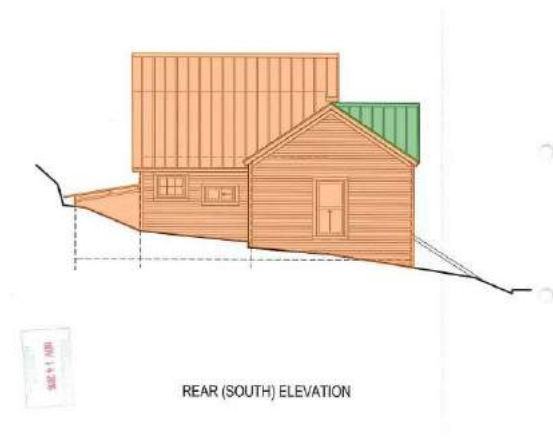
Fire Insurance Maps, but does appear in the c.1941 tax photograph; it is likely that this addition was added by Carl Winters. Addition B is the bathroom wing and stairs, and Addition D is the root cellar that were also likely constructed by Winters. The red shading reflects the kitchen addition that was reconstructed by Winters and maintained the original dimensions of the c.1907 hall-parlor form (Addition C). Winters also added the second level (Addition E). The Sanborn Fire Insurance Maps do not show a full-width front porch; however, it appears in the c.1941 tax photograph. It's likely that the porch was also constructed by Winters when the other improvements were made.

The elevations further clarify the number of alterations that were made between 1926 to 1941:



The green shaded form shows the original single cell form. The orange shading represents the modifications made by Carl Winters between 1926-1938, which included adding a root cellar on the east side of the house and a second level addition. The red shading reflects the kitchen addition that Winters reconstructed and that maintained the original form of the c.1907 hall-parlor as shown in the Sanborn Fire Insurance Maps. The porch was likely constructed under the Winters ownership as well.

The green shaded area shows the side of the original single cell form. The purple shading shows the first addition that was constructed before 1907 and appears throughout the Sanborn Fire Insurance Maps. The orange shading shows the changes that were likely made between 1926-1938. They are not shown on the Sanborn Fire Insurance Maps, but they are depicted in the c.1941 tax photograph.



The green shaded form shows the south elevation of the original hall-parlor. The remainder of the rear elevation was built by Winters between 1926-1938.

The orange shaded areas represent what was built by the Winters between 1926-1938.

The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938. The interior was gutted as part of an exploratory demolition permit in 2015.



Photos from 2013

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 structure is currently identified as "Landmark" on the Historic Site Form. It is not listed on the National Register of Historic Places (NRHP) but is eligible for listing.

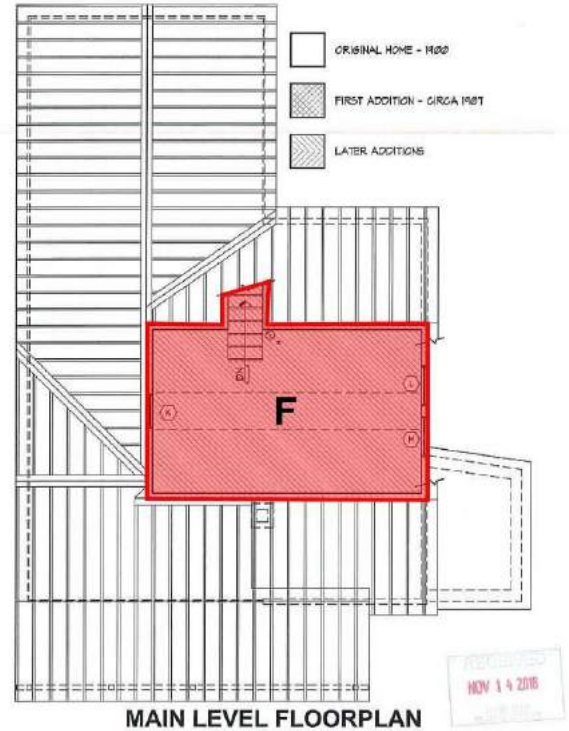
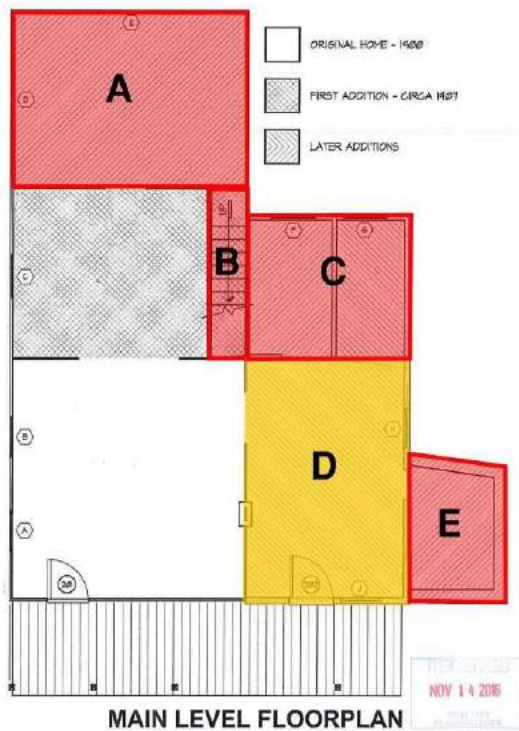
Evaluating Historical Significance

To be listed on the NRHP, the building must presently reflect those characteristics that tell the story or convey its importance in American history, architecture, archeology, engineering, and/or culture. It must possess integrity of location, design, setting, materials, workmanship, feeling, and association. In Park City, individual buildings make up our Mining Boom Era Residences Thematic National Register District, which was listed on the NRHP due to its architectural and historical significance.

The Land Management Code provides criteria in which to evaluate the historical significance of this historic house and its additions that is based off of the NRHP criteria. Like a district, the house was designated as a Landmark structure on the city's HSI due to the sum of its parts. As detailed further in the analysis below, the house could be deemed significant for (1) its association with an event, the Mature Mining Era, (2) its association with a person of significance in the community, Carl Winters, and/or (3) its Design/Construction which includes its hall-parlor form, single-wall construction, and possibly the developmental history of this site.

The applicant has requested that the HPB make a determination of significance on the additions to the historic house. If the HPB finds that the additions are not historic, the applicant will submit an HDDR application to remove them in the future. The HPB will then review the material deconstruction associated with removing these additions. Should the HPB find that the additions are historic and should remain, they will not be permitted to be permanently removed from the historic house.

The HPB will need to determine what period of development is historically significant in order to determine whether or not these additions are historically significant. Staff has provided more detail in the following analysis.



- **Addition A** is the in-line addition that was likely constructed by Carl Winters; it is not reflected in the Sanborn Fire Insurance Maps, but does appear in the 1941 tax photograph. The applicant believes this addition is not historic.
- **Addition B** is the stairs that were likely constructed when the second level was added (Addition F).
- **Addition C** is the bathroom addition that was constructed by Carl Winters; it, too, does not appear in the Sanborn Fire Insurance Maps. The applicant believes this addition is not historic.
- **Addition D** is the kitchen addition that was reconstructed by Carl Winters. Though it was constructed between 1926 and 1938, it did maintain the original footprint of the c.1907 hall-parlor form as depicted by the Sanborn Fire Insurance maps.
- **Addition E** is the root cellar that was also likely constructed by Carl Winters. The applicant believes this addition is not historic.
- **Addition F** is the second level addition that was built by Carl Winters. It is depicted in the c.1941 historic tax photograph, but was not original to the c.1907 house. The applicant believes this addition is not historic.

Staff requests that the HPB find whether or not these additions would meet the criteria for Landmark designation, based on the following:

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

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

Complies. The additions being reviewed were constructed by Carl Winters during his ownership of the house (1926 to 1938), making these additions between 91 and 79 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

Complies. As previously described, this building is eligible for the NRHP, though it is not listed. The building is eligible as it currently exists, with these additions, as it contributes to the historical and architectural significance of the district overall. As documented by staff, the building has largely remained the same since the end of the Mature Mining Era, with the additions in question being over 50 years old. These additions do not detract from the historic building. While the overall form was modified at the end of the Mature Mining Era or a short time after it, the Historic Site Form finds that “much of the original integrity and composition is intact in form.”

(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.

HPB Discussion Requested.

With its additions, the building as it exists today contributes to the broad patterns of our local history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era. The c.1907 hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era, and its simple folk Victorian architecture reflects that same era.

The overall development of this property reflects the changing needs of Park City's mining boom era. The initial single-cell house was built c.1904 to meet the housing demand created by the mining boom. As Park City matured from a mining camp into a permanent settlement, it was common to expand houses to accommodate growing families. The single cell house at 732 Crescent Drive was expanded to the west to create a hall-parlor form and a bedroom addition was constructed to the south of the single-cell as well. By the 1920s, Park City was an established

community and permanent residents required more space for growing families; the Winters' alterations to the house again reflected the need to meet the changing needs of permanent residents and their families.

For those buildings deemed historically significant because of their association with a person, the building must reflect the time period when he or she gained significance due to his/her important achievements. This LMC provision is based on Criterion B of the NRHP, and Criterion B states that sites should be compared to other associated properties to identify those that best represent the person's historic contributions. In the case of 732 Crescent Tram, the HPB may find:

1. The additions under review are historically significant because of their association with Carl Winters and should be maintained
2. The additions under review are not significant because of their association with Carl Winters as there are better properties that represent Carl Winters' contributions to the community, such as the Park City High School (now Library).

As described earlier, Winters was significant to the history of Park City. From 1926 to 1936, he taught mathematics at the Park City High School and then served as principal for two years. From 1938 through 1965, he was the Park City School District Superintendent.

The single-cell house was initially built c.1904 but expanded by 1907 into a hall-parlor with rear addition. This early form consisted of single-wall construction, a simple building technique that allowed for buildings to be quickly constructed in an effort to meet the housing demands created by the mining boom and Great Fire.

The additions to the house reflect the distinctive characteristics of the period and methods of construction typical to the Mature Mining Era. It was not uncommon for houses to be expanded as families permanently settled in Park City, and Carl Winters added these additions between 1926 and 1938 so that the house could accommodate his family of six. The additions were constructed of simple materials and single-wall construction, echoing the construction of the original house. The second level addition was built upon the original roof, a staircase was haphazardly constructed to the west side of the c.1907 addition, and a bathroom was dug out and built into the hillside. This expansion made use of any available space on this hillside lot, which was typical of construction during the early twentieth century.

These additions lack individual distinction; however, the HPB will need to determine if they contribute to the Landmark status of the house overall.

Should the HPB find that the additions do not meet the criteria for Landmark status, the HPB may find that these additions meet the criteria for Significant status 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. As previously outlined, the additions that the applicant found to be non-historic were constructed by Carl Winters between 1926 and 1938. The additions are between 91 and 79 years old.

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

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

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

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

Complies. The Essential Historical Form is defined as the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. As previously noted, the form of this house remains largely unchanged since c.1941. The additions under review today were constructed by Carl Winters between 1926 and 1938. The HPB shall determine whether these additions are historic and make up the Historical Form.

In 1988, the property received a grant of \$3,770 for painting, a new roof, and fixing a wall. It is unclear which wall was repaired. Staff can only assume that the paint was for both the historic house and any additions as the house has always been painted a single color. Additionally, the new roof likely covered the entire structure as it appears that the age of the asphalt shingles is consistent throughout.

The house is currently designated as a Landmark structure on the City's Historic Sites Inventory, adopted in 2009. The house was identified as historic in the 1982 reconnaissance level survey of Old Town and was rated "B" in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible/slightly less significant and/or intact.

(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 house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the additions made to the rear (south) elevation, stairway, bathroom addition, root cellar, and second level addition between 1926 and 1938. The house reflects the Historical and Architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.

(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.

HPB Discussion Requested. The hall-parlor form and rear addition were constructed by c.1907. The hall-parlor form was one of the earliest types to be built in Park City and was one of the three most common house types built during the Mature Mining Era (1894-1930). These additions were constructed at the end of the Mature Mining Era or even after 1930.

As discussed earlier, the HPB will need to determine whether the house is significant due to its association with Carl Winters, a prominent historic figure in Park City. The HPB may also find that there is a better example—the Park City High School—that is more significant to Carl Winter’s contributions to our community.

Additionally, the single-wall construction of these additions is a typical method of construction and craftsmanship that was utilized during the Historic Period to address housing shortages due to the mining boom as well as the Great Fire.

Process:

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

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

Notice:

On February 11, 2017, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent

a mailing notice to the property owner and property owners within 100 feet on February 15, 2017 and posted the property on February 15, 2017.

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 and find the additions from the HSI meet the criteria for Landmark or Significant and do contribute to the Site's listing on the Historic Sites Inventory, based on the findings of fact and conclusions of law set forth in the staff report
- Conduct a public hearing on the additions described herein and find the additions are non-historic and do not contribute to the Site's listing on the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Continue the action to a date certain.

Significant Impacts:

The house at 732 Crescent Tram is currently listed on the Historic Sites Inventory (HSI). If it continues to be designated as "Landmark" 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 additions be found to be non-historic and non-contributing to the historical significance of the landmark house, they may be removed in the future; the house will remain listed on the HSI as Landmark.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether the rear additions to 732 Crescent Tram, designated a Landmark structure on the Park City Historic Sites Inventory (HSI), are historic in accordance with the attached findings of fact and conclusions of law.

Findings of Fact and Conclusions of Law Supporting the Historic Designation of the Additions:

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.
3. The historic house at 732 Crescent Tram is identified as "Landmark" on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.

4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. A single-cell house was initially built on this site c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.
7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of “a kitchen, bathroom, dining room, front room, and one bedroom.” This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters’ daughter also remembers that her father “tore off the kitchen and bathroom and made them new.” It’s unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters’ improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received \$3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.
13. The additions constructed by Carl Winters are between 79 and 91 years old.
14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City’s Historic Site Form finds that “much of the original integrity and composition is intact in form” which includes these additions.
15. The building as it exists today contributes to the broad patterns of Park City’s history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.
16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.

17. The overall development of this property reflects the changing needs of Park City's mining boom era. As Park City became an established community, permanent residents expanded the early miners' cabins in order to accommodate growing families.
18. Carl Winters is a person of historical significance in the community and the additions he made to the house at 732 Crescent Tram between 1926 and 1938 are significant because of their association with him.
19. The additions reflect the distinctive characteristics of the period and methods of construction typical to the Mature Mining Era. The additions were constructed of simple materials and single-wall construction. The staircase was haphazardly constructed to the west side of the c.1907 addition and a bathroom was built into the hillside. The expansion was typical of Park City during this period as it made use of any available space on this hillside lot.
20. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
21. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.
22. The house was rated "B" in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible for the NRHP or slightly less significant and/or intact.
23. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the later additions made by Carl Winters. The house reflects the historical and architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.

Conclusions of Law:

1. The existing house located at 732 Crescent Tram meets 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 **Complies.***
 - 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.***
2. The existing house located at 732 Crescent Tram 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

(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.

Findings of Fact and Conclusions of Law Removing the Historic Designation of the Additions:

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.
3. The historic house at 732 Crescent Tram is identified as "Landmark" on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. A single-cell house was initially built on this site c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the

south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.

7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of “a kitchen, bathroom, dining room, front room, and one bedroom.” This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters’ daughter also remembers that her father “tore off the kitchen and bathroom and made them new.” It’s unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters’ improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received \$3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.
13. The additions constructed by Carl Winters are between 79 and 91 years old.
14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City’s Historic Site Form finds that “much of the original integrity and composition is intact in form” which includes these additions.
15. The building as it exists today contributes to the broad patterns of Park City’s history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.
16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.
17. The additions constructed to the house between 1926 and 1938 do not reflect the Mature Mining Era and do not contribute to our understanding of the broad patterns of our history.
18. Carl Winters is a person of historical significance in the community; however, the additions he made to the house at 732 Crescent Tram between 1926 and 1938 are not significant because of their association with Carl Winters as there are better properties that represent Carl Winters’ contributions to the community, including the historic Park City High School at 1255 Park Avenue.

19. The additions do not reflect the Mature Mining Era's characteristic building types or methods of construction.
20. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
21. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.
22. The house was rated "B" in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible for the NRHP or slightly less significant and/or intact.
23. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the later additions made by Carl Winters. The house reflects the historical and architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.
24. The additions do not contribute to the historical significance of this house.

Conclusions of Law:

1. The additions to the existing house located at 732 Crescent Tram does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
 - d. 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.***
 - e. 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 **Complies.***
 - f. 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. **Does not comply.***
2. The additions to the existing house located at 732 Crescent Tram 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.

(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.

Does not comply.

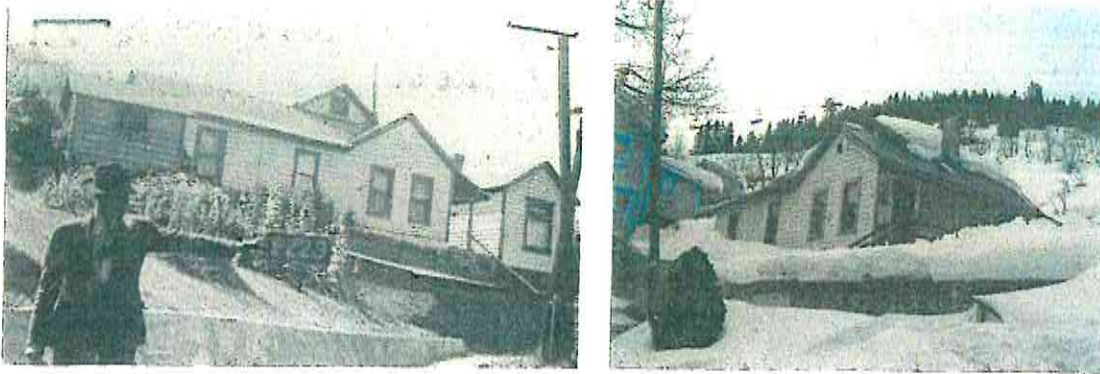
Exhibits:

Exhibit A – Applicant’s Analysis

Exhibit B – Carl Winters’ Obituary, Park Record, 1/16/1975

Exhibit C – Sanborn Map Analysis

732 Crescent Tramway



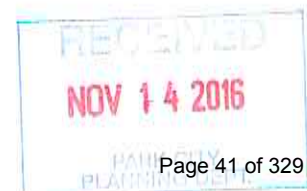
Ever wondered who Carl Winters was, memorialized in the old high school/Library building on Park Ave? To start he lived here.

Carl Winters graduated from the University of Utah in 1924 and taught in Helper and Upton. In 1926, he took a job teaching at the Park City High School. According to their daughter Marie, "My mother didn't want to come because it was a lusty mining town."

The Winters purchased this home and lived here for twelve years with their three daughters. "A kitchen, bathroom, dining room, front room and one bedroom," as Marie remembered, "Daddy later built an upstairs to it. Tore off the kitchen and bathroom and made them new. The house was small, one bedroom for all the five of us – until he built the upstairs. But everyone had a dining room, whether they had just one bedroom."

Carl Winters taught mathematics until 1936, then became high school principal for two years before being appointed Park City School District Superintendent, a position he held for twenty seven years (until 1965).

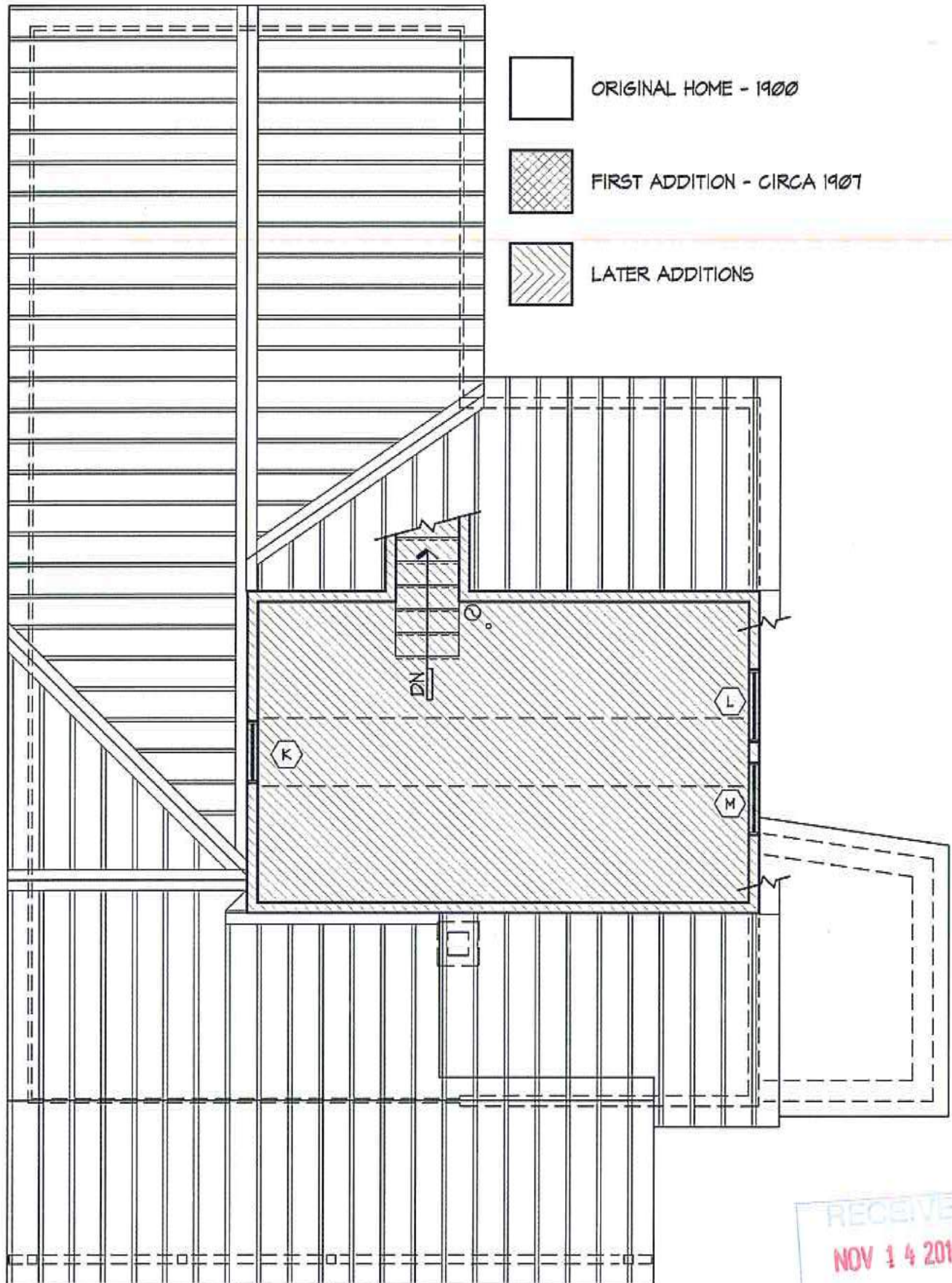
The homes subsequent owners were Matthew Rodgers who married Ida Richardson on July 30, 1914. Matt was born in County Down, Ireland in 1888 and came to the US in 1906. He was employed as a hoisting engineer for the Silver King Coalition Mines Company until his retirement. The Rodgers loved their home and garden and lived here with their two sons Matt and Leo.





MAIN LEVEL FLOORPLAN

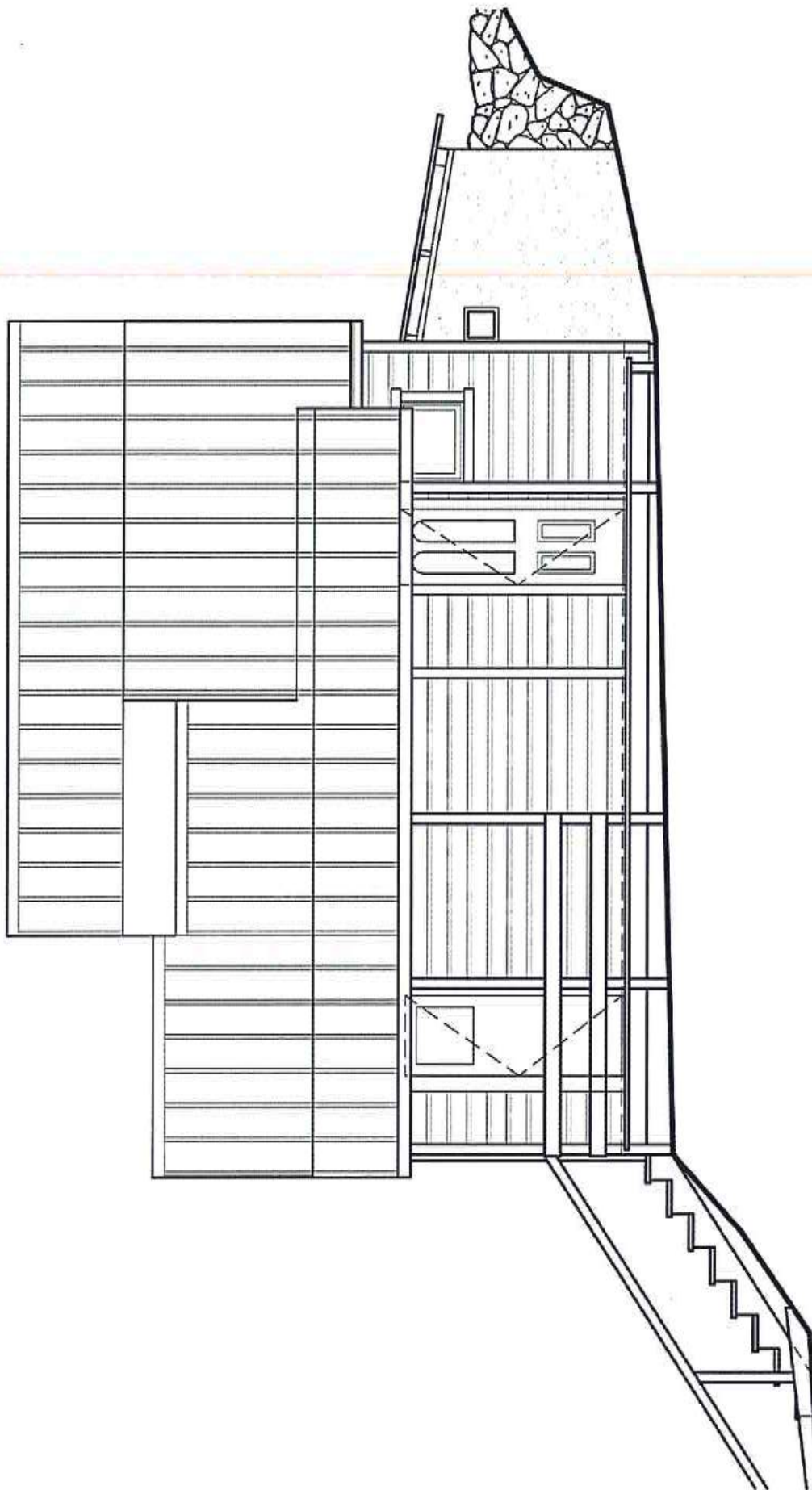
RECEIVED
 NOV 14 2016
 PARK CITY
 PLANNING DEPT.



- ORIGINAL HOME - 1900
- FIRST ADDITION - CIRCA 1907
- LATER ADDITIONS

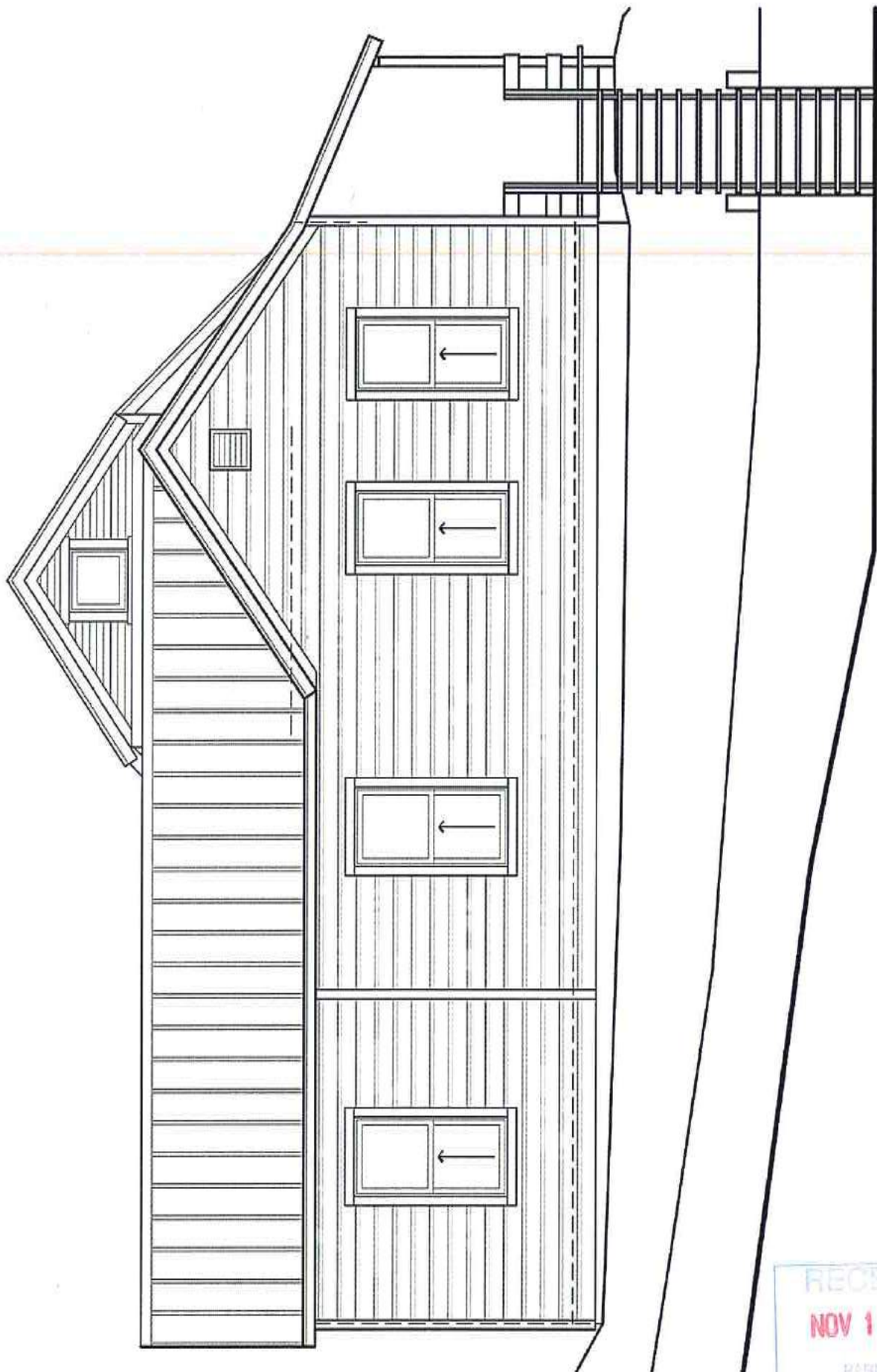
MAIN LEVEL FLOORPLAN

RECEIVED
 NOV 14 2016
 PARK CITY
 PLANNING DEPT.



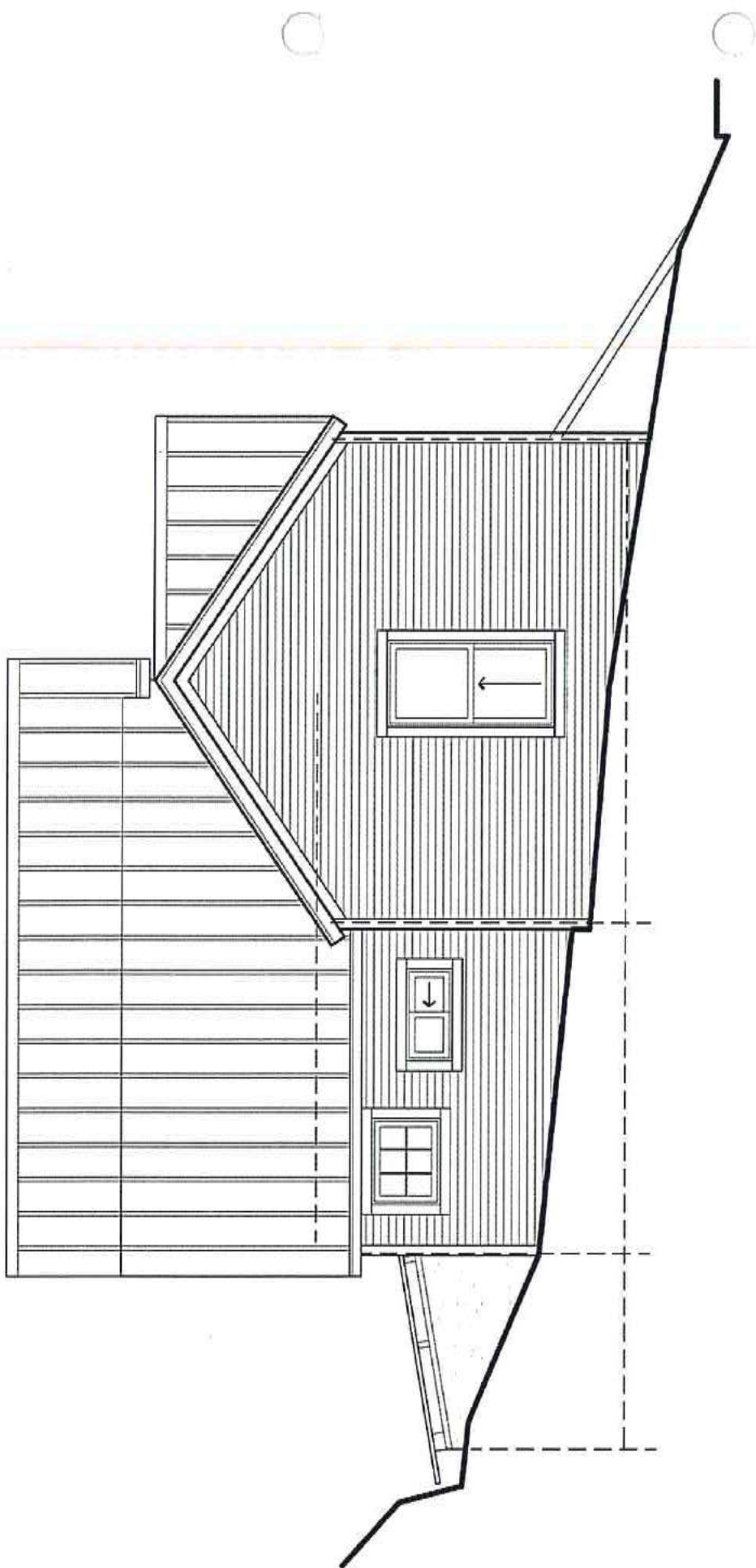
FRONT (NORTH) ELEVATION

RECEIVED
NOV 14 2016
PARK CITY
PLANNING DEPT.



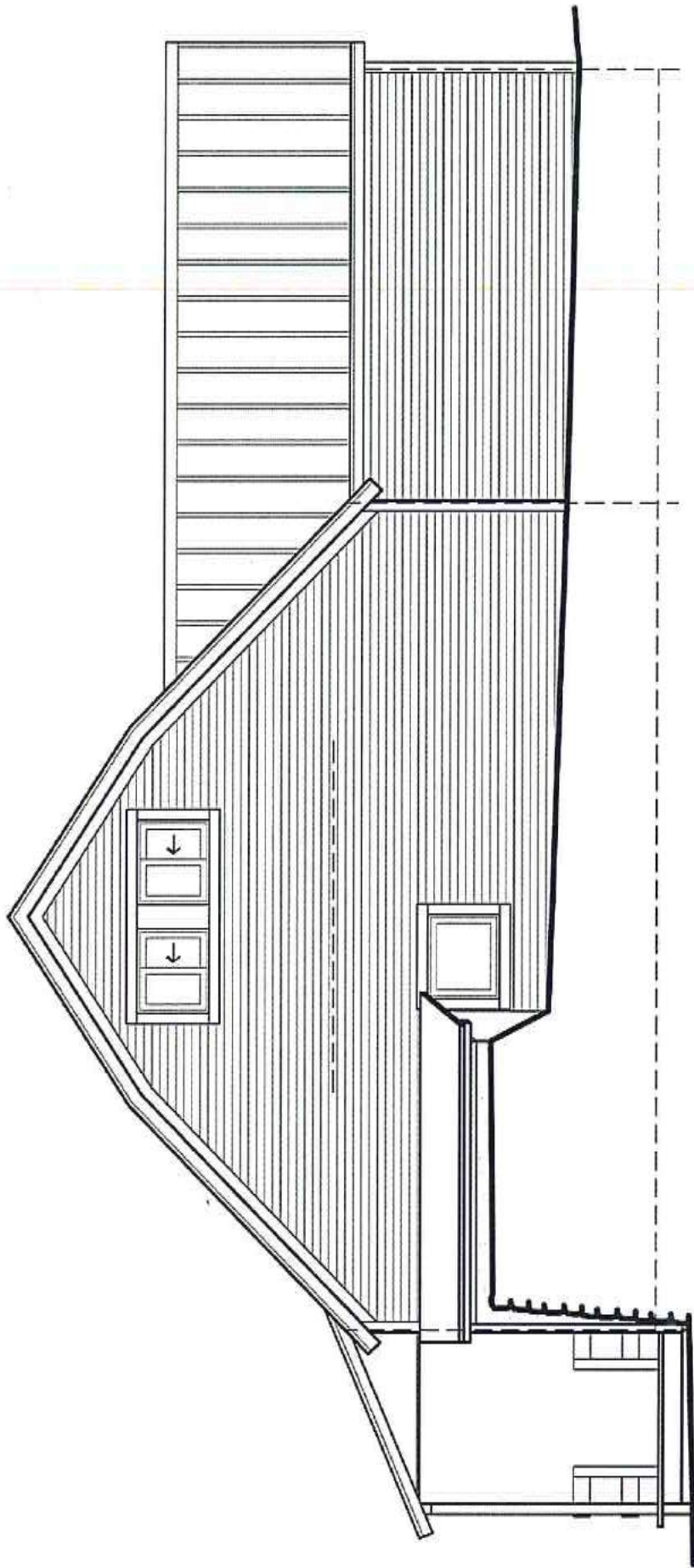
LEFT(EAST) ELEVATION

RECEIVED
NOV 14 2016
PARK CITY
PLANNING DEPT.



REAR (SOUTH) ELEVATION





RIGHT (WEST) ELEVATION

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c. 1941 (Summit County)



1912 (Utah State Historical Society), detail below



Exhibit B

732 Crescent Tram, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Carl Winters

Carl Winters, 78, Orem, died Jan. 12, 1975 in an Orem nursing home of a liver ailment.

He was born Nov. 7, 1896 Hoytsville, to Alonzo S. and Elizabeth Ann Wilkinson Winters. He married Ruby Willoughby June 28, 1922, Salt Lake LDS Temple.

Mr. Winters was a school teacher in Wyoming and Park City. He was former superintendent of schools, Park City District. A member of the American Association of School Administrators; NEA; Kiwanis Club; American Legion; Utah Society for the Physically Handicapped.

Survivors: wife, daughters, Mrs. Russell (Marie)

Horan, Mrs. Clyde (Beth) Fritch, both Orem; 10 grandchildren; 4 great grandchildren; sisters, Mrs. Reed (Lone) Brooks, Hoytsville; Mrs. Vern (Beulah) Willoughby, Coalville.

Funeral services are being held Thursday 1 p.m., Park City LDS Ward Chapel. Friends call at Olpin Mortuary, Park City, Thursday 2 hours before services.

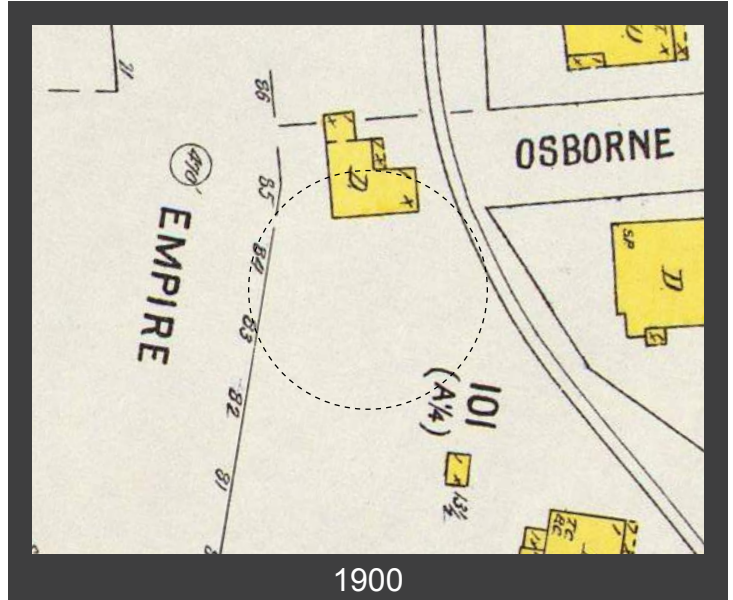
Burial, Park City Cemetery.

Exhibit C

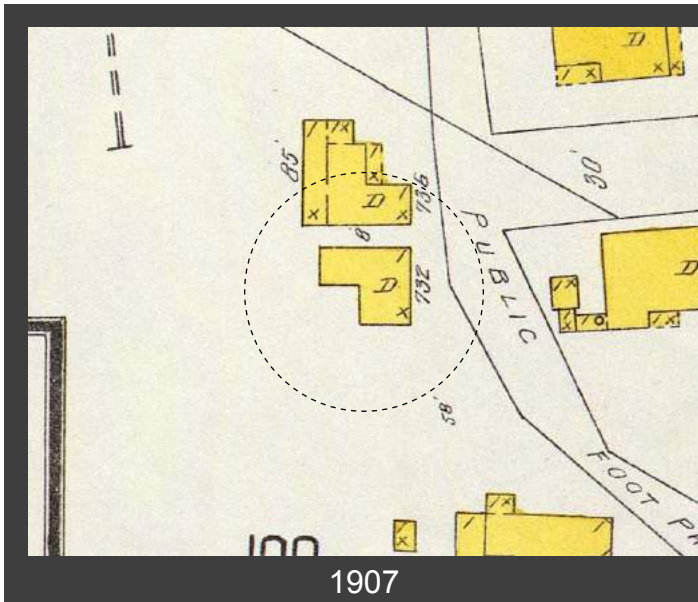
732 Crescent Tram, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

(outside of 1889 map boundary)

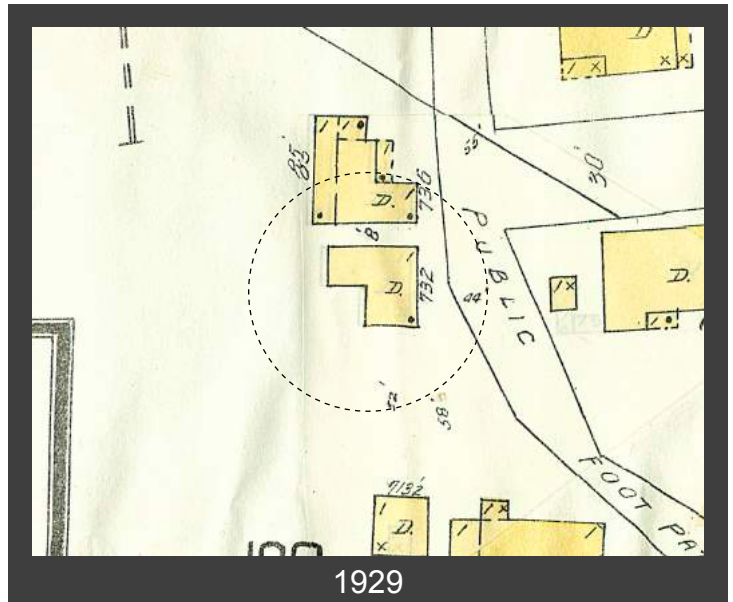
1889



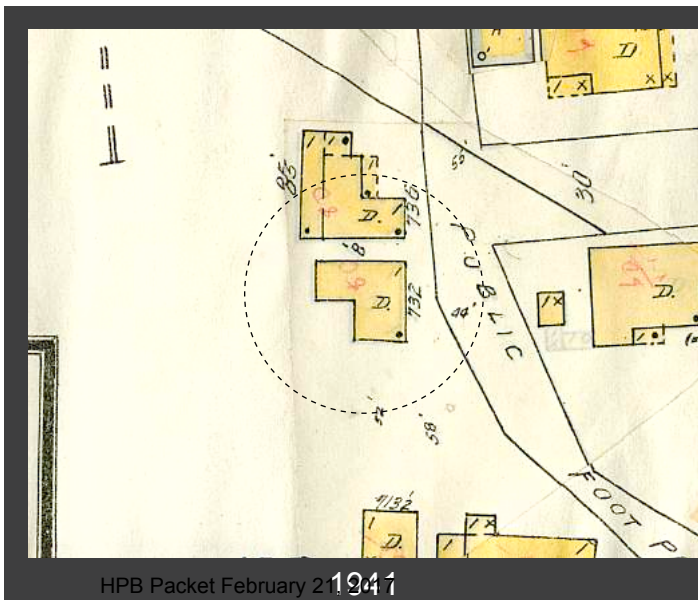
1900



1907



1929



HPB Packet February 21, 2011



Planning Department

Historic Preservation Board Staff Report

Author: Hannah M. Tyler, Planner
Subject: Relocation and Material Deconstruction Review
Address: 1353 Park Avenue (New Site), 1323 Woodside Avenue (Original Site)
Project Number: PL-16-03376
Date: March 1, 2017
Type of Item: Administrative – Relocation and Material Deconstruction

Summary Recommendation:

Proposal 1: Relocation of a Significant single-family dwelling to a new site.

Staff recommends the Historic Preservation Board review the Relocation of the Significant single-family dwelling at 1323 Woodside Avenue to a new vacant site at 1353 Park Avenue, conduct a public hearing, and approve the Relocation pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Proposal 2: Material Deconstruction of a portion of the rear (west) façade of the Significant single-family dwelling.

Staff recommends the Historic Preservation Board review the Material Deconstruction of a non-historic shed addition, chimney, and a portion of the rear (west) façade of the Significant single-family dwelling, conduct a public hearing, and approve the Material Deconstruction pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 1353 Park Avenue (New Site), 1323 Woodside Avenue (Original Site)
Zoning: Historic Residential-Medium (HR-M) Zoning District (1353 Park Avenue - New Site), Recreation Commercial (RC) Zoning District (1323 Woodside Avenue - Original Site)
Designation: Significant
Applicant: Park City Municipal Corporation
Proposal: (1) Relocation of the Significant single-family dwelling at 1323 Woodside Avenue to a new vacant site at 1353 Park Avenue. (2) Material Deconstruction of a non-historic shed addition, chimney, and a portion of the rear (west) façade of the Significant single-family dwelling.

Background:

On January 29, 2009, a Notice and Order to vacate and remove the Historic single-family dwelling located at 1323 Woodside Avenue was issued by the Park City Chief Building Official and recorded at the Summit County Recorder’s Office (see Exhibit E). The Park City Chief Building Official found that the single-family dwelling at 1323 Woodside Avenue was a dangerous building as defined in Section 302 of the Uniform

Code for the Abatement of Dangerous Buildings. The Notice and Order required the completion of architectural documentation prior to removal for reconstruction. Today and in 2009, the structure was designated as “Significant” on the Park City Historic Sites Inventory (HSI).

On April 29, 2009, a Demolition Permit was issued by the Park City Building Department after the architectural documentation had been completed and submitted. The Demolition Permit was for the removal of the single-family dwelling from the site in order to fulfill the reconstruction. Due to unforeseen circumstances, including the 2009 real estate/stock market decline, the single-family dwelling has not yet been reconstructed. In 2013, the Park City Municipal Corporation Redevelopment Agency purchased the property at 1323 Woodside Avenue with the intent of fulfilling the requirements of the Notice and Order for reconstruction of the single-family dwelling.

On November 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the Relocation and Reconstruction of the Significant single-family dwelling at 1323 Woodside Avenue to the new vacant site at 1353 Park Avenue. After working with the applicant on the required materials for their submittal, the application was deemed complete on January 25, 2017. The HDDR application is currently under review and has not yet been approved, as it is dependent on Historic Preservation Board’s (HPB) review for Relocation and Material Deconstruction.

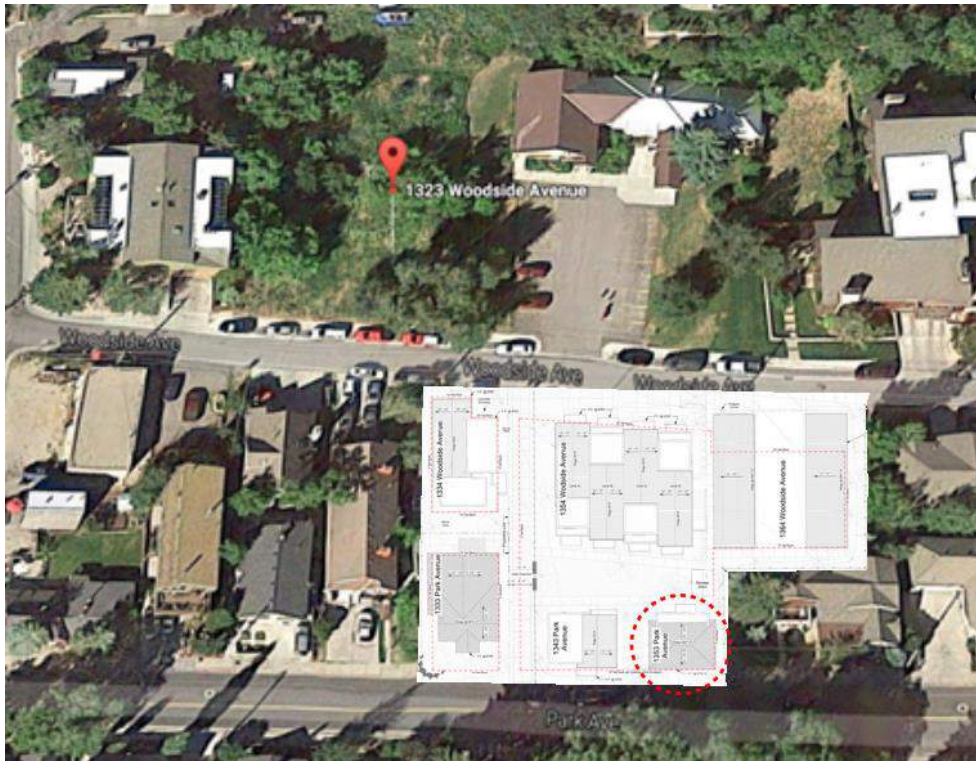
The applicant, Park City Municipal Corporation, is proposing to relocate and reconstruct the “Significant” single-family dwelling at the new vacant site of 1353 Park Avenue as a part of Phase I of the larger Woodside Park Affordable Housing Project. The former non-historic Fire Station will be demolished (currently located at 1353 Park Avenue), thus making 1353 Park Avenue a vacant site. The Historic structure would retain its use as a single-family dwelling and there would be a total of three (3) single-family dwellings in a row abutting Park Avenue within Phase I of the larger Woodside Park Affordable Housing Project.

Figure 1a shows the existing location and Figure 1b shows the proposed location within Phase I of the larger Woodside Park Affordable Housing Project. The reconstruction will be based on measured drawings that were drafted prior to the removal of the Significant single-family dwelling in accordance with the 2009 Notice and Order. Relocation of Historic structures requires review and approval by the HPB.

Figure 1a: Site Context – Existing Location (1323 Woodside Avenue) – red circle



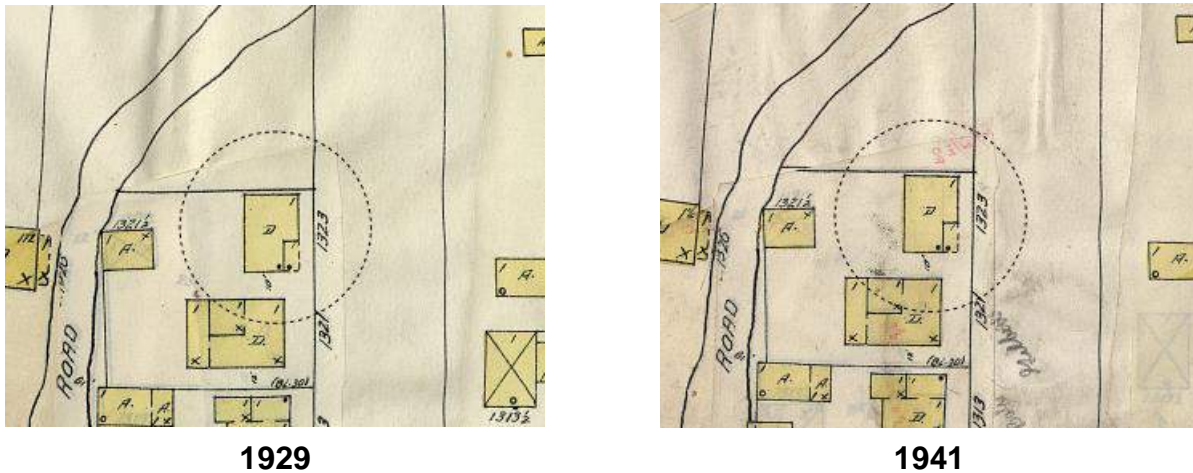
Figure 1b: Site Context – Proposed Location (1353 Park Avenue) – red circle



1323 Woodside Avenue Developmental History:

The 1323 Woodside Avenue single-family dwelling is designated as “Significant” on the Park City Historic Sites Inventory (HSI). According to Summit County, the single-family dwelling located at 1323 Woodside Avenue was constructed ca. 1925. The Park City HSI identifies the single-family dwelling as significant to the Mature Mining Era (1894-1930). As can be seen in Figure 2, the single-family dwelling first appears on the 1929 Sanborn Fire Insurance Map and remains unchanged on the 1941 Sanborn Fire Insurance Map.

Figure 2: Sanborn Fire Insurance Maps for 1323 Woodside Avenue.



The first known image of the property at 1323 Woodside Avenue is a tax assessment photograph taken ca. 1940 (Figure 3). The photograph is consistent with the Sanborn Fire Insurance Maps’ documentation of the overall form, porch location, and siting on the property.

Figure 3: 1323 Woodside Avenue tax photograph, ca. 1940.



Figure 4: Photograph prior to removal ca. 2009.



As can be seen in Figures 3 and 4, and as referenced in the Historic Sites Inventory Form (Exhibit C), the brick-text siding material was present on the structure since the 1940s. Staff and the applicant find that this was likely added ca. 1940 as this was the period when asphalt-type siding were a popular alternative to traditional wood siding throughout the United States. The Sanborn Fire Insurance Maps identify the structure as “Frame Construction” by the yellow shading of the structure. Based on the known vernacular style of architecture within Park City, it is highly likely that this structure was originally clad in horizontal wood siding. Figure 4 shows the changes that were made after ca. 1940, including, but not limited to the enclosure of the porch, the portico roof addition, etc. The original front windows can be seen in Figure 4 as well.

Analysis 1 (Proposal 1): Relocation of the Historic Single-Family Home at 1323 Woodside Avenue to the new vacant site at 1353 Park Avenue

The applicant proposes to relocate the historic single-family dwelling originally located at 1323 Woodside Avenue to the new vacant site at 1353 Park Avenue. This new site (1353 Park Avenue) is approximately 200 feet north-northeast from the original site (1323 Woodside Avenue) – See Figure 1a and 1b for site context.

The applicant is proposing to relocate the single-family dwelling so that it can be a part of Phase I of the larger Woodside Park Affordable Housing Project and because the historic context of the original location has been altered.

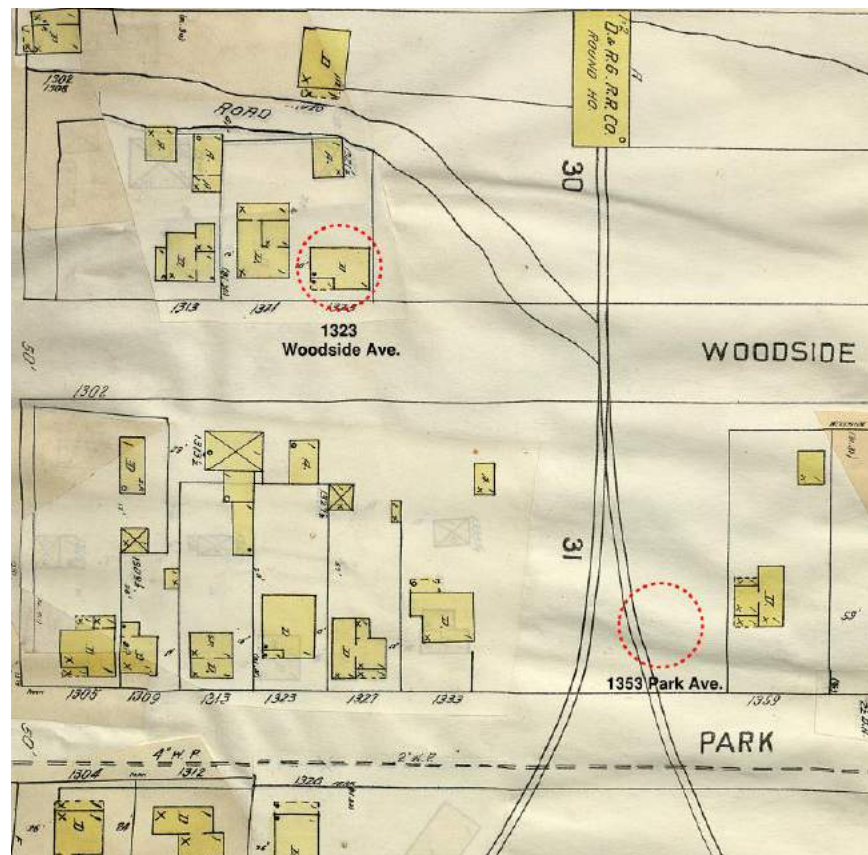
The relocation will comply with the required fifteen foot (15') Front Yard Setback and five foot (5') Side Yard Setback, as dictated by the Historic Residential (HR-M) zoning district, described in Land Management Code (LMC) 15-2.4-4.

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 Guidelines for Historic Sites* also provide guidance regarding the Relocation of Reconstructed Buildings, specifically Design Guideline G.9 which states “A building may not be reconstructed on a site other than its original location.” However, the Notice and Order states “Final location of the structure is to be determined, as part of the development plan, with Park City approval by the Park City Planning Director and/or his designee.”

Staff and the Design Review Team find that based on the language in the Notice and Order and the context of the original site, the relocation will not negatively impact the designation of the Historic District as a whole and will maintain a compatible setting with the historic setting, as the original site’s context has been altered by peripheral non-historic and out-of-scale development.

Staff has provided a complete contextual analysis (Figure 5a, 5b, 5c, and 5d) of the proposed and original sites based on Sanborn Fire Insurance Maps, 2016 satellite imagery, and Elliott Workgroup’s aerial renderings.

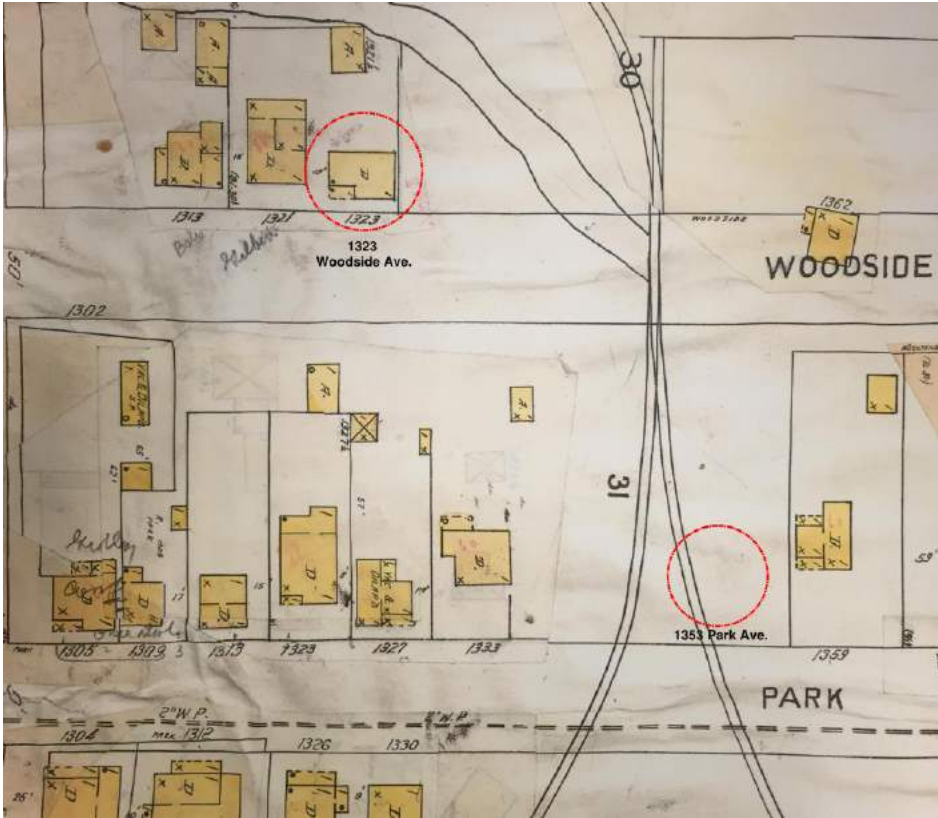
Figure 5a: 1929 Sanborn Fire Insurance Map



Staff has identified the following features and characteristics of the contextual area on Park Avenue and Woodside Avenue in the 1929 Sanborn Fire Insurance Map:

- Proximity to a series of single-family dwellings. 1323 Woodside Avenue is one (1) single-family dwelling in a series of three (3) single-family dwellings. Park Avenue also established a similar pattern of series of single-family dwellings grouped together.
- Proximity to less dense development. Due to the location of the railroad which dissects the streetscapes of both Park Avenue and Woodside Avenue, the established pattern of the street becomes pockets of single-family dwellings dissected by less dense segments occupied by mining era railroad lines and other like infrastructure.
- Established rhythm and scale of the streetscape. The streetscapes of both Park Avenue and Woodside Avenue within the contextual area are defined by single-family dwellings with outbuildings and mining era railroad infrastructure. In addition, the single-family dwellings establish a rhythm of setbacks of similar distance to the street (Front Yard setback), separation between structures (Side Yard setback), and similar orientations of the property features (like outbuildings). For the Park Avenue single-family dwellings, Woodside Avenue served as the rear of the properties for siting outbuildings and other like structures.

Figure 5b: 1941 Sanborn Fire Insurance Map



There is little to no changes between the 1929 and 1941 Sanborn Fire Insurance Maps for both Park Avenue and Woodside Avenue within the contextual area.

Figure 5c: 2016 Satellite Imagery



Staff has identified the following changes to the features and characteristics of the contextual area on Park Avenue and Woodside Avenue based on the 2016 Satellite Imagery:

- Proximity to a series of single-family dwellings. 1323 Woodside Avenue was one (1) single-family dwelling in a series of three (3) single-family dwellings during the Historic period. The other two (2) single-family dwellings that once made up the series have since been demolished and replaced by a large condominium building. There are now zero (0) single-family dwellings located on the west side of Woodside Avenue within the contextual area. Instead, there is the large condominium building to the south and future denser development expected to the north of 1323 Woodside Avenue.

Park Avenue has retained the pattern of single-family dwellings on the west side of the street within the contextual area, with the exception of the non-historic Fire Station; however, the Fire Station will be demolished and replaced with two (2) compatible single-family dwellings (one of which is the proposed relocation of 1323 Woodside Avenue). If relocated to the proposed site at 1353 Park Avenue, the single-family dwelling would be returned and associated with a series of three (3) single-family dwellings as there are three (3) proposed single-family dwellings

that will be a part of Phase I of the larger Woodside Park Affordable Housing Project. Three (3) single-family dwellings create a pattern.

1323 Woodside Avenue is located in the Recreation Commercial (RC) zone which is a zone that would allow for more dense development to span to the periphery of the site. 1353 Park Avenue is located in the Historic Residential-Medium Density (HR-M) zone which is a Historic District.

- *Proximity to less dense development. The railroad that existed during the Mining Era was located approximately where the non-historic Fire Station, Miner's Hospital and City Park are located. Miner's Hospital and City Park have helped retain the lack of density and void that was created by the mining era railroad on the east side of Park Avenue. This has maintained the relationship between the single-family dwellings and less dense development which characterized the contextual area during the Historic period. Because of the zoning designation of the west side of Woodside Avenue (RC), denser development is permitted and has already compromised the lack of density and context of the original site (1323 Woodside Avenue).*
- *Established rhythm and scale of the streetscape. The rhythm and scale of 1323 Woodside Avenue has been lost due to the dense, out-of-scale development that has occurred since the Historic period. Park Avenue has retained the rhythm and scale of the streetscape because of the single-family dwellings on the west side of the street within the contextual area, with the exception of the non-historic Fire Station; however, the Fire Station will be demolished and replaced with two (2) single-family dwellings. The single-family dwellings on Park Avenue have retained their relationship to the street, site orientations, overall scale, and proximity to less dense development.*
- *Entrance to the Historic District. Park Avenue acts as the entranceway to the residential Historic District because it is one of the main thoroughfares for access to Main Street and Old Town as a whole. Because 1323 Woodside Avenue has lost its historic context, relocating the Historic single-family dwelling to 1353 Park Avenue will help bring the traditional rhythm and pattern of Park Avenue further north and restore many of the features of 1323 Woodside Avenue's original site context.*

Figure 5d: Elliott Workgroup's Aerial View from Park Avenue.



The architect submitted a Streetscape Contextual Analysis of the Historic single-family dwelling relocated to 1353 Park Avenue and embedded into the streetscape (1353 Park Avenue is circled in red).

Note the non-historic Fire Station is demolished and replaced with two (2) single-family dwellings abutting Park Avenue and a compatible multi-unit dwelling abutting Woodside Avenue. If relocated to the proposed site at 1353 Park Avenue, the single-family dwelling would be returned and associated with a series of three (3) single-family dwellings as there are three (3) proposed single-family dwellings that will be a part of the Woodside Park Phase I Affordable Housing Project.

Additionally, any relocation of a historic building or historic structure must comply with LMC 15-11-13. The HPB shall review staff's analysis and find that the project complies with the following criteria in order for the relocation to occur. Staff commentary and analysis is in **bold** or *italics* below:

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

B. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) TO A PERMANENT NEW SITE. 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 the following criteria.

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

This is not applicable as the structure has already been removed in order to be reconstructed.

2. 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. **Not Applicable.**

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

3. For Significant Sites, at least one of the following must be met:

- a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or **Not Applicable.**

This is not applicable as the structure has already been removed in order to be reconstructed.

- b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or **Not Applicable.**

This is not applicable as the structure has already been removed in order to be reconstructed.

- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. This criterion is only available to Significant Sites. Unique conditions shall include all of the following:

- i. The relocation will not negatively affect the historic integrity of the Historic District, nor the area of receiving site; and **Complies.**

Staff and the Design Review Team find that based on the language in the Notice and Order and the context of the original site, the relocation will not negatively impact the designation of the Historic District as a whole and will maintain a compatible setting with the historic setting, as the original site's context has been altered by peripheral non-historic and out-of-scale development (see "b" below for unique conditions and further analysis).

- ii. One of the following must also be met:
 - a. The historic building is located within the Historic districts, but its historic context and setting have become 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; or **Not Applicable.**

This is not applicable as the structure is not located within the Historic Districts.

- b. The historic building is located outside of the Historic districts, and its historic context and setting have 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; or **Complies**.

As was identified in Figures 5a-5d, staff and the Design Review Team find that the historic context of the building has been so radically altered that if the building were to be reconstructed at its original site, the setting would not appropriately convey its history because of the following:

- *Incompatible infill on the west side of Woodside Avenue within the contextual area which has compromised the density and scale of the site.*
- *The lack of historic rhythm and scale of the streetscape on Woodside Avenue.*
- *The present setting does not appropriately convey the history of the site as the historic single-family dwellings that were once located on the west side of Woodside Avenue have been demolished and replaced with a large condominium building. There are zero (0) single-family dwellings located on the west side of Woodside Avenue within the contextual area.*

As was identified in Figures 5a-5d, the proposed location on Park Avenue conveys a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, architecture, style, period, height, mass, volume, use, geography, and location of the structure on the lot as well as neighborhood features because of the following:

- *Compatible infill and historic single-family dwellings are a consistent component of the Park Avenue streetscape in terms of scale of neighboring buildings, materials, architecture, style, period, height, mass, volume, use, and geography.*
- *The scale of the streetscape respects the traditional rhythm and scale established by the historic structures and adjacent Miner's Hospital and City Park's lack of density.*
- *The proposed location maintains a relationship with a pocket of less dense development located at Miner's Hospital and City Park which was once the site of the mining era railroad. The relationship between the proposed site and the lack of density on the east side of Park Avenue creates an association with the history of the historic structure at its original site because the mining era railroad also ran just north of 1323 Woodside Avenue.*

- d. City Council, with input from the Historic Preservation Board, Planning Director, and Chief Building Official, determines that the Historic Building(s) and/or Structure(s) is deterrent to a major improvement program outside of the Historic districts that will be of Substantial Benefit to the community, such as, but not limited to:

The Land Management Code defines Substantial Benefit as:

1.272 SUBSTANTIAL BENEFIT. Significant improvement or positive effect that will fill a community need and/or meet a specified City Council goal and provide a considerable economic, financial, or environmental benefit to the community that does not currently exist.

Because this is a City-owned project, City Council has provided direction to pursue the development as proposed. On October 20, 2016, staff (the Woodside Park Affordable Housing Project Team) requested and was given direction by City Council to pursue the Historic District Design Review and supplemental applications for the affordable housing development including the relocation of 1323 Woodside Avenue to 1353 Park Avenue as proposed. The October 20, 2016 City Council Work Session minutes can be found [here](#) starting on page 2. Affordable housing will be of Substantial Benefit to the community.

- a. The relocation of the Historic Building(s) and/or Structure(s) will result in the restoration of the house—both the interior and exterior—in compliance with the Secretary of the Interior's Standards and the relocation will aid in the interpretation of the history of the Historic Building(s) and/or Structure(s); **or Complies.**

The exterior of the structure will be reconstructed in compliance with the Secretary of the Interior's Standards for Reconstruction ([link](#)). Because there are no floor plans of the structure during the Historic period and alterations were made to the layout after the Historic period, staff cannot determine the Historic interior layout; therefore, it cannot be determined if the reconstruction of the interior of the structure is being completed in compliance with the Secretary of the Interior's Standards for Reconstruction.

- b. The relocation of the Historic Building(s) and/or Structure(s) will result in the revitalization of the receiving neighborhood due to the relocation; **or Complies.**

As stated previously, the existing incompatible non-historic Fire Station located at 1353 Park Avenue will be demolished and replaced with two (2) single-family dwellings – including the 1323 Woodside Avenue reconstructed single-family dwelling. The existing mass and scale of the non-historic Fire Station does not contribute to the overall scale of neighboring buildings, materials, architecture, style, period, height, mass, volume, use, geography, or location of the structure on the lot. The addition of two (2) single-family dwellings at 1353 Park Avenue will

revitalize the streetscape and create a cohesive development within the Historic District.

- c. The relocation of the Historic Building(s) and/or Structure(s) will result in a new affordable housing development on the original site that creates more units than currently provided on the existing site and the rehabilitation of the Historic Building(s) and/or Structure(s) on the new receiving site. **Complies.**

If the single-family dwelling were relocated to 1353 Park Avenue, not only would the vacant site at 1323 Woodside Avenue become a future affordable housing development location, but the new site at 1353 Park Avenue will also become an affordable housing development location. The relocation will result in the reconstruction of the single-family dwelling in the Historic Residential-Medium Density (HR-M) Zoning District at a more historically compatible site in terms of the overall scale of neighboring buildings, materials, architecture, style, period, height, mass, volume, use, geography, and location of the structure on the lot; while allowing for denser development to occur at 1323 Woodside Avenue in the Recreation Commercial (RC) Zoning District for affordable housing.

Analysis 2 (Proposal 2): Material Deconstruction of a Portion of the Rear (West) Façade of the Historic Single-Family Dwelling.

Historic Preservation Board review for the proposed Material Deconstruction of the rear (west) façade of the Historic single-family dwelling is required because the 2009 Notice and Order to vacate and remove the structure mandated the historically accurate reconstruction of the structure in accordance with the known Historic appearance. Architectural renderings consistent with the known Historic appearance were submitted in 2009 as a part of the Historic Preservation Plan.

The proposed removal of a portion of the rear (west) façade of the Historic single-family dwelling was not proposed in 2009; therefore, the removal of the rear (west) façade was not previously reviewed or approved under the 2009 Land Management Code or Design Guidelines for Historic Districts and Historic Sites. Any new development or proposed changes from that of the 2009 proposal must comply with the current Land Management Code requirement (including Material Deconstruction review by the Historic Preservation Board) and Design Guidelines for Historic Districts and Historic Sites. Even though this structure has not yet been reconstructed, it must be treated as an existing/constructed Significant structure as the site is listed on the Historic Sites Inventory.

The following Material Deconstruction work is proposed for the Historic single-family dwelling:

- Removal of a non-historic shed roof addition on the rear (west) façade. The shed roof addition does not appear on the 1929 or 1941 Sanborn Fire Insurance Maps and based on physical material evidence, it was constructed outside of the Historic period.

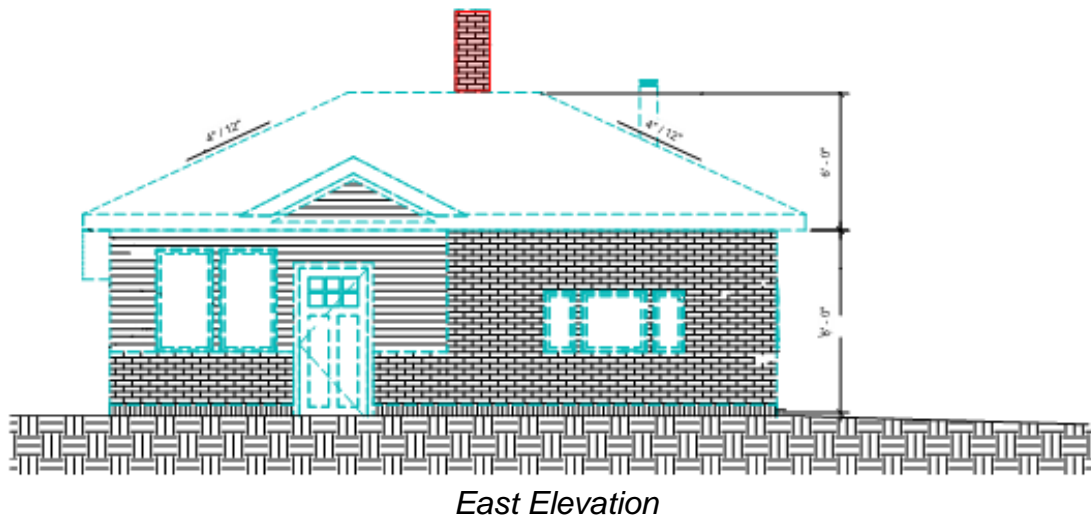
- Removal of a portion of the rear (west) façade to accommodate the new approximately 167 square foot addition. The rear (west) façade is Historic, except for where the non-historic shed roof addition is attached.
- Removal of the chimney which the applicant states is non-historic. The ca. 1940 tax photograph shows a central chimney with stovepipe; however, the stovepipe was not present prior to the removal in 2009. **HPB discussion is requested for the proposed removal of the chimney.**

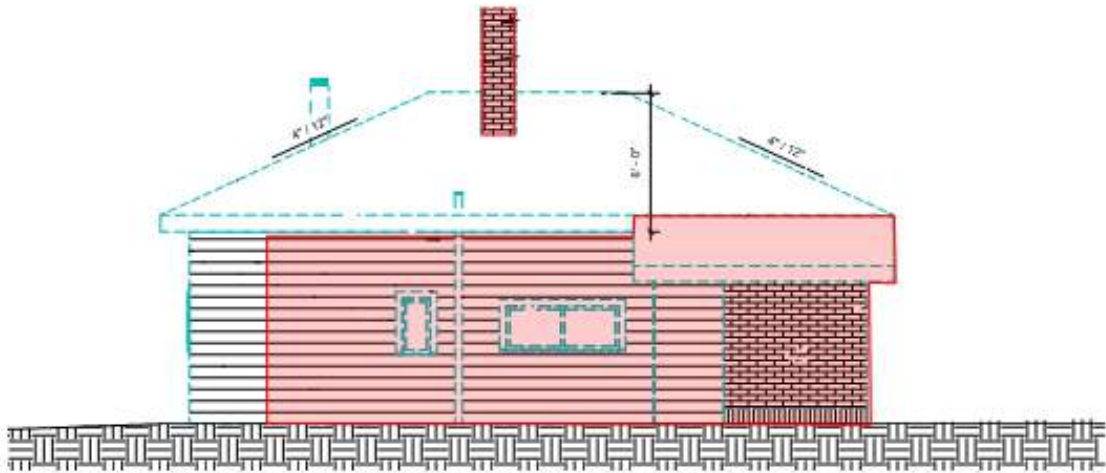
Staff finds that the removal of the proposed non-historic shed roof addition and a portion of the rear (west) façade will not have a negative impact on the historic structure because of the following:

- The rear (west) façade of the structure is not visible from the Public Right-of-Way.
- The original Historic form of the structure will still be clearly interpreted after the removal of the proposed materials.
- The removal of the non-historic shed addition will enable a clear delineation between the rear of the Historic structure and the new approximately 167 square foot addition because the new addition will not encompass the southwest corner of the Historic form.

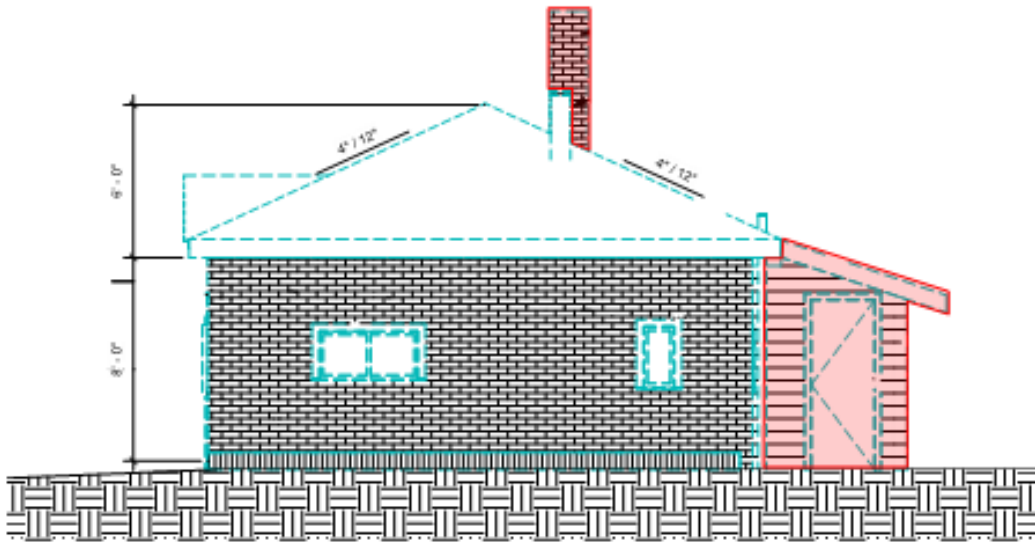
Staff finds that the removal of the chimney is not appropriate as this is visible from the Right-of-Way and is a character defining feature of the Historic roof form. **HPB discussion is requested for the proposed removal of the chimney.**

Figure 6: Areas (shaded red) that are to be removed from the single-family dwelling

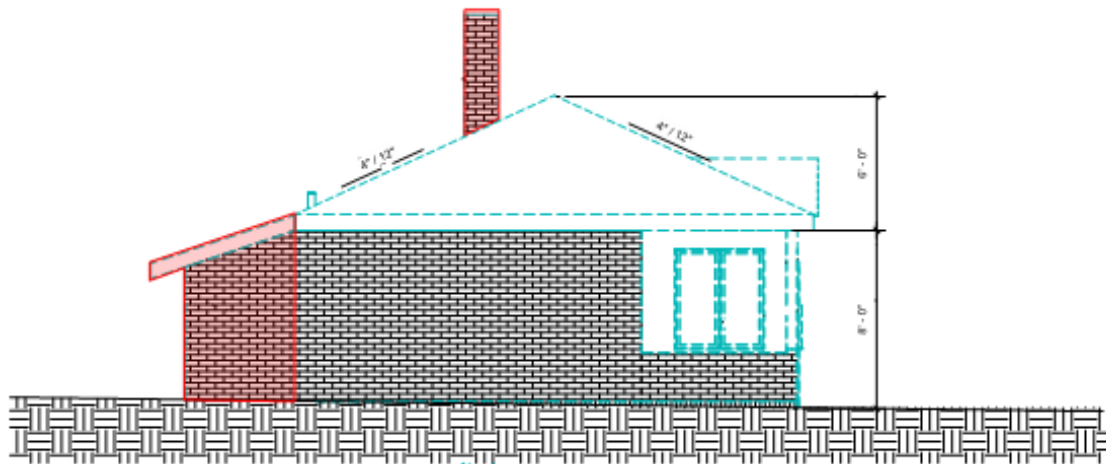




West Elevation



North Elevation



South Elevation

Process:

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

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

Notice:

On February 11, 2017 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 and posted the property on February 15, 2017.

Recommendation:

Proposal 1: Relocation of a Significant single-family dwelling to a new site.

Staff recommends the Historic Preservation Board review the Relocation of the Significant single-family dwelling at 1323 Woodside Avenue to a new vacant site at 1353 Park Avenue, conduct a public hearing, and approve the Relocation pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Proposal 2: Material Deconstruction of a portion of the rear (west) façade of the Significant single-family dwelling.

Staff recommends the Historic Preservation Board review the Material Deconstruction of a non-historic shed addition, chimney, and a portion of the rear (west) façade of the Significant single-family dwelling, conduct a public hearing, and approve the Material Deconstruction pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact for Proposal 1: Relocation of the Historic Single-Family Home at 1323 Woodside Avenue to the new vacant site at 1353 Park Avenue

1. The applicant, Park City Municipal Corporation, is proposing to relocate and reconstruct the “Significant” single-family dwelling at 1323 Woodside Avenue to the new vacant site of 1353 Park Avenue as a part of Phase I of the larger Woodside Park Affordable Housing Project.
2. The proposed vacant relocation site at 1353 Park Avenue is located in the Historic Residential Medium-Density (HR-M) Zoning District.
3. The original site at 1323 Woodside Avenue is located in the Recreation Commercial (RC) Zoning District.
4. This new site (1353 Park Avenue) is approximately 200 feet north-northeast from the original site (1323 Woodside Avenue).
5. The Historic single-family dwelling located at 1323 Woodside Avenue is listed as “Significant” on the Historic Sites Inventory (HSI). According to Summit County records, the single-family dwelling was constructed ca. 1925. According to the Park

City HSI, the single-family dwelling is significant to the Mature Mining Era (1894-1930).

6. The single-family dwelling at 1323 Woodside Avenue first appears on the 1929 Sanborn Fire Insurance Map. The single-family dwelling remained unchanged in the 1941 Sanborn Fire Insurance Map.
7. The first known image of the property at 1323 Woodside Avenue is a tax assessment photograph taken ca. 1940 (Figure 2).
8. On November 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1333 Park Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on January 25, 2017. The HDDR application is still under review by the Planning Department.
9. The former non-historic Fire Station will be demolished (currently located at 1353 Park Avenue), thus making 1353 Park Avenue a vacant site.
10. On January 29, 2009, a Notice and Order to vacate and remove the Historic single-family dwelling located at 1323 Woodside Avenue was issued by the Park City Chief Building Official and recorded at the Summit County Recorder's Office. The Park City Chief Building Official found that the single-family dwelling at 1323 Woodside Avenue was a dangerous building as defined in Section 302 of the Uniform Code for the Abatement of Dangerous Buildings.
11. On April 29, 2009, a Demolition Permit was issued by the Park City Building Department after the architectural documentation had been completed and submitted. The Demolition Permit was for the removal of the single-family dwelling from the site in order to fulfill the reconstruction.
12. Due to unforeseen circumstances, including the 2009 real estate/stock market decline, the single-family dwelling has not yet been reconstructed.
13. In 2013, the Park City Municipal Corporation Redevelopment Agency purchased the property at 1323 Woodside Avenue with the intent of fulfilling the requirements of the Notice and Order for reconstruction of the single-family dwelling.
14. The Historic structure will retain its use as a single-family dwelling and there would be a total of three (3) single-family dwellings in a row abutting Park Avenue within Phase I of the Woodside Park Affordable Housing Project.
15. The reconstruction will be based on measured drawings that were drafted prior to the removal of the "Significant" single-family dwelling in accordance with the 2009 Notice and Order.
16. The relocation will comply with the required fifteen foot (15') Front Yard Setback and five foot (5') Side Yard Setback, as dictated by the Historic Residential (HR-M) zoning district, described in Land Management Code (LMC) 15-2.4-4.
17. The Notice and Order states "Final location of the structure is to be determined, as part of the development plan, with Park City approval by the Park City Planning Director and/or his designee."
18. Based on the language in the Notice and Order and the context of the original site, the relocation will not negatively impact the designation of the Historic District as a whole and will maintain a compatible setting with the historic setting, as the original site's context has been altered by peripheral non-historic and out-of-scale development.

19. The historic context of the building has been so radically altered that if the building were to be reconstructed at its original site, the setting would not appropriately convey its history because of incompatible infill on the west side of Woodside Avenue within the contextual area which has compromised the density and scale of the site.
20. Woodside Avenue within the contextual area lacks historic rhythm and scale of the streetscape.
21. The present setting on Woodside Avenue within the contextual area does not appropriately convey the history of the site as the historic single-family dwellings that were once located on the west side of Woodside Avenue have been demolished and replaced with a large condominium building.
22. There are zero (0) single-family dwellings located on the west side of Woodside Avenue within the contextual area.
23. The proposed location on Park Avenue conveys a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, architecture, style, period, height, mass, volume, use, geography, and location of the structure on the lot as well as neighborhood features.
24. The proposed location on Park Avenue maintains a relationship with a pocket of less dense development located at Miner's Hospital and City Park which was once the site of the mining era railroad. The relationship between the proposed site and the lack of density on the east side of Park Avenue creates an association with the history of the historic structure at its original site because the mining era railroad also ran just north of 1323 Woodside Avenue.
25. Because this is a City-owned project, City Council has provided direction to pursue the development as proposed. On October 20, 2016, staff (the Woodside Park Affordable Housing Project Team) requested and was given direction by City Council to pursue the Historic District Design Review and supplemental applications for the affordable housing development including the relocation of 1323 Woodside Avenue to 1353 Park Avenue as proposed.
26. Affordable housing is a Substantial Benefit to the community.
27. The exterior of the structure will be reconstructed in compliance with the Secretary of the Interior's Standards for Reconstruction.
28. The addition of two (2) single-family dwellings at 1353 Park Avenue will revitalize the streetscape and create a cohesive development within the Historic District.
29. If the single-family dwelling were relocated to 1353 Park Avenue, the vacant site at 1323 Woodside Avenue would become a future affordable housing development location and the new site at 1353 Park Avenue would become an affordable housing development location.
30. The relocation will result in the reconstruction of the single-family dwelling in the Historic Residential-Medium Density (HR-M) Zoning District while allowing for denser development to occur at 1323 Woodside Avenue in the Recreation Commercial (RC) Zoning District for affordable housing.
31. The proposal to relocate the historic single-family dwelling complies with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure. There are unique conditions that warrant the relocation of the historic single-family dwelling to the new site as the context of the building's setting has been so altered that its present setting does not convey its history.

Conclusions of Law:

1. The proposal meets the criteria for relocation pursuant to LMC 15-11-13 and/or Reorientation of a Historic Building or Historic Structure.

Finding of Fact for Proposal 2: Material Deconstruction of a Portion of the Rear (West) Façade of the Historic Single-Family Dwelling.

1. The applicant, Park City Municipal Corporation, is proposing to relocate and reconstruct the “Significant” single-family dwelling at 1323 Woodside Avenue to the new vacant site of 1353 Park Avenue as a part of Phase I of the larger Woodside Park Affordable Housing Project.
2. 1353 Park Avenue is located in the Historic Residential Medium-Density (HR-M) Zoning District.
3. The original site at 1323 Woodside Avenue is located in the Recreation Commercial (RC) Zoning District.
4. The Historic single-family dwelling located at 1323 Woodside Avenue is listed as “Significant” on the Historic Sites Inventory (HSI). According to Summit County records, the single-family dwelling was constructed ca. 1925. According to the Park City HSI, the single-family dwelling is significant to the Mature Mining Era (1894-1930).
5. The single-family dwelling at 1323 Woodside Avenue first appears on the 1929 Sanborn Fire Insurance Map. The single-family dwelling remained unchanged in the 1941 Sanborn Fire Insurance Map.
6. The first known image of the property at 1323 Woodside Avenue is a tax assessment photograph taken ca. 1940 (Figure 2).
7. On November 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1333 Park Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on January 25, 2017. The HDDR application is still under review by the Planning Department.
8. The applicant is proposing to remove a non-historic shed roof addition on the rear (west) façade. The shed roof addition does not appear on the 1929 or 1941 Sanborn Fire Insurance Maps and based on physical material evidence was constructed outside the Historic period.
9. The applicant is proposing to remove a portion of the rear (west) façade to accommodate the new approximately 167 square foot addition. The rear (west) façade is Historic, except for where the non-historic shed roof addition is attached.
10. The applicant is proposing to remove the chimney which the applicant states is non-historic. The ca. 1940 tax photograph shows a central chimney with stovepipe; however, the stovepipe was not present prior to the removal in 2009.
11. Staff finds that the removal of the proposed non-historic shed roof addition and a portion of the rear (west) façade will not have a negative impact on the historic structure because the rear (west) façade of the structure is not visible from the Public Right-of-Way; the original Historic form of the structure will still be clearly interpreted after the removal of the proposed materials; and the removal of the non-historic shed addition will enable a clear delineation between the rear of the Historic

structure and the new approximately 167 square foot addition because the new addition will not encompass the southwest corner of the Historic form.

12. Staff finds that the removal of the chimney is not appropriate as this is visible from the Right-of-Way and is a character defining feature of the historic roof form.

Conclusions of Law:

2. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding material deconstruction.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 15, 2016 and December 1, 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 Criteria for Relocation of Historic Structures |
| Exhibit B | HPB Demolition Review Checklist |
| Exhibit C | Historic Sites Inventory Form |
| Exhibit D | Intensive Level Survey Form |
| Exhibit E | 2009 Notice and Order (1323 Woodside Avenue) |
| Exhibit F | Historic District Design Review Historic Preservation Plan |
| Exhibit G | Historic District Design Review Physical Conditions Report |
| Exhibit I | Historic District Design Review Existing and Proposed Plans |

Exhibit A: HPB Criteria for Relocation of Historic Structures

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

1. For either a Landmark or Significant Site, all of the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. Landmark structures shall only be permitted to be relocated 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.
3. For Significant Sites, at least one of the following must be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. This criterion is only available to Significant Sites. Unique conditions shall include all of the following:
 - i. The relocation will not negatively affect the historic integrity of the Historic District, nor the area of receiving site; and
 - ii. One of the following must also be met:
 - a. The historic building is located within the Historic districts, but its historic context and setting have become 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; or
 - b. The historic building is located outside of the Historic districts, and its historic context and setting have 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; or
 - d. City Council, with input from the Historic Preservation Board, Planning Director, and Chief Building Official, determines that the Historic Building(s) and/or Structure(s) is deterrent to a major improvement

program outside of the Historic districts that will be of Substantial Benefit to the community, such as, but not limited to:

- a. The relocation of the Historic Building(s) and/or Structure(s) will result in the restoration of the house—both the interior and exterior—in compliance with the Secretary of the Interior's Standards and the relocation will aid in the interpretation of the history of the Historic Building(s) and/or Structure(s);
- b. The relocation of the Historic Building(s) and/or Structure(s) will result in the revitalization of the receiving neighborhood due to the relocation; or
- c. The relocation of the Historic Building(s) and/or Structure(s) will result in a new affordable housing development on the original site that creates more units than currently provided on the existing site and the rehabilitation of the Historic Building(s) and/or Structure(s) on the new receiving site.

Exhibit B: HPB Material Deconstruction 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.

Exhibit C - Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1323 Woodside Avenue

AKA: 1321 Woodside Avenue

City, County: Park City, Summit County, Utah

Tax Number: SA-277-278

Current Owner Name: Elliott Work Group Development Parent Parcel(s):

Current Owner Address: PO Box 2076, Park City, Utah 84060-2076

Legal Description (include acreage): 0.12 acres; SNYDERS ADDITION BLK 24 SNYDERS ADDITION BLK 24 BLOCK: 24BUILDING: 0.00BEG N 54*01' E 156 FT & S 35*59' E 332 FT FROM NW COR BLK 24 SNYDERS ADDITION; TH S 35*59' E 60 FT; S 54*04' W 75 FT; N 35*59' W 60 FT; N 54*01' E 75 FT TO BEG CONT 0.10 AC (1323 WOODSIDE AVE); ALSO BEG N 54*01' E 150 FT; N 35*59' W 147.28 FT FROM SW COR BLK 24 SNYDERS ADDITION TO PARK CITY; TH S 54*01' W 75 FT; N 35*59' W 9.22 FT; N 54*01' E 75 FT; S 35*59' E 9.22 FT TO BEG CONT 0.02 AC; ALSO BEG AT A PT N 54*01' E 150.0 FT & N 35*59' W 156.50 FT FROM THE SW COR OF BLK 24 SNYDERS ADDITION TO PARK CITY; TH S 54*01' W 69.0 FT; TH N 35*59' W 1.5 FT; TH N 54*01' E 69.0 FT; TH S 35*59' E 1.5 FT TO THE PT OF BEG.

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.

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

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

Drawings and Plans

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

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

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

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

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

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

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

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

Building Type and/or Style: Foursquare

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

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

Site: Overgrown vegetation and two dilapidated accessory buildings.

Foundation: None

Walls: Brick-tex and vertical plank siding.

Roof: Truncated pyramid sheathed in asphalt shingles.

Windows: Casement and ribbons of center casement flanked by narrow casements.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The site has been significantly altered. Not indicated by the 2006 photographs, but the roof has collapsed and the walls have begun to separate. The recessed porch has been enclosed and three of the four facades have been sheathed with brick-tex (seen in the tax photo). The rear façade is clad in vertical plank boards. The enclosed porch is partially glazed with aluminum casement windows. the changes are significant and substantially diminish the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered though the vegetation has not been controlled.

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

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

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

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

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1925¹

¹ Summit County Recorder.

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

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

Photo No. 2: Northeast oblique. Camera facing southwest, 2006.

Photo No. 3: West elevation. Camera facing east, 2006.

Photo No. 4: South elevation. Camera facing north, 2006.

Photo No. 5: Accessory building, 2006.

Photo No. 6: Accessory building, 2006.

Photo No. 7: East elevation. Camera facing west, 1995.

Photo No. 8: Southeast oblique. Camera facing northwest, tax photo.

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

















Exhibit D - Intensive Level Survey Form

HISTORIC SITE FORM
UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Laura Trotman House**

Address: **1323 Woodside Avenue**

Twtnshp Range Section:

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

UTM:

Current Owner Name: **Elliott Work Group Development LLC**

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

Current Owner Address: **PO Box 3419**

Quad/2011

Park City, UT 84060-3419

Tax Number: **SA-277-278**

Legal Description (include acreage): **see continuation sheet**

2 STATUS/USE

Property Category

- building(s)
- structure
- site
- object

Evaluation

- eligible/contributing
- ineligible/non-contributing
- out-of-period

Use

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

3 DOCUMENTATION

Photos: Dates

- digital:
- prints: **2006, 1995**
- historic: **c.1940**

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.

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **demolished** No. Stories: _____

Foundation Material: _____ Wall Material(s): _____

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

Number of associated outbuildings _____ and/or structures _____.

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

This house has been demolished.

5 HISTORY

Architect/Builder: _____

Date of Construction: **c. 1925**

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/ Government
<input 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 Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ 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/ Settlement	<input type="checkbox"/> Maritime History	<input type="checkbox"/> Other
<input type="checkbox"/> Community Planning & 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.

This house was built around 1925, while the property was under the ownership of the Ontario Silver Mining Company. It is unknown if the house was occupied at all during this period; if it was, it was likely used to house miners. The house does not appear on the 1930 census, indicating that it was vacant at that time. It was purchased by Laura Trotman in 1935 according to the title history.

Laura Trotman was 62 at the time of the 1930 census, and was living with her daughter and her two grandchildren at that time. It is possible that she already owned the house at 1323 Woodside Avenue, and it was only reflected in the title history later, as this was common in early Park City record keeping. The census states that she was unemployed, but it seems likely that she managed properties to support herself and her family. She later sold the house to Robert Wall.

The title history shows that Robert Wall purchased the house in 1941, but the 1940 census states that he owned the house by that year, and also that he had lived there in 1935. He worked as a laborer for a mine, and lived at the house with his wife Gay and their daughter Carolyn. The property has changed hands several times since then, and is currently owned by Park City RDA. The house was demolished or disassembled sometime after 2006.

Legal Description (include acreage): BEG N 54*01' E 156 FT & S 35*59' E 332 FT FROM NW COR BLK 24 SNYDERS ADDITION; TH S 35*59' E 60 FT; S 54*04' W 75 FT; N 35*59' W 60 FT; N 54*01' E 75 FT TO BEG CONT 0.10 AC (1323 WOODSIDE AVE); ALSO BEG N 54*01' E 150 FT; N 35*59' W 147.28 FT FROM SW COR BLK 24 SNYDERS ADDITION TO PARK CITY; TH S 54*01' W 75 FT; N 35*59' W 9.22 FT; N 54*01' E 75 FT; S 35*59' E 9.22 FT TO BEG CONT 0.02 AC; ALSO BEG AT A PT N 54*01' E 150.0 FT & N 35*59' W 156.50 FT FROM THE SW COR OF BLK 24 SNYDERS ADDITION TO PARK CITY; TH S 54*01' W 69.0 FT; TH N 35*59' W 1.5 FT; TH N 54*01' E 69.0 FT; TH S 35*59' E 1.5 FT TO THE PT OF BEG CONT 104 SQ FT TOTAL = 0.12 AC SWD-543 FQC-512 M91-413 UWD-285 TWD-19 M158-405-406 M155-336 M199-1 (REF:1022-256) 1730-1628-1632 1750-1095-1099 1915-1334

TITLE SEARCH FORM

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

Address: 1323 Woodside Avenue

City: Park City, UT

Current Owner: Park City Redevelopment Agency

Address: (see historic site form for address)

Tax Number: SA-277-278-X

Legal Description (include acreage): SA BK 9 L15,16,17,18 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	Robert C. Chambers			[Block 24]
12/11/1902	3rd Dist. Court S. Co.	Ontario Silver Mg Co.	Decree		
8/16/1935	Ontario Silver Mining Co.	L.V. Trotman	Q.C.D.		
4/2/1941	Laura V. Trotman	Robert E. Wall, et ux	W.D.		
7/2/1946	Robert E. Wall, et ux	Clyde M. Henrikson	W.D.		
5/15/1980	Clyde M. Henrikson	Woodside, Ltd.	W.D.		
9/24/1981	Woodside, Ltd.	David R. & Carol C. Downs	W.D.		
9/2/2005	David R. & Carol C. Downs	Woodside One LLC	W.D.		
11/10/2005	Woodside One LLC	Catherine & Paul F. Marsh	W.D.		
2/20/2008	Catherine & Paul F. Marsh	Elliott Work Group Development	W.D.		
12/13/2013	Elliott Work Group Development	Park City RDA	W.D.		

Researcher: John Ewanowski, CRSA Architecture

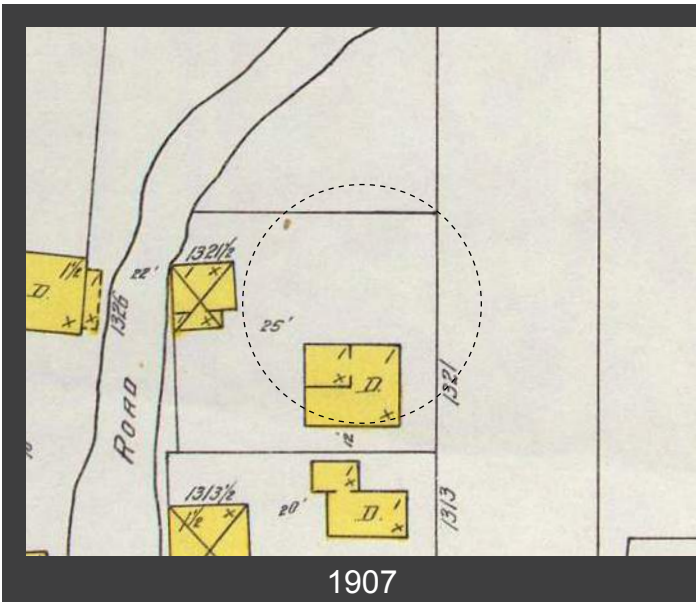
Date: 8/22/2015

Outside of 1889 Sanborn boundary

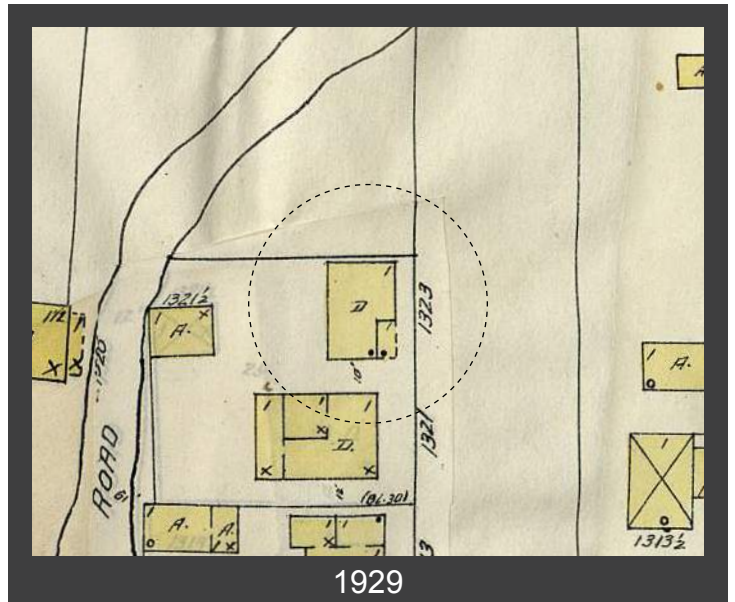
1889

Outside of 1900 Sanborn boundary

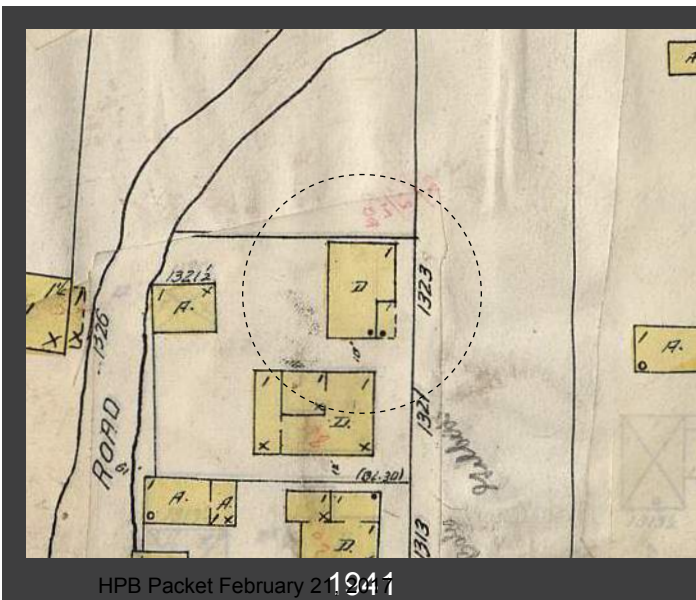
1900



1907



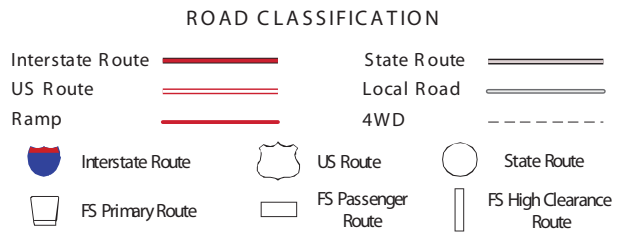
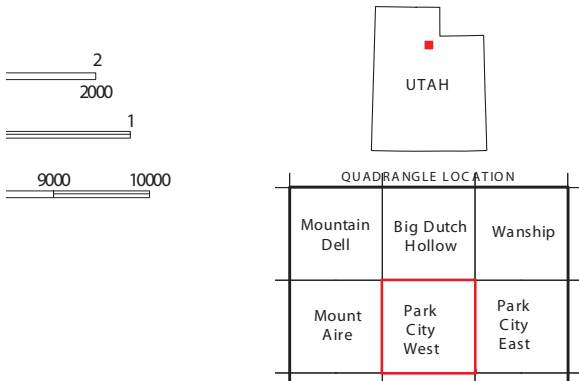
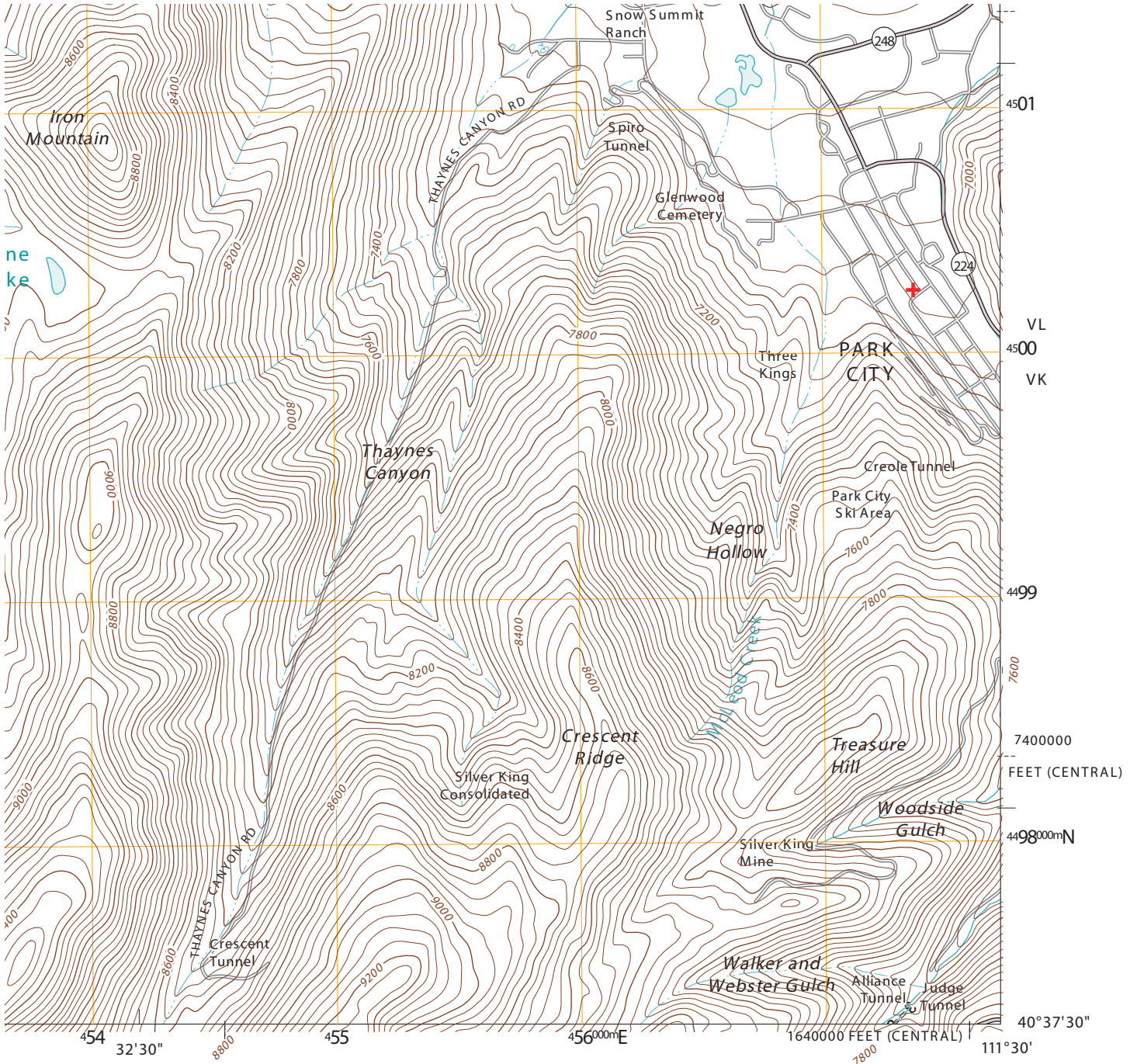
1929



HPB Packet February 21, 2011 1941



Tax photo c. 1940



Check with local Forest Service unit for current travel conditions and restrictions.

+ location on USGS Park City West 1:24000 Quadrangle Map (2011)

Exhibit E - 2009 Notice and Order

NOTICE AND ORDER TO REPAIR, VACATE OR DEMOLISH BUILDING

TO: Elliott Work Group Development LLC
PO Box 2076
Park City, UT 84060-2076

FROM: Ron Ivie, Park City Building Official

SUBJECT PROPERTY:

Street Address: 1323 Woodside Ave, Park City, UT 84060
Tax Serial Number: SA-277-278

Legal Description: SUBD: SNYDERS ADDITION BLK 24 BLOCK: 24BUILDING:
0.00BEG N 54*01' E 156 FT & S 35*59' E 332 FT FROM NW COR
BLK 24 SNYDERS ADDITION; TH S 35*59' E 60 FT; S 54*04' W 75
FT; N 35*59' W 60 FT; N 54*01' E 75 FT TO BEG CONT 0.10 AC (1323
WOODSIDE AVE); ALSO BEG N 54*01' E 150 FT; N 35*59' W 147.28
FT FROM SW COR BLK 24 SNYDERS ADDITION TO PARK CITY;
TH S 54*01' W 75 FT; N 35*59' W 9.22 FT; N 54*01' E 75 FT; S 35*59'
E 9.22 FT TO BEG CONT 0.02 AC; ALSO BEG AT A PT N 54*01' E
150.0 FT & N 35*59' W 156.50 FT FROM THE SW COR OF BLK 24
SNYDERS ADDITION TO PARK CITY; TH S 54*01' W 69.0 FT; TH N
35*59' W 1.5 FT; TH N 54*01' E 69.0 FT; TH S 35*59' E 1.5 FT TO THE
PT OF BEG CONT 104 SQ FT TOTAL = 0.12 AC SWD-543 FQC-512
M91-413 UWD-285 TWD-19 M158-405-406 M155-336 M199-1
(REF:1022-256) 1730-1628-1632 1750-1095-1099 1915-1334

1. Please be advised that the undersigned building official of Park City, Utah, has found the building or structure located on the above described property to be dangerous as defined in Section 302 of the Uniform Code for the Abatement of Dangerous Buildings, due to the following conditions:

As per Section 202 of the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, I find the above building as per Section 302, Item 8 of the attached Definition of Unsafe Buildings.

2. You are hereby required as a result of the above condition to take the following action:
 - () Repair and secure the building against improper entering and protection from water damage within ten (10) days of receipt of this Notice. The building must have a building permit for repair within sixty (60) days of receipt of this Notice.
 - () Vacate the building or structure within _____ days from the date hereof.

ENTRY NO. 00863996

01/29/2009 04:43:33 PM B: 1965 P: 0674
Notice PAGE 1/2
ALAN SPRIGGS, SUMMIT COUNTY RECORDER Page 99 of 329
FEE 0.00 BY PARK CITY MUNICIPAL

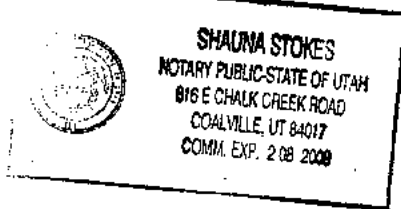


- (X) Demolish the building or structure by securing all required permits within 30 days from the date hereof with the demolition to be completed on or before the 14th day of March, 2008.
- (X) Prior to demolition, architecturally document the existing structure in accordance with the approved Preservation Plan requirements. Final location of the structure is to be determined as part of the development plan, with Park City approval by the Park City Planning Director and/or his designee.
- 3. This Notice and Order requires that no occupancy be permitted and the building has been posted.
- 4. Any person having any record title or legal interest in this subject building or structure may appeal from this Notice and Order or any action of the undersigned building official to the Board of Appeals, provided the appeal is made in writing as provided in the Uniform Code for Abatement of Dangerous Buildings and files with the Building Official within thirty (30) days from the date of service of this Notice and Order. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

Dated this 28th day of January, 2008.


 Ron Ivie, Park City Building Official

STATE OF UTAH
 COUNTY OF SUMMIT



On this 28 day of January, 2009, personally appeared before me _____, signer(s) to the foregoing instrument, who duly acknowledged to me that he(they) executed the same.

My Commission Expires: 02/08/09

Residing at: Summit County



 NOTARY PUBLIC

Exhibit F - Historic District Design Review
Historic Preservation Plan

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: HANNAH M. TYLER APPLICATION #: PL-16-03376
DATE RECEIVED: 11/15/2016
PLANNING DIRECTOR CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

LANDMARK SIGNIFICANT DISTRICT: _____

NAME: 1323 Woodside Avenue (Old site location per Demolition Permit)
ADDRESS: 1353 Park Avenue (New site location)
Park City, UT 84060

TAX ID: SA-273-x OR
SUBDIVISION: Snyder's Addition to Park City OR
SURVEY: _____ LOT #: _____ BLOCK #: 24

APPLICANT INFORMATION

NAME: Craig Elliott
PHONE #: (435) 649-0092 FAX #: () -
EMAIL: celliot@elliottworkgroup.com



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

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

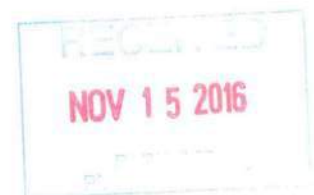
- 1. Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDRs) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
- 2. Scope of Work.** Summarize the impacts the proposed project will have on each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

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

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

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

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



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

Site Design

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

Element/Feature: Site

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The new 1353 Park Avenue site will be restore to accommodate the reconstruction of 1323 Woodside Avenue historic house. The existing non- historic Fire Station building presented on the site will be demolish, per demolition permit.

Structure

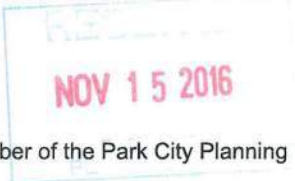
Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Structural System

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The poor condition of the structural system made the building deemed unsafe. The structural system will be reconstructed to bring the historic house to a safe condition. Reference Preservation Package Plans (attached).



Roof

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

Element/Feature: Roof

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The roof system was collapsing by the time it was disassemble. The proposed work will reconstruct the original roof lines bringing the historic house to a safe condition. Reference Preservation Package Plans (attached).

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The non-historic chimney and metal flue will be remove and replace by a new ventilation system. Reference Preservation Package Plans (attached).



Element/Feature: Secondary Facade

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The poor condition of the exterior walls made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and its original architectural value. The windows on the North facade will be replaced by new ones and the siding will be replaced by horizontal lap siding. Reference Preservation Package Plans (attached).

Element/Feature: Rear Facade

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The poor condition of the structure made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and its original architectural value. The non-historic shed will be removed. Part of the rear wall and two windows will be removed to accommodate the new addition of the house. The siding will be replaced by horizontal lap siding. Reference Preservation Package Plans (attached).



Foundation

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

Element/Feature: Concrete Foundation

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

A new concrete foundation will be added to the historic house to assure a safe structural system.

Porches

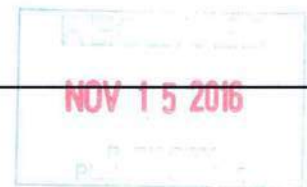
Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: Porch

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The existing inclose porch will be restore to its original use by removing the non- historic walls and windows.



Doors

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

Element/Feature: **Entrance Door**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

A new wood door will be install where the original door was ones located.

Element/Feature: **Shed Door**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The non-historic shed door will be remove to accommodate the new addition of the house.



Windows

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

Original windows
Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The original windows will be replace for new wood windows. The window on the North Facade will be replace by two casement wood windows to meet egress requirements. Reference Preservation Package Plans (attached).

Non-historic windows
Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The non-historic windows on the porch will be remove to restore the original facade of the house. The rear facade widows will be removed to accommodate the new addition of the house. Reference Preservation Package Plans (attached).



Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Mechanical System

- This involves:
- Preservation
 - Restoration
 - Reconstruction
 - Rehabilitation

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

A new mechanical system will be install in the house. New utility systems and service equipment will be install in the new site location.

Additions

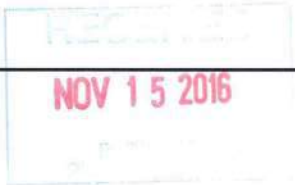
Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Shed

- This involves:
- Preservation
 - Restoration
 - Reconstruction
 - Rehabilitation

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

The non-historic shed will be remove to accommodate the new addition of the house. Reference Preservation Package Plans (attached).



4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

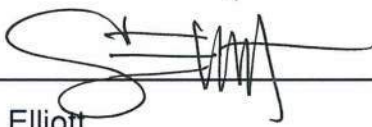
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant:  Date: 11/01/2016
Name of Applicant: Craig Elliott



Supplemental Sheets

Supplemental Page ___ of ___

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

Element/Feature: Trim

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

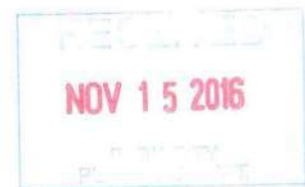
The existing trim will be replace by new trim that follows the original house architecture.

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

[Empty text box for describing proposed work]



Site History

1323 Woodside Avenue
Park City, UT 84060

Historic Preservation Plan

Building Description

The building is a one story structure with a modified pyramid roof. The exterior is a mismatch of brick asphalt shingle siding, lap siding and vertical groove plywood siding. The roofing is a deteriorated asphalt shingle. After further investigation, the brick asphalt shingle siding and the existing windows (With the exception of the windows in the filled in porch area) appear to be the original components to the house. The roof has partially collapsed and the south-east corner of the building has split open. The existing condition is very poor and is rapidly deteriorating.

Original Date of Construction

1925

History

<u>Year</u>	<u>Owner</u>
1924	Ontario Silver Mining Co.
1936	Laura Trotman
1941	Robert Wall
1946	Clyde/Araminta Henrikson
1977	Clyde/Araminta Henrikson & Jack Merrill Henrikson
1980	Woodside LTD Trust
1983	David R and Carol C Downs
2006	Katherine/Paul Marsh
2008	Woodside One L.L.C.
2008	Elliott Workgroup Development, L.L.C.



1353 Park Avenue

Historic Preservation Package

1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah
November 1st, 2016

PROJECT CONTACT INFORMATION

Owner	Architect
Park City Municipal Corporation 445 Marsac Avenue, P.O.Box 1480 Park City, UT 84060	EWG Architecture 449 Main Street, PO BOX 3419 Park City, Utah 84060 801.415.1839 CONTACT: Craig Elliott

DRAWING INDEX

Historic Preservation Drawings	
HPP-001	Cover Sheet
HPP-002	Historic Preservation Photo Documentation
HPP-003	Existing Survey
HPP-004	Demolition/ Preservation Site Plans
HPP-005	Demolition/ Preservation Floor Plan
HPP-006	Demolition/ Preservation Elevations

HPB Packet February 21, 2017



Historic Preservation Package
November 1st, 2016

**elliott
workgroup**
architecture
364 Main Street PO Box 3419 Park City, Utah 84060
435.645.0092 801.415.1839 www.elliottworkgroup.com

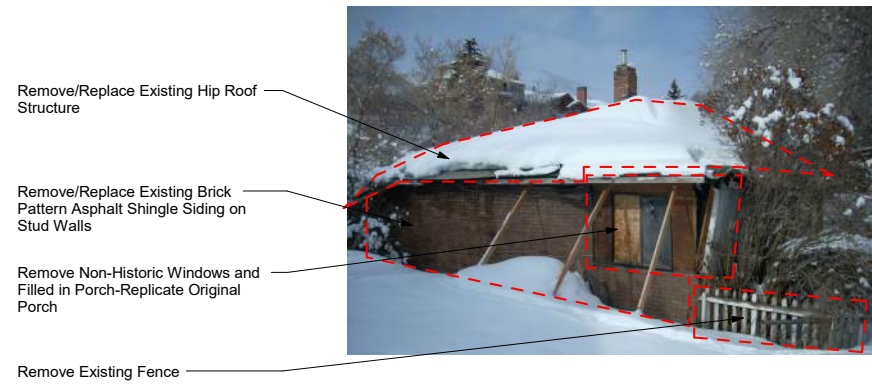
Green House Foundation
1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah

Cover Sheet

HPP-001

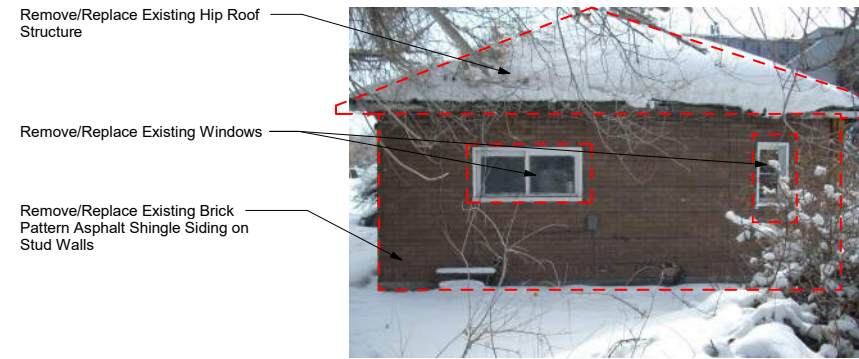
GENERAL NOTES

1. Non-Historic Additions Are to be Removed by Contractor & Disposed of Properly According to the Municipality
2. Items to be Removed Shown Dashed.
3. House to be Reconstructed as per Building's Historical Character within Project Location to be Determined at Later Date as Approved by Planning Process.



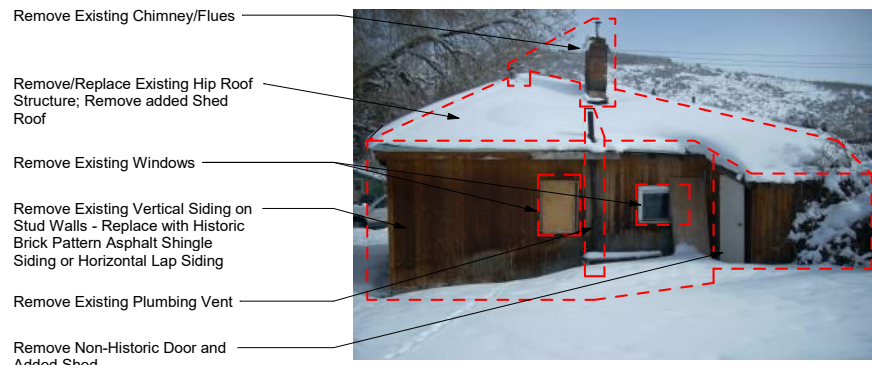
- Remove/Replace Existing Hip Roof Structure
- Remove/Replace Existing Brick Pattern Asphalt Shingle Siding on Stud Walls
- Remove Non-Historic Windows and Filled in Porch-Replicate Original Porch
- Remove Existing Fence

5 Existing Looking North
SCALE:N.T.S.



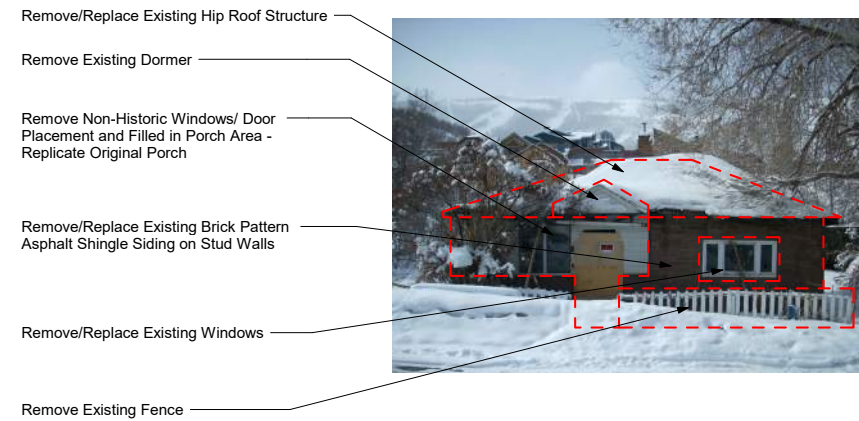
- Remove/Replace Existing Hip Roof Structure
- Remove/Replace Existing Windows
- Remove/Replace Existing Brick Pattern Asphalt Shingle Siding on Stud Walls

3 Existing Looking South
SCALE:N.T.S.



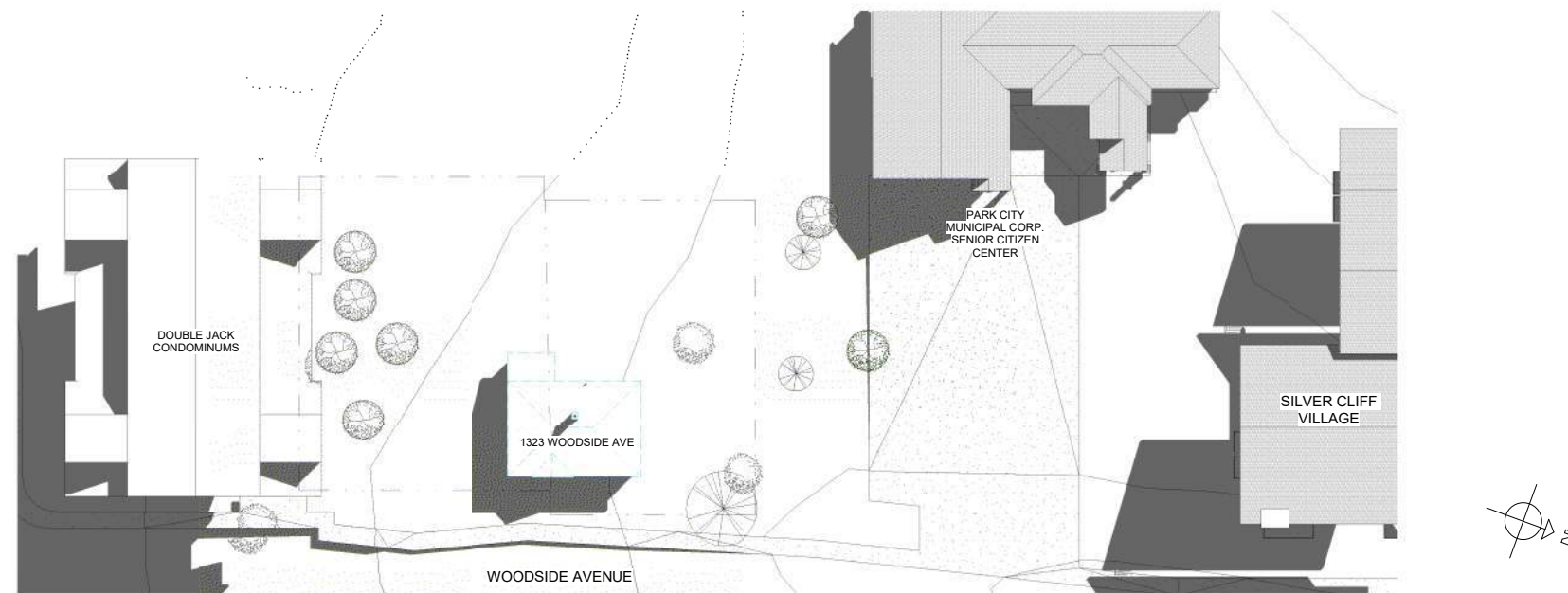
- Remove Existing Chimney/Flues
- Remove/Replace Existing Hip Roof Structure; Remove added Shed Roof
- Remove Existing Windows
- Remove Existing Vertical Siding on Stud Walls - Replace with Historic Brick Pattern Asphalt Shingle Siding or Horizontal Lap Siding
- Remove Existing Plumbing Vent
- Remove Non-Historic Door and Added Shed

4 Existing Looking East
SCALE:N.T.S.

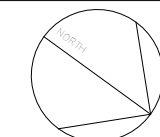


- Remove/Replace Existing Hip Roof Structure
- Remove Existing Dormer
- Remove Non-Historic Windows/ Door Placement and Filled in Porch Area - Replicate Original Porch
- Remove/Replace Existing Brick Pattern Asphalt Shingle Siding on Stud Walls
- Remove/Replace Existing Windows
- Remove Existing Fence

2 Existing Looking West
SCALE:N.T.S.



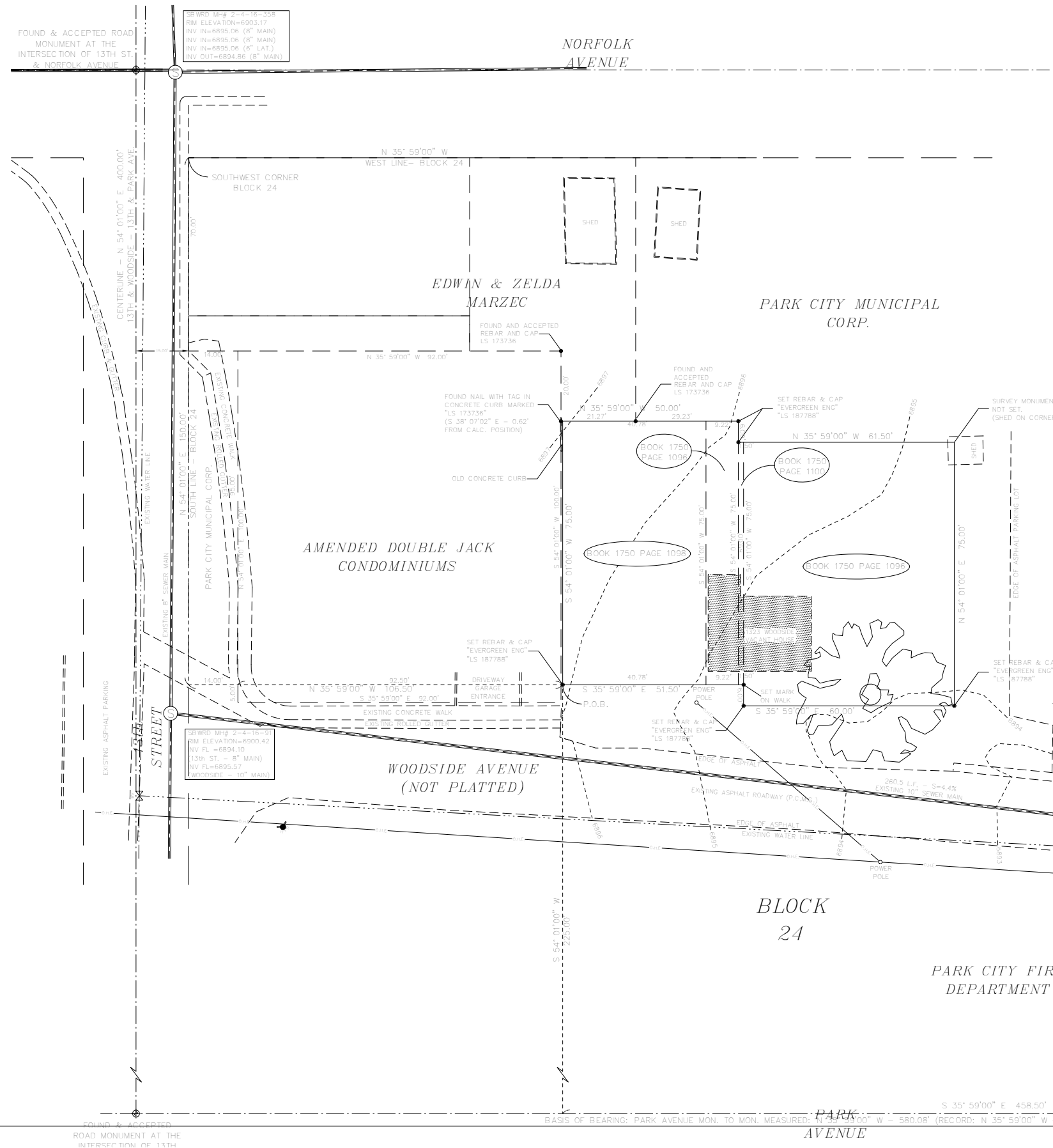
1 Site plan/ photo documentation
SCALE: 1" = 20'-0"



GRAPHIC SCALE



(IN FEET)
1 inch = 16 ft.



DEED DESCRIPTION(S)

BOOK 1750 PAGE 1100:
BEGINNING AT A POINT WHICH IS NORTH 54° 01' EAST 150.0 FEET AND NORTH 35° 59' WEST 156.50 FEET FROM THE
SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY; THENCE SOUTH 54° 01' WEST 69.0 FEET; THENCE
NORTH 35° 59' WEST 1.5 FEET; THENCE NORTH 54° 01' EAST 69.0 FEET; THENCE SOUTH 35° 59' EAST 1.5 FEET TO THE POINT
OF BEGINNING.

BOOK 1750 PAGE 1098:
BEGINNING AT A POINT WHICH IS NORTH 54° 01' EAST 150.0 FEET AND NORTH 35° 59' WEST 106.50 FEET FROM THE
SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY; THENCE SOUTH 54° 01' WEST 75.00 FEET;
THENCE NORTH 35° 59' WEST 40.78 FEET; THENCE NORTH 54° 01' EAST 75.00 FEET; THENCE SOUTH 35° 59'
EAST 40.78 FEET TO THE POINT OF BEGINNING.

BOOK 1750 PAGE 1096:
BEGINNING AT A POINT NORTH 54° 01' EAST 156 FEET AND SOUTH 35° 59' EAST 332 FEET FROM THE NORTHWEST CORNER OF
BLOCK 24, SNYDERS ADDITION TO PARK CITY; THENCE SOUTH 35° 59' EAST 60 FEET; THENCE SOUTH 54° 01' WEST 75 FEET;
THENCE NORTH 35° 59' WEST 60 FEET; THENCE NORTH 54° 01' EAST 75 FEET TO THE PLACE OF BEGINNING.

BOOK 1750 PAGE 1096:
BEGINNING AT A POINT WHICH IS NORTH 54° 01' EAST 150.0 FEET AND NORTH 35° 59' WEST 147.28 FEET FROM THE
SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH AND RUNNING THENCE SOUTH 54° 01' WEST 75
FEET; THENCE NORTH 35° 59' WEST 9.22 FEET; THENCE NORTH 54° 01' EAST 75.00 FEET; THENCE SOUTH 35° 59' EAST 9.22
FEET TO THE POINT OF BEGINNING.

COMBINED PARCEL DESCRIPTION

COMMENCING AT THE INTERSECTION OF 14TH STREET AND PARK AVENUE, SNYDERS ADDITION TO PARK CITY SURVEY,
ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER
AND RUNNING THENCE SOUTH 35° 59' 00" EAST ALONG THE CENTERLINE OF SAID PARK AVENUE, 458.50 FEET AND SOUTH
54° 01' 00" WEST A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING (SAID POINT OF BEGINNING ALSO BEING
NORTH 54° 01' 00" EAST, 150.00 FEET AND NORTH 35° 59' 00" WEST, 106.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK
24, SNYDERS ADDITION TO PARK CITY SURVEY); THENCE SOUTH 54° 01' 00" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH
35° 59' 00" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 54° 01' 00" EAST A DISTANCE OF 6.00 FEET; THENCE NORTH
35° 59' 00" WEST A DISTANCE OF 61.50 FEET; THENCE NORTH 54° 01' 00" EAST A DISTANCE OF 75.00 FEET; THENCE SOUTH
35° 59' 00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 54° 01' 00" WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH
35° 59' 00" EAST A DISTANCE OF 61.50 FEET TO THE POINT OF BEGINNING.
CONTAINS: 8,353.50 SQUARE FEET OR 0.19 ACRES.

SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND
THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A
SURVEY OF THE HEREBY DESCRIBED PROPERTY.
I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS
BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.



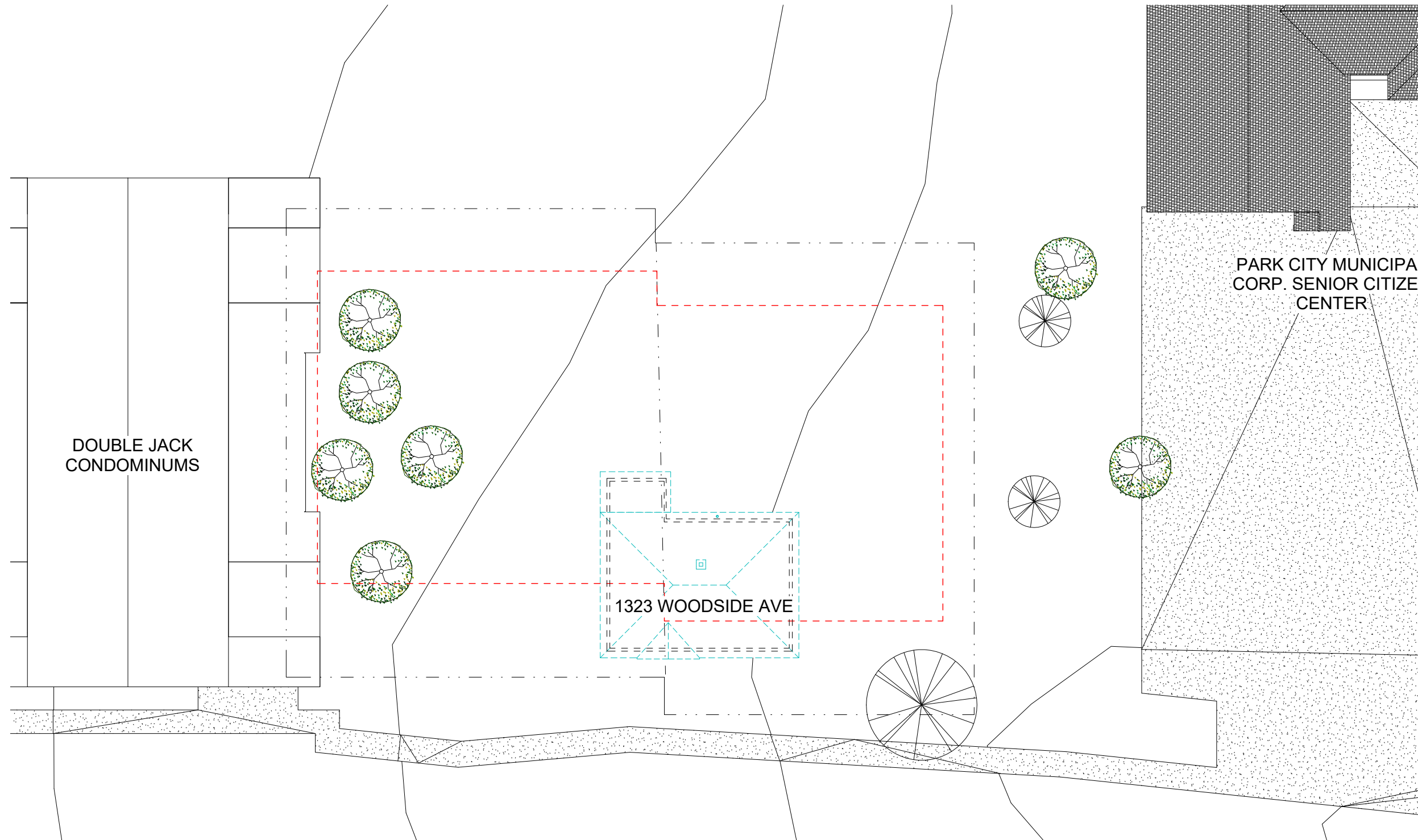
GREGORY R. WOLBACH DATE: _____

NOTES:

1. BASIS OF BEARING: NORTH 35° 59' 00" WEST 580.08 FEET BETWEEN THE STREET MONUMENT LOCATED AT 13TH STREET AND
PARK AVENUE AND THE STREET MONUMENT AT 14TH STREET AND PARK AVENUE.
2. PROPERTY CORNERS: SET REBAR WITH CAP MARKED "EVERGREEN ENG" "LS 187788" AT EXTERIOR BOUNDARY CORNERS AS
SHOWN HEREON.
3. LOCATED WITHIN THE SW 1/4 OF SEC. 9, T. 2 S., R. 4 E., S.L.B.&M., PARK CITY, SUMMIT COUNTY, UTAH.
4. DATE OF SURVEY: MAY 25, 2007
5. THIS PROPERTY IS WITHIN ZONE RC. SEE THE PARK CITY MUNICIPAL CORPORATION MUNICIPAL CODE, "TITLE 15 LAND
MANAGEMENT CODE - CHAPTER 2.16 RECREATION COMMERCIAL (RC) DISTRICT" FOR DEVELOPMENT REQUIREMENTS.
6. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A
TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR
ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
7. ALL BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
8. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYOR'S CONSENT MAKES THIS SURVEY INVALID.

GENERAL NOTES

1. Non-Historic Additions Are to be Removed by Contractor & Disposed of Properly According to the Municipality
2. Items to be Removed Shown Dashed.
3. House to be Reconstructed as per Building's Historical Character within Project Location to be Determined at Later Date as Approved by Planning Process.

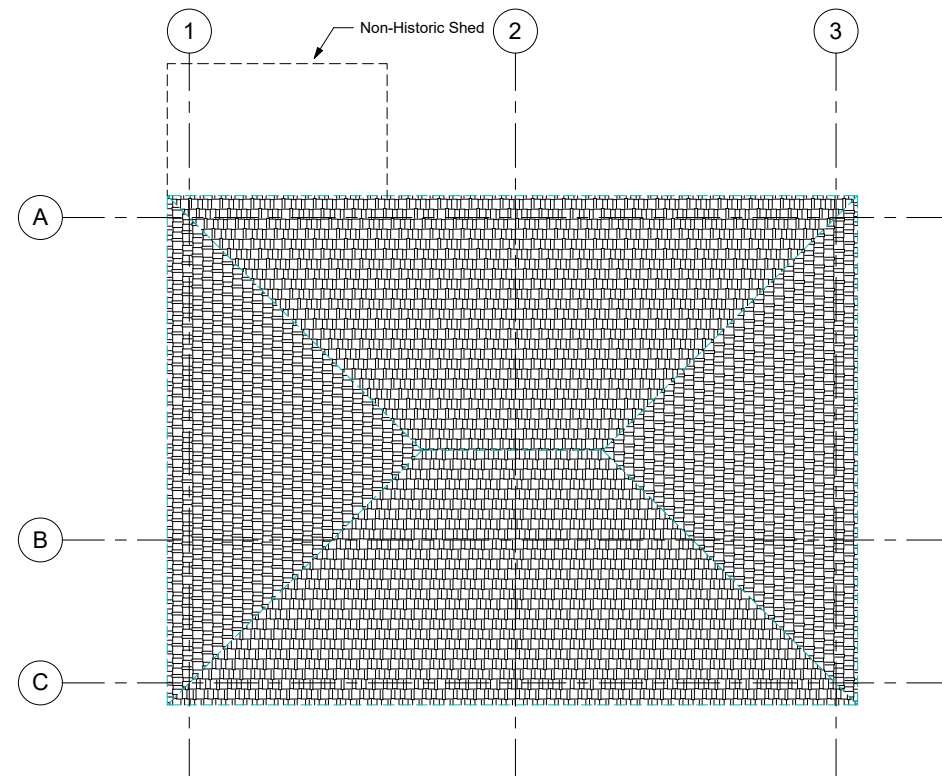


PROPOSED DEMO/PRESERVATION SITE PLAN

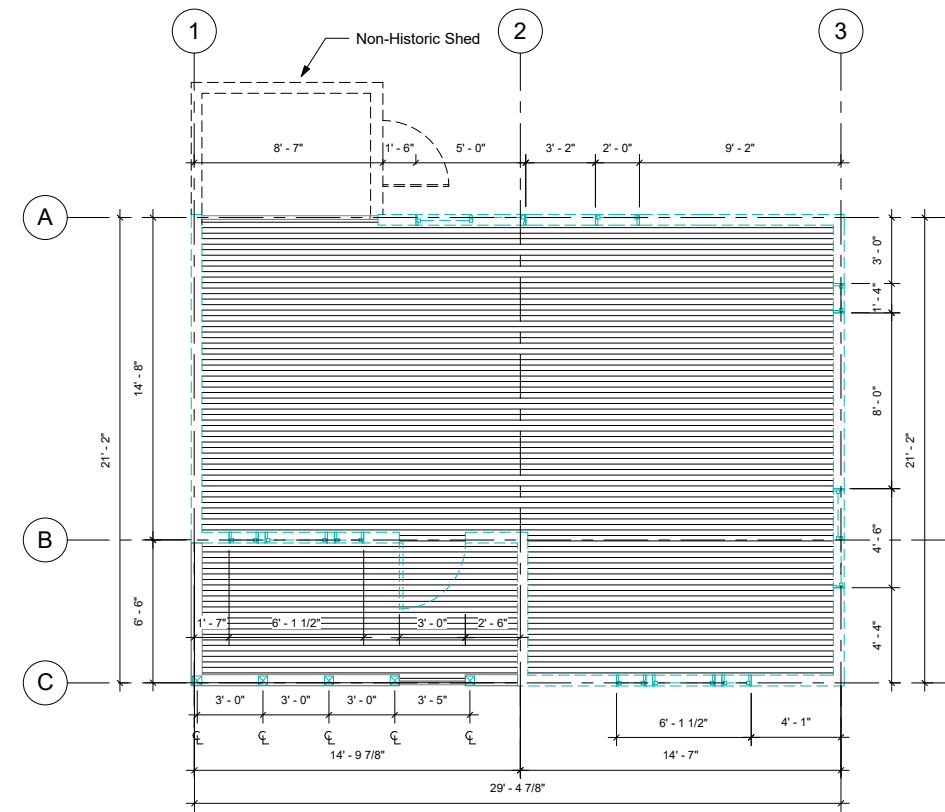
1

SCALE: 1/8" = 1'-0"





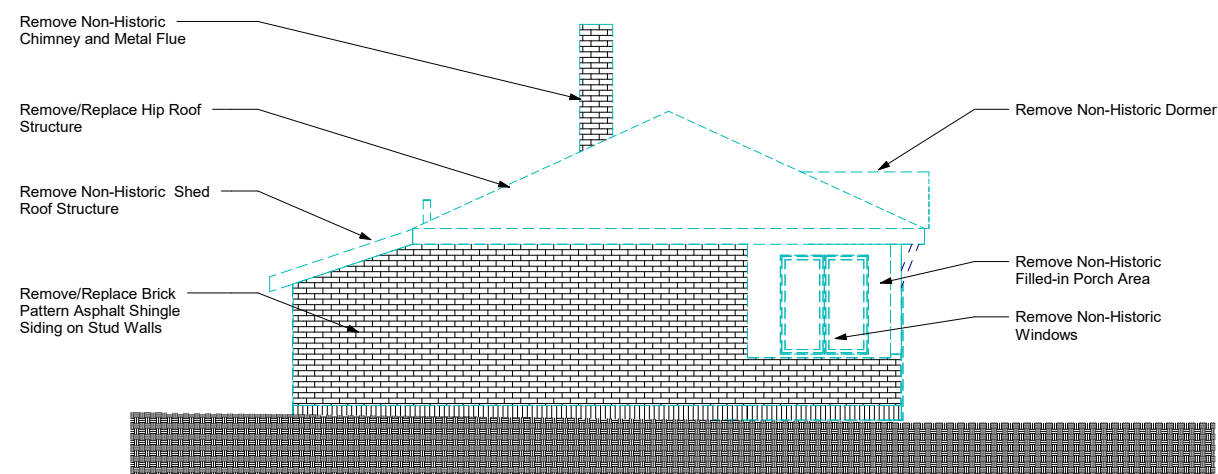
2 Roof Plan
SCALE: 1/4" = 1'-0"



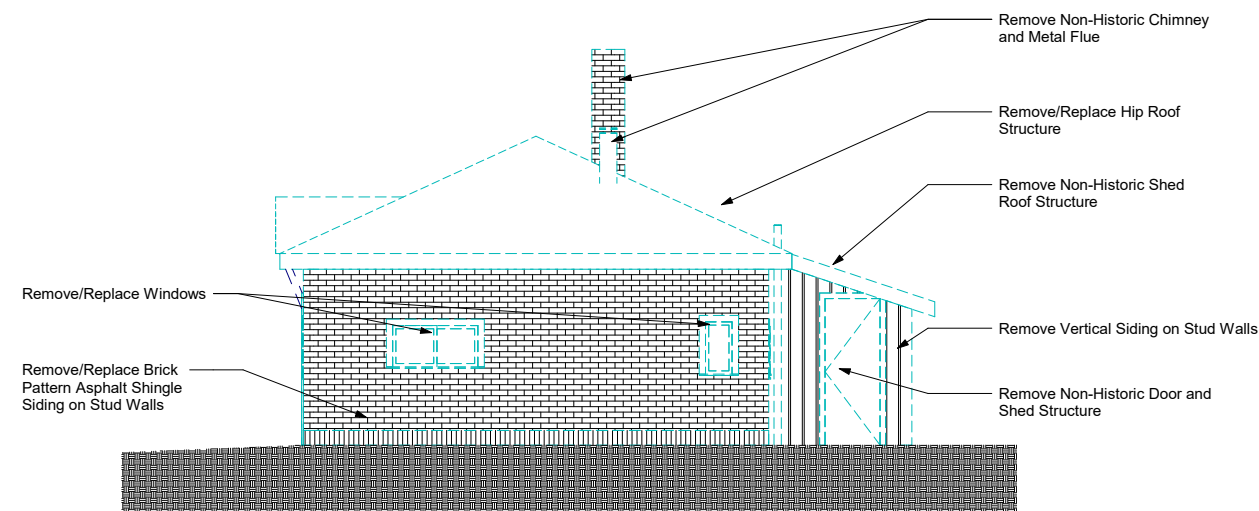
1 Level 1 Floor Plan
SCALE: 1/4" = 1'-0"

GENERAL NOTES

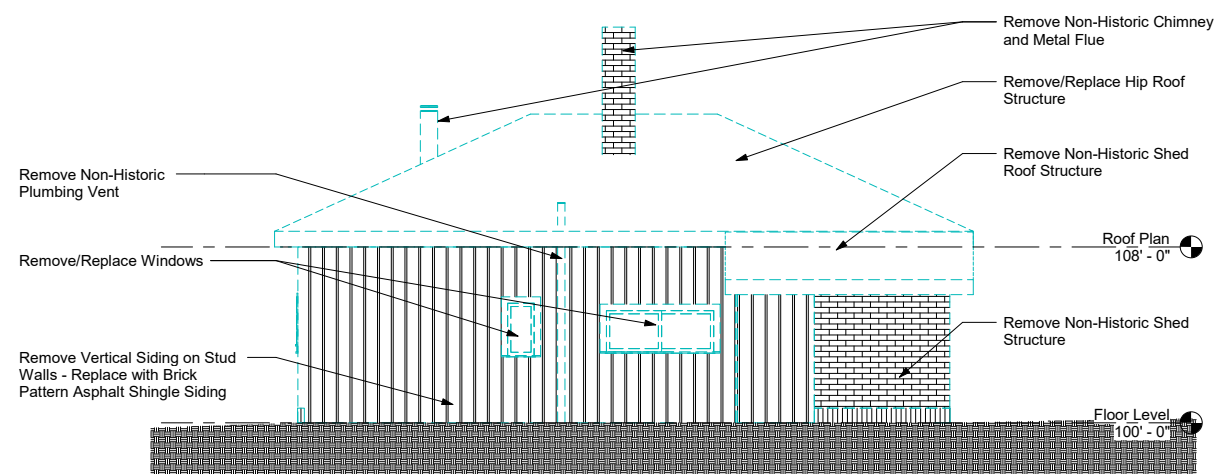
1. Non-Historic Additions Are to be Removed by Contractor & Disposed of Properly According to the Municipality
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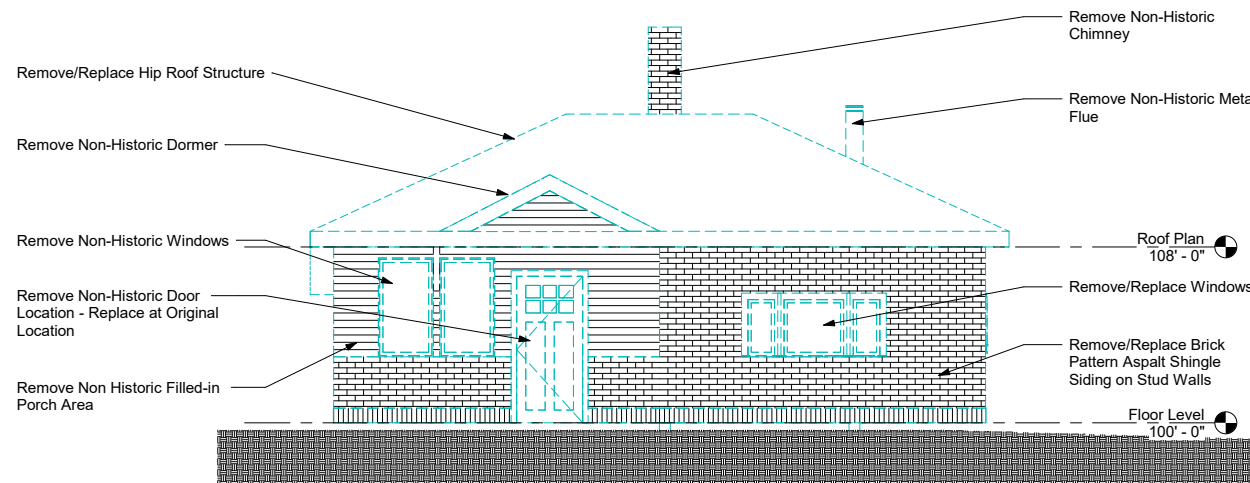
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Exhibit F - Historic District Design Review
Physical Conditions Report



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: HANNAH M. TYLER APPLICATION #: PL-16-03376
DATE RECEIVED: 11/15/17

PROJECT INFORMATION

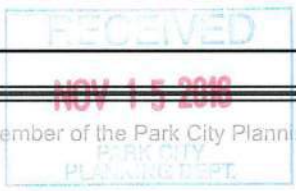
NAME: 1323 Woodside Avenue (Old site per Demolition Permit)
ADDRESS: 1353 Park Avenue (New proposed site location)
Park City, UT 84060
TAX ID: SA-273-x (1353 Park Avenue) OR
SUBDIVISION: Snyder's addition to Park City OR
SURVEY: _____ LOT #: _____ BLOCK #: 24
HISTORIC DESIGNATION: LANDMARK SIGNIFICANT NOT HISTORIC

APPLICANT INFORMATION

NAME: Craig Elliott
MAILING ADDRESS: P.O. Box 3419
Park City UT 84060
PHONE #: (435) 649 - 0092 FAX #: () -
EMAIL: celliotte@elliottworkgroup.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Johanna Monson
PHONE #: (435) 649 - 0092
EMAIL: jmonson@elliottworkgroup.com



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

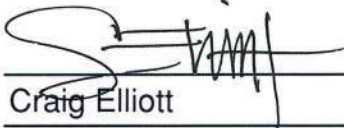
ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: 

Name of Applicant: Craig Elliott

Mailing Address: P.O. Box 3419
Park City UT 84060

Phone #: (435) 649 - 0092 Fax #: () -

Email: celllott@elliottworkgroup.com

Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Park City Municipal Corporation

Mailing Address: P.O.Box 1480
Park City UT 84060

Street Address/ Legal: 1323 Woodside Avenue, Park City UT 8460

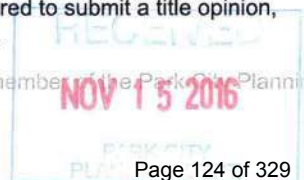
Description of Subject Property: Residential not in use

Signature: _____ Date: _____

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

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

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



PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Landscaping

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

Estimated date of construction: _____

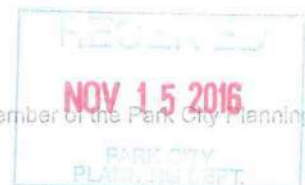
Describe existing feature:

No natural landscape present on new site. A non-historic building located on the center of the property is present. Asphalt driveway and parking exist covering the site. For old site landscaping reference Preservation Package submitted on February 19, 2009. No retaining walls, exterior steps or fences found on new site.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: 1,2

Illustration Numbers: _____



2. Structure

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

Element/Feature: **Structural System**

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

Estimated date of construction: 1925

Describe existing feature:

The building was boarded up and deemed unsafe. Any interior investigation of the building was not allowed. No records of the existing structural system exist. It is assumed to be a wood framed building.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: 5, 6, 7 & 8 Illustration Numbers: _____



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

3. Roof

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

Roof
Element/Feature: _____

This involves: An original part of the building
 A later addition
Estimated date of construction: 1925

Describe existing feature:

Hip roof structure with asphalt shingles. Roof have either collapsed or are in the process of collapsing. By comparing historic photos to the existing structure, it appears that, several roof lines have been altered. The historic roof at the East side of the house was modified by adding a pitched roof over the porch area. On the west side of the house a non-historic shed structure was added by extending the roof at the same angle as the historic pitch. The historic hip roof is at a 5.5:12 pitch. At the west side of the roof a brick chimney and a metal vent were added.
Reference Preservation Package.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The roof have either collapsed or be in the process of collapsing by the time it was disassemble and save in storage for new reconstruction.

Photo Numbers: 3,4 Illustration Numbers: 1a



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

4. Chimney

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

Element/Feature: Brick Chimney

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

Estimated date of construction: _____

Describe existing feature:

At the West side of the roof a brick chimney and a metal vent are found.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The chimney and vent were collapsing by the time the house was disassemble.

Photo Numbers: 3,4,8

Illustration Numbers: _____



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

5. Exterior Walls

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

Element/Feature: Primary Facade

This involves: An original part of the building 1925
 A later addition Estimated date of construction: _____

Describe existing feature:

The primary facade adjacent to Woodside Avenue has a brick pattern asphalt shingle siding on stud wall. The historic porch area has been framed in and converted to interior space. Non-historic windows and door have been added and this area is currently boarded up.
The facade presents a historic three partition window with wood framing. The windows are believed to be casements windows.
The primary facade measures 29'-5" length by 8'-0" height.
Reference submitted Preservation.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The primary facade is in poor condition. Exterior studs where place to hold the existing facade and avoiding it to collapsed.

Photo Numbers: 5 Illustration Numbers: 1a



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

Element/Feature: **Secondary Facade 1**

This involves: An original part of the building
 A later addition
Estimated date of construction: 1925

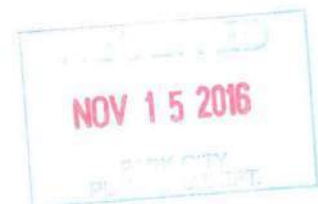
Describe existing feature:

The South facade consists of brick asphalt shingle siding on the stud wall. On the South - East corner the non-historic windows and filled in porch area have been added to convert this area into interior space. No other penetration has been made into this facade. On the South-West corner of the facade a non-historic shed structure was added with asphalt shingle siding on the stud wall. Historic facade measures 21'-2" by 8'-0". Non-historic shed measures 6'-6" in length. Reference Preservation Package.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The secondary facade is in poor condition. Exterior studs where place to hold the existing facade and avoiding it to collapsed.

Photo Numbers: 6 Illustration Numbers: 3a



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

Element/Feature: Secondary Facade 2

This involves: An original part of the building 1925
 A later addition Estimated date of construction: _____

Describe existing feature:

The North facade consists of brick asphalt shingle siding on the stud wall. Two historic windows exist on this facade, a casement and a slider window with wood framing. No other modified elements are present. The North facade measures 21'-2" by 8'-0" Reference Preservation Package.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Possible decay of the facade structure because of the unsave condition of the building.

Photo Numbers: 7 Illustration Numbers: 4a



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

6. Foundation

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

Element/Feature: **Foundation**

This involves: An original part of the building Estimated date of construction: 1925
 A later addition

Describe existing feature:

No known foundation exists for this building. The Historic site Form states that there is no existing foundation.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

[Empty box for describing deficiencies]

Photo Numbers: 17 Illustration Numbers: _____



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

7. Porches

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

Element/Feature: **Porch**

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

Estimated date of construction: 1925

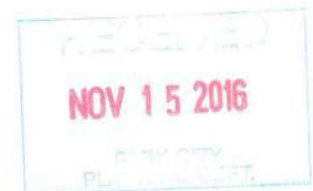
Describe existing feature:

The historic porch is located on the South - East corner of the building. The porch has been framed in and converted to interior space. Door and windows have been added. 96 square feet of adjacent space was captured to increase the footprint of the building. The historic pony wall exist of brick asphalt shingles on stud wall. The dimension of the original porch was 14'-10" by 6'-6". Reference Preservation Package.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The modify historic porch is in poor condition. Studs were added to the exterior of the porch to support the structure of the building.

Photo Numbers: 5,6 & 9 Illustration Numbers: 1b, 3b



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

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

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

Element/Feature: **Mechanical system**

This involves: An original part of the building
 A later addition Estimated date of construction: _____

Describe existing feature:

The building was boarded up and deemed unsafe. Any interior investigation of the building was not allowed. No records of the existing mechanical system exist.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Empty box for describing deficiencies.

Photo Numbers: _____ Illustration Numbers: _____



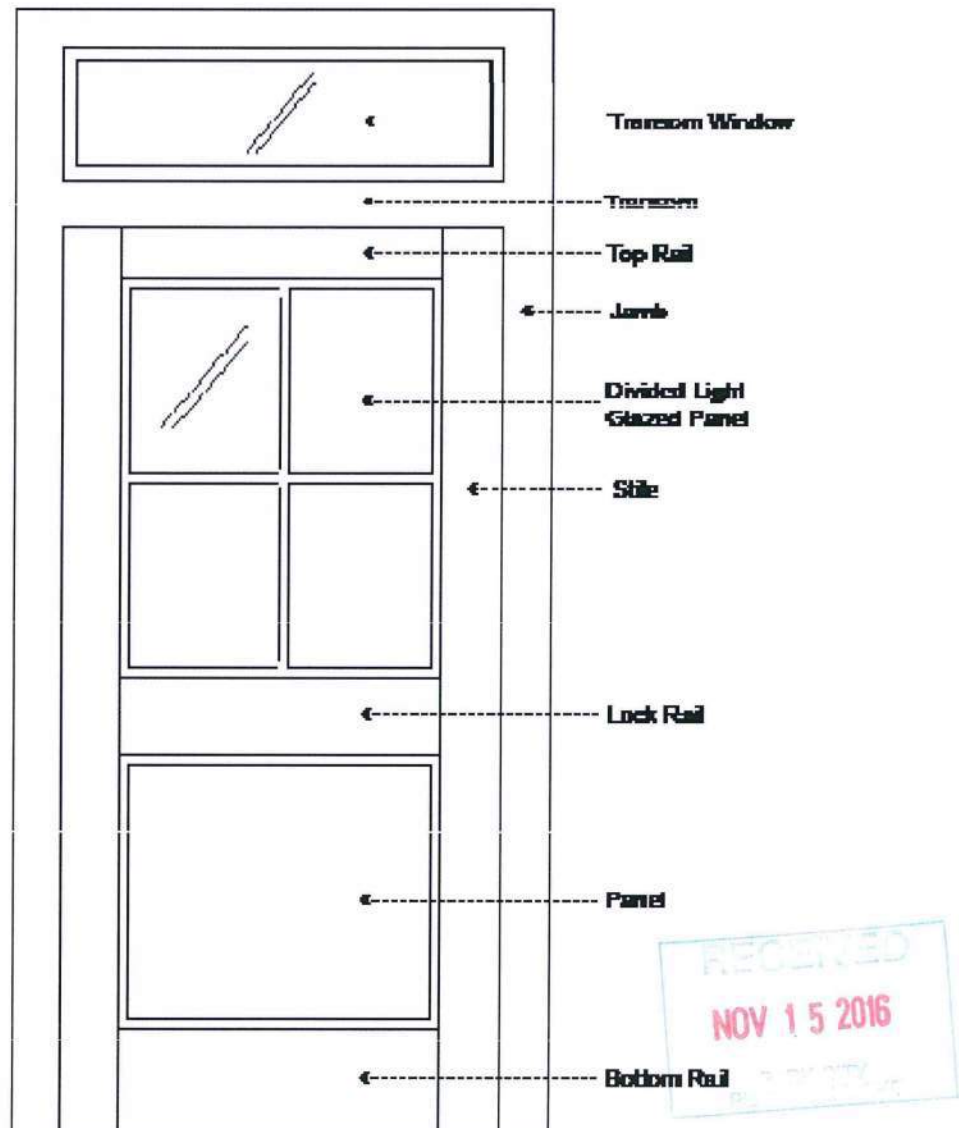
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 815-5060 or visit us online at www.parkcity.org. Updated 10/2014.

9. Door Survey

Basic Requirements

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

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



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

Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 1

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

Number of doors to be replaced: 2

Door #:	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
1	Poor	Entrance door is boarded up	9	
2	Poor	Non historic shed door	10	
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

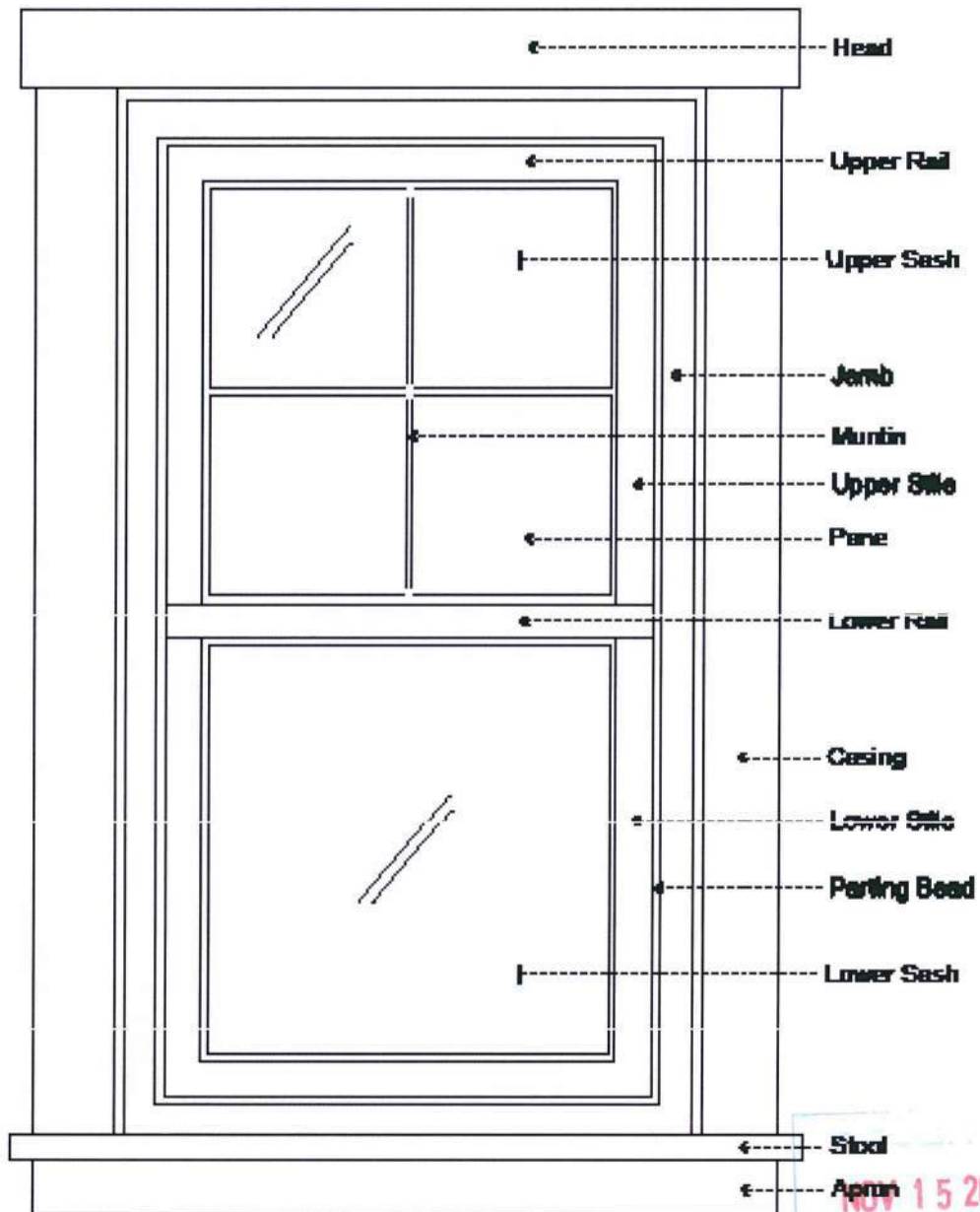


If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

10. Window Survey

Basic Requirements

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



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

Window Survey Form

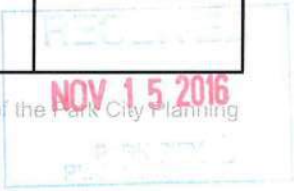
Total number of window openings on the exterior of the structure: 11
 Number of historic windows on the structure: 7
 Number of existing replacement/non-historic windows: 4
 Number of windows completely missing: 3

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

Number of windows to be replaced: 11

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Poor	fixed window	11	x
2	Poor	inoperable window	11	x
3	Poor	inoperable window	11	x
4	Poor	inoperable slider window	12	x
5	Poor	inoperable casement window	13	x
6	Poor	non-historic	14	
7	Poor	non-historic	14	
8	Poor	missing	6	
9	Poor	missing	6	
10	Poor	missing	8	
11	Poor	non visible slider	8	
	Fair			
	Fair			

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



11. Interior Photographs

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

Element/Feature: Interior

This involves: An original part of the building Estimated date of construction: 1925
 A later addition

Describe existing feature:

The building was boarded up and deemed unsfe. Any interior of the building was not allowed .

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: _____ Illustration Numbers: _____



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

Supplemental Sheets

Supplemental Page ___ of ___

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: **Rear Facade**

This involves: An original part of the building 1925
 A later addition Estimated date of construction: _____

Describe existing feature:

The West facade consists of non-historic vertical wood siding on the stud wall. On the South-West corner a non-historic door and shed structure were added with a combination of vertical wood siding and brick asphalt shingles siding on the stud wall. One slider window and a casement window exists on the vertical siding. A non-historic plumbing vertical vent exist on the center of the facade. The West facade measures 29'-5" by 8'-0".
Reference Preservation Package.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The rear facade is in poor condition with not maintain vertical siding. The structure of the facade is compromised by the unsafe interior of the house.

Photo Numbers: 8 Illustration Numbers: 2a



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

Element/Feature: Trim

This involves: An original part of the building 1925
 A later addition Estimated date of construction: _____

Describe existing feature:

No visible trim found around windows and doors. The windows have a 2" square edge wood frame.
The eaves and soffits of the roof had a 1"x4" square wood fascia with no details.
No corner boards or pilasters are found in this building.
Reference Preservation Package.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The trim of the house was collapsing by the time the house was disassemble.

Photo Numbers: 15 & 16 Illustration Numbers: _____



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

Element/Feature: Shed

This involves: An original part of the building
 A later addition Estimated date of construction: _____

Describe existing feature:

The shed on the South-West corner was added to the building. No chronological information is available. The shed consist of a combination of brick asphalt shingle and vertical wood siding with a single pitch roof attached to the original building. The shed measures 9'-8" length by 6'-6" with. The porch framed in is consider by the Historic Site Form a major addition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The building was deemed unsafe.

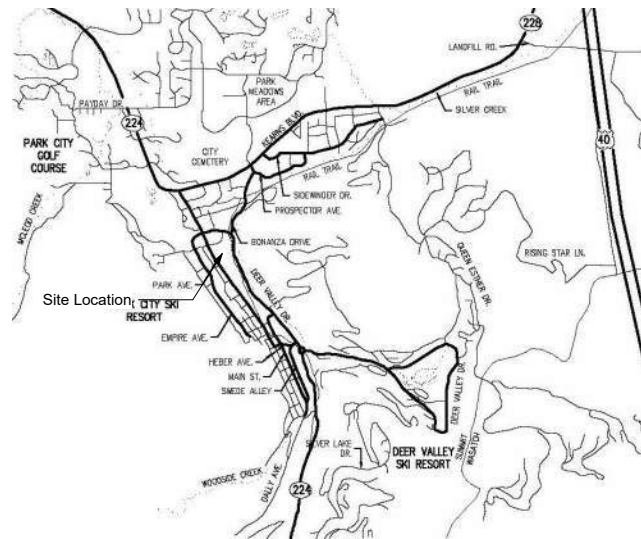
Photo Numbers: 10 Illustration Numbers: _____



Exhibit F - Historic District Design Review
Existing and Proposed Plans

1353 Park Avenue

1353 Park Avenue
 (old 1323 Woodside Ave)
 Park City, Utah
 Historic District Design Review
 November 1st, 2016



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Park City Municipal Corporation 445 Marsac Avenue, P.O. Box 1480 Park City, UT 84060	EWG Architecture 449 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0092 Contact: Steve Bruemmer	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER

SERVICE CONTACTS

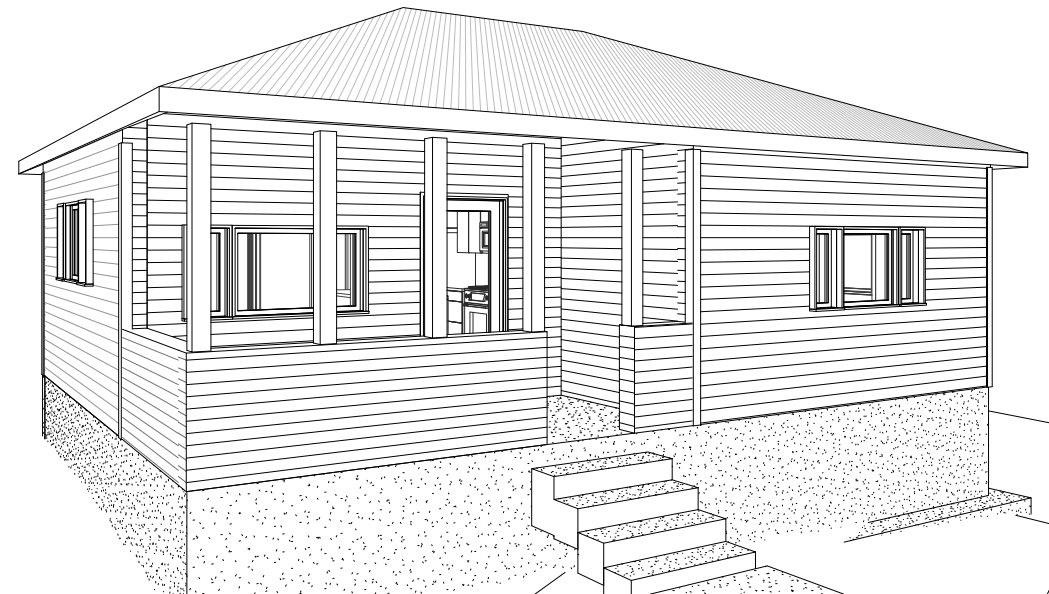
Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870-3419	Qwest Phone Company Salt Lake City, UT (800) 922-7387
Park City School District 2700 Kearns Blvd Park City, UT 84060 (435) 645-5600	Park City Fire Department 730 Bitner Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 1354 Park Ave Park City, UT 84060 (435) 658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 649-4020
Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 541-2824	Division of Water Quality 288 South 1460 East Salt Lake City, UT 84112 (801) 538-6146
Snyderville Post Office 6440 Hwy 224 Park City, UT 84098 (800) 275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 649-7993

DRAWING INDEX

Historic District Design Review	
HDDR-005	EXISTING PLANS
HDDR-006	EXISTING ELEVATIONS
Historic District Design Review	
HDDR-001	COVER SHEET
HDDR-002	SURVEY
HDDR-003	EXISTING SITE PLAN
HDDR-004	PHOTOS - EXISTING CONDITIONS
HDDR-007	SURVEY- NEW LOCATION
HDDR-008	PROPOSED SITE PLAN
HDDR-009	PHOTOS - NEW LOCATION
HDDR-010	PROPOSED FLOOR PLANS
HDDR-011	PROPOSED SECTION & STREETSCAPE
HDDR-012	PROPOSED ELEVATIONS
HDDR-013	WINDOWS & DOORS TYPES/ DETAILS

BUILDING DESCRIPTION

The resident located at 1323 Woodside in Park City, was built in 1925 on the Woodside Avenue site (Per Demolition Permit). The proposed location in 1353 Park Avenue, has a relatively flat site with no natural landscape. The historic House is a "foursquare" form one story structure with hipped roof. Many element of the house where altered like the roof and porch (See Preservation Package). The porch area has it's original form as well as the roof. A new addition on the back follows the historic era and improves the interior space. In response to statutory regulation, all new work or repair, replacement, rehabilitation or restoration shall be compliant. Design Guidelines intended to secure, compatibility with and provide for visual aesthetic complement to the character and function of the community shall be paramount to any proposed improvement. All new design on this house has been design to comply with the Design Guidelines regulation.



November 1st, 2016

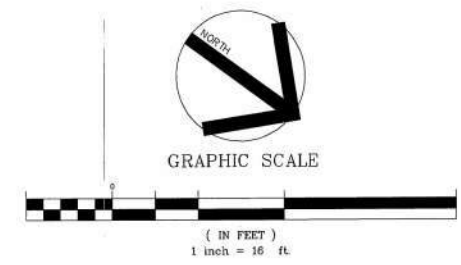
**elliott
workgroup**
architecture
364 Main Street PO Box 3419 Park City, Utah 84060
435.649.0092 801.415.1839 www.elliottworkgroup.com

1353 Park Avenue

1353 Park Avenue
 (old 1323 Woodside Ave)
 Park City, Utah

COVER SHEET

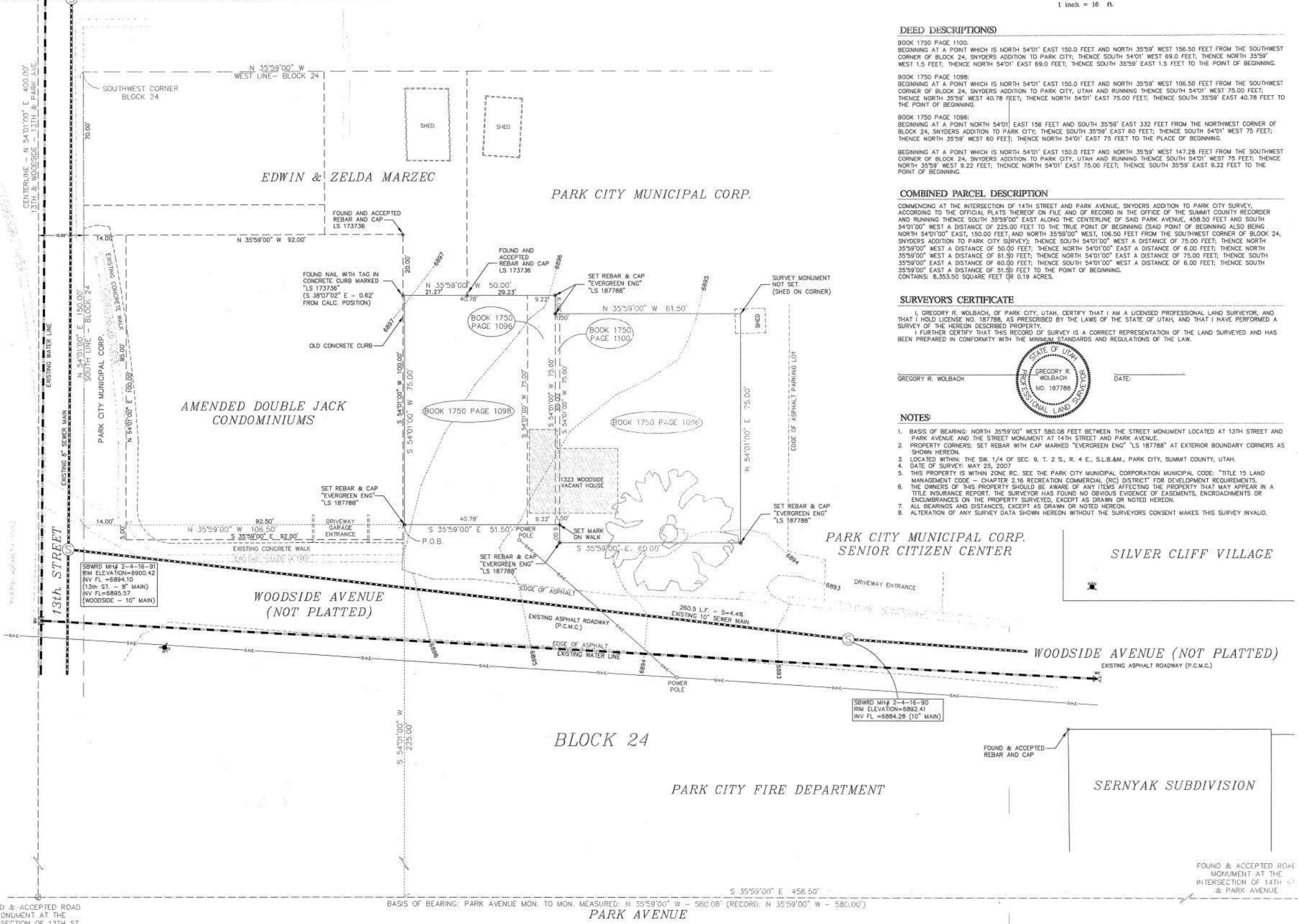
HDDR-001



SBWRD MH# 2-4-16-358
 RM ELEVATION=6903.17
 INV IN=6895.06 (8" MAIN)
 INV IN=6895.06 (8" MAIN)
 INV IN=6895.06 (8" LAT.)
 INV OUT=6894.86 (8" MAIN)

FOUND & ACCEPTED ROAD MONUMENT AT THE INTERSECTION OF 13TH ST. & NORFOLK AVENUE

NORFOLK AVENUE



FOUND & ACCEPTED ROAD MONUMENT AT THE INTERSECTION OF 13TH ST. & PARK AVENUE

BASIS OF BEARING: PARK AVENUE MON. TO MON. MEASURED: N 35°59'00" W - 580.08' (RECORD: N 35°59'00" W - 580.00')

DEED DESCRIPTION(S)

BOOK 1750 PAGE 1100:
 BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 150.0 FEET AND NORTH 35°59' WEST 156.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY; THENCE SOUTH 54°01' WEST 69.0 FEET; THENCE NORTH 35°59' WEST 1.5 FEET; THENCE NORTH 54°01' EAST 69.0 FEET; THENCE SOUTH 35°59' EAST 1.5 FEET TO THE POINT OF BEGINNING.

BOOK 1750 PAGE 1098:
 BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 150.0 FEET AND NORTH 35°59' WEST 106.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY; THENCE SOUTH 54°01' WEST 75.00 FEET; THENCE NORTH 35°59' WEST 40.78 FEET; THENCE NORTH 54°01' EAST 75.00 FEET; THENCE SOUTH 35°59' EAST 40.78 FEET TO THE POINT OF BEGINNING.

BOOK 1750 PAGE 1096:
 BEGINNING AT A POINT NORTH 54°01' EAST 156 FEET AND SOUTH 35°59' EAST 332 FEET FROM THE NORTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY; THENCE SOUTH 35°59' EAST 60 FEET; THENCE SOUTH 54°01' WEST 75 FEET; THENCE NORTH 35°59' WEST 60 FEET; THENCE NORTH 54°01' EAST 75 FEET TO THE PLACE OF BEGINNING.

BOOK 1750 PAGE 1095:
 BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 150.0 FEET AND NORTH 35°59' WEST 147.28 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH AND RUNNING THENCE SOUTH 54°01' WEST 75 FEET; THENCE NORTH 35°59' WEST 9.22 FEET; THENCE NORTH 54°01' EAST 75.00 FEET; THENCE SOUTH 35°59' EAST 9.22 FEET TO THE POINT OF BEGINNING.

COMBINED PARCEL DESCRIPTION

COMMENCING AT THE INTERSECTION OF 14TH STREET AND PARK AVENUE, SNYDERS ADDITION TO PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE SOUTH 35°59'00" EAST ALONG THE CENTERLINE OF 540 PARK AVENUE, 458.50 FEET AND SOUTH 54°01'00" WEST A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING (SAID POINT OF BEGINNING ALSO BEING NORTH 54°01'00" EAST, 150.00 FEET AND NORTH 35°59'00" WEST, 106.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY SURVEY); THENCE SOUTH 54°01'00" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 35°59'00" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 54°01'00" EAST A DISTANCE OF 6.00 FEET; THENCE NORTH 35°59'00" WEST A DISTANCE OF 61.30 FEET; THENCE NORTH 54°01'00" EAST A DISTANCE OF 75.00 FEET; THENCE SOUTH 35°59'00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 54°01'00" WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 35°59'00" EAST A DISTANCE OF 51.50 FEET TO THE POINT OF BEGINNING. CONTAINS: 8,353.50 SQUARE FEET OR 0.19 ACRES.

SURVEYORS CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.



GREGORY R. WOLBACH DATE: _____

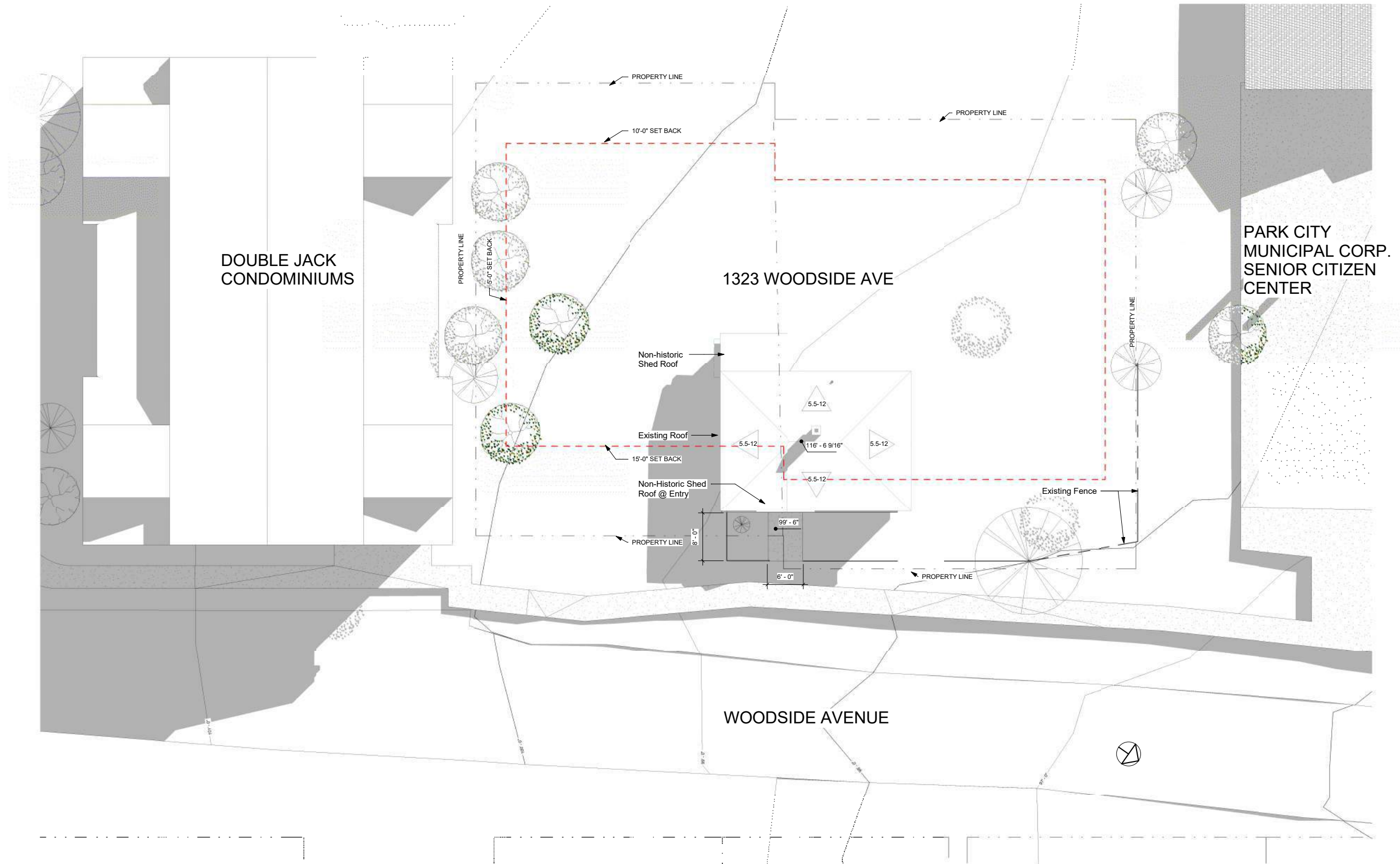
NOTES:

1. BASIS OF BEARING: NORTH 35°59'00" WEST 580.08 FEET BETWEEN THE STREET MONUMENT LOCATED AT 13TH STREET AND PARK AVENUE AND THE STREET MONUMENT AT 14TH STREET AND PARK AVENUE.
2. PROPERTY CORNERS: SET REBAR WITH CAP MARKED "EVERGREEN ENG" "LS 187788" AT EXTERIOR BOUNDARY CORNERS AS SHOWN HEREON.
3. LOCATED WITHIN: THE SW 1/4 OF SEC. 9, T. 2 S., R. 4 E., S.L.B.&M., PARK CITY, SUMMIT COUNTY, UTAH.
4. DATE OF SURVEY: MAY 25, 2007
5. THIS PROPERTY IS WITHIN ZONE RC. SEE THE PARK CITY MUNICIPAL CORPORATION MUNICIPAL CODE: "TITLE 15 LAND MANAGEMENT CODE - CHAPTER 2.16 RECREATION COMMERCIAL (RC) DISTRICT" FOR DEVELOPMENT REQUIREMENTS.
6. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
7. ALL BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
8. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

DATE	BY	COMMENTS

SURVEYED BY: GRW/ADM
 DRAWN BY: GRW
 CHECKED BY: CRW

EXISTING CONDITIONS SURVEY
 1321-1323 WOODSIDE AVENUE
 B24R06.DWG
 MR. PAUL MARSH
 0724



1 1323 Woodside Ave. Site Plan
 SCALE: 1/8" = 1'-0"



7 Neighborhood Looking West
SCALE: 1" = 1'-0"



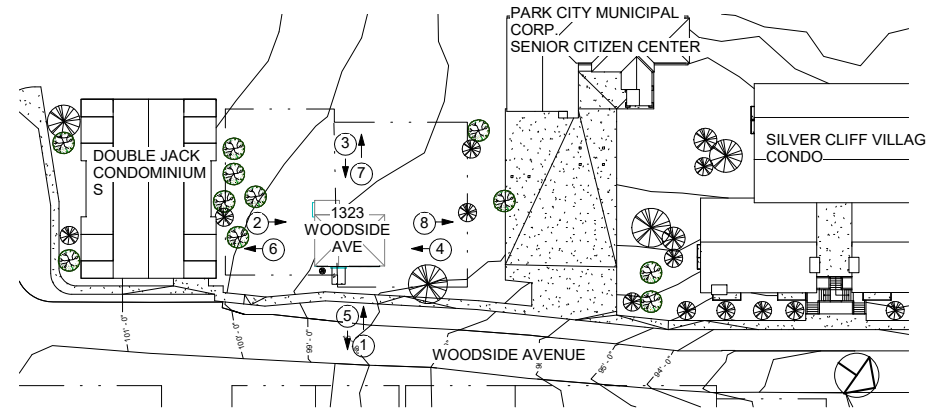
3 Existing Looking East
SCALE: N.T.S.



8 Neighborhood Looking North
SCALE: 1" = 1'-0"



2 Existing Looking North
SCALE: N.T.S.



4 Existing Looking South
SCALE: N.T.S.



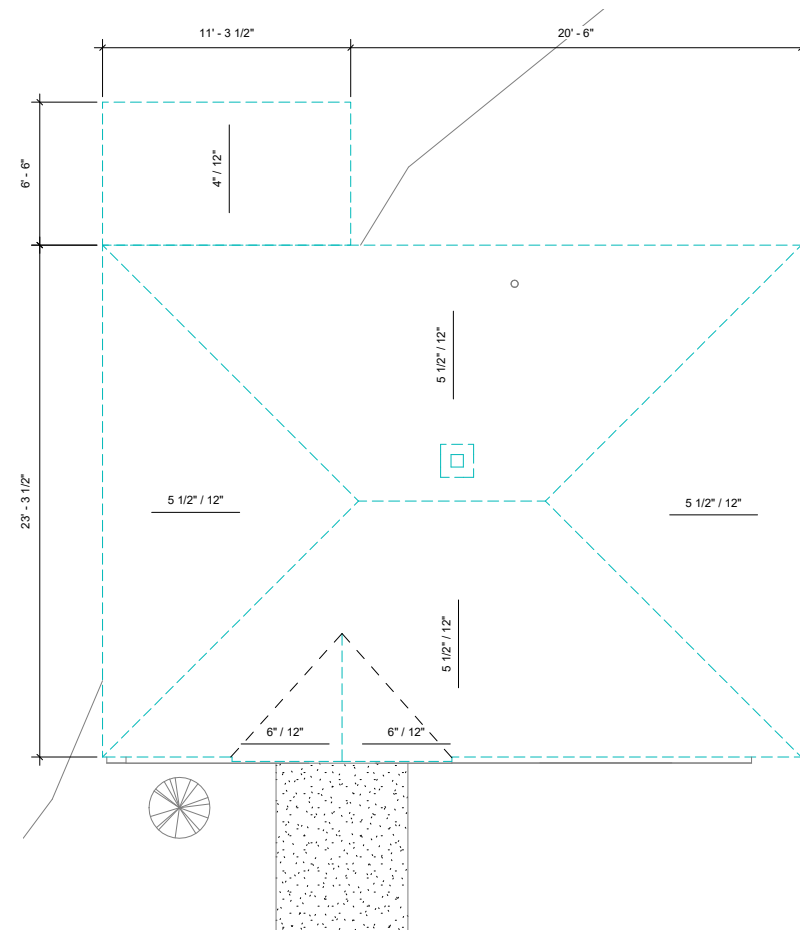
6 Neighborhood Looking South
SCALE: 1" = 1'-0"



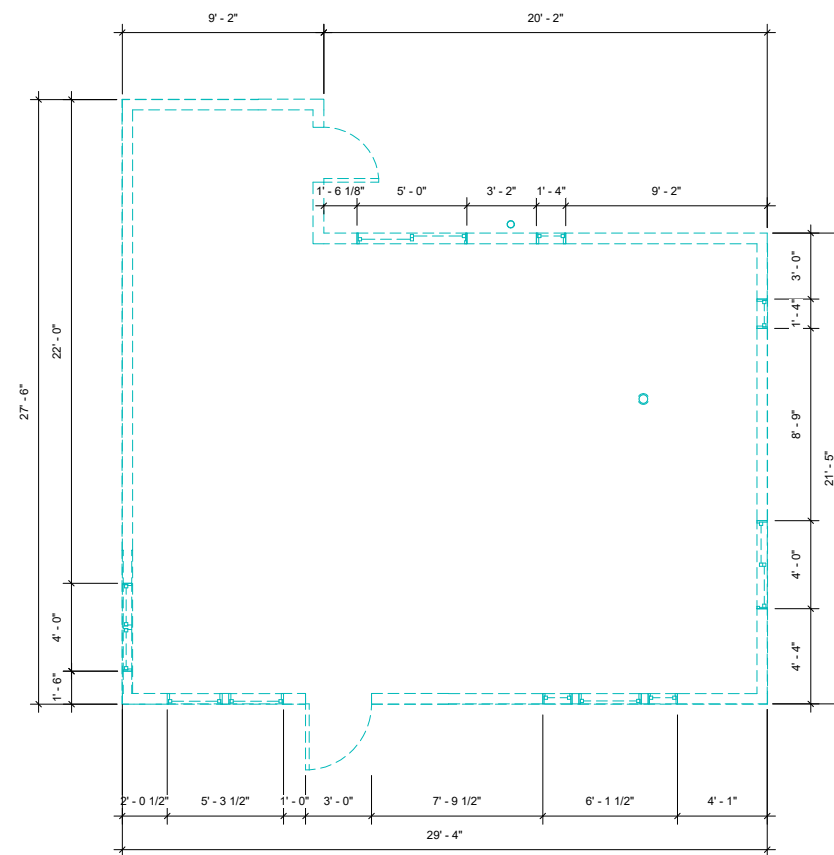
1 Existing Looking West
SCALE: N.T.S.



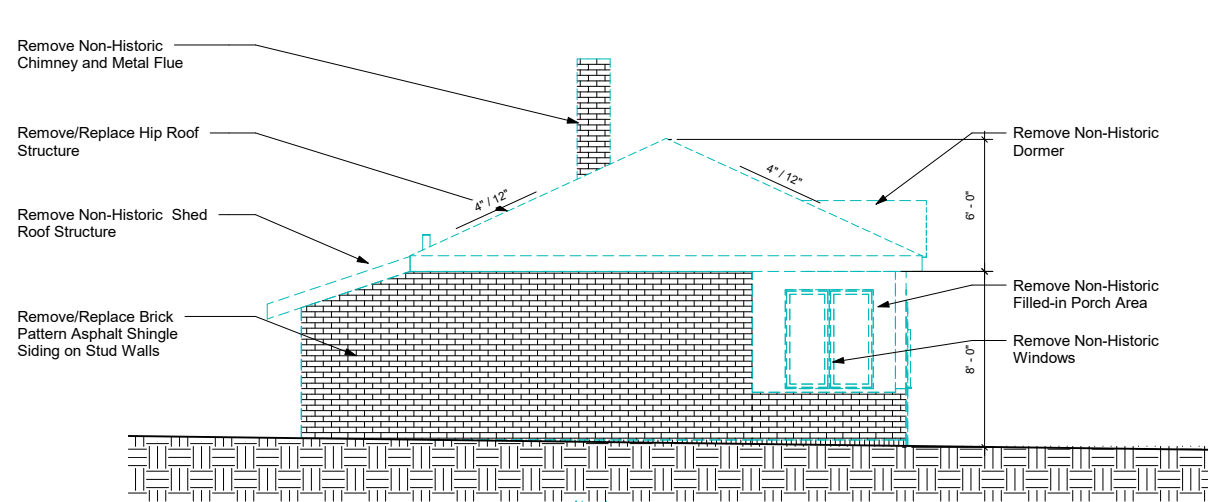
5 Neighborhood Looking East
SCALE: 1" = 1'-0"



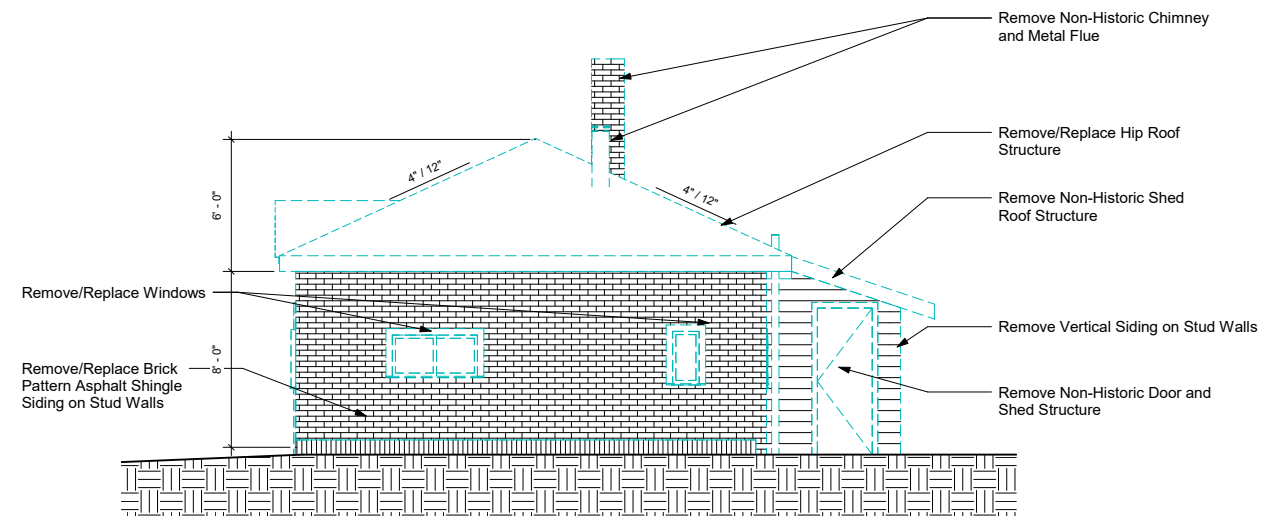
2 Existing Roof Plan
SCALE: 1/4" = 1'-0"



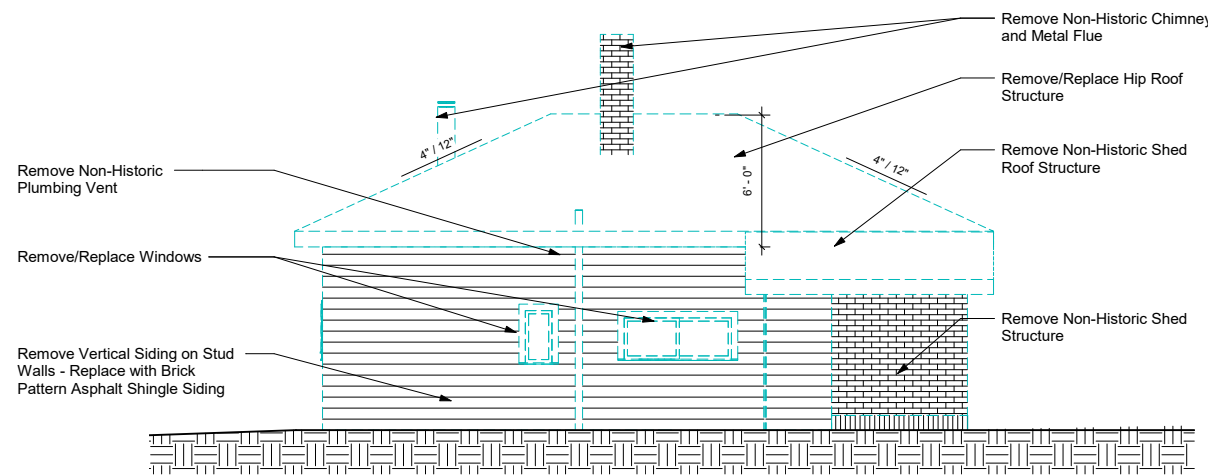
1 Existing Floor Plan
SCALE: 1/4" = 1'-0"



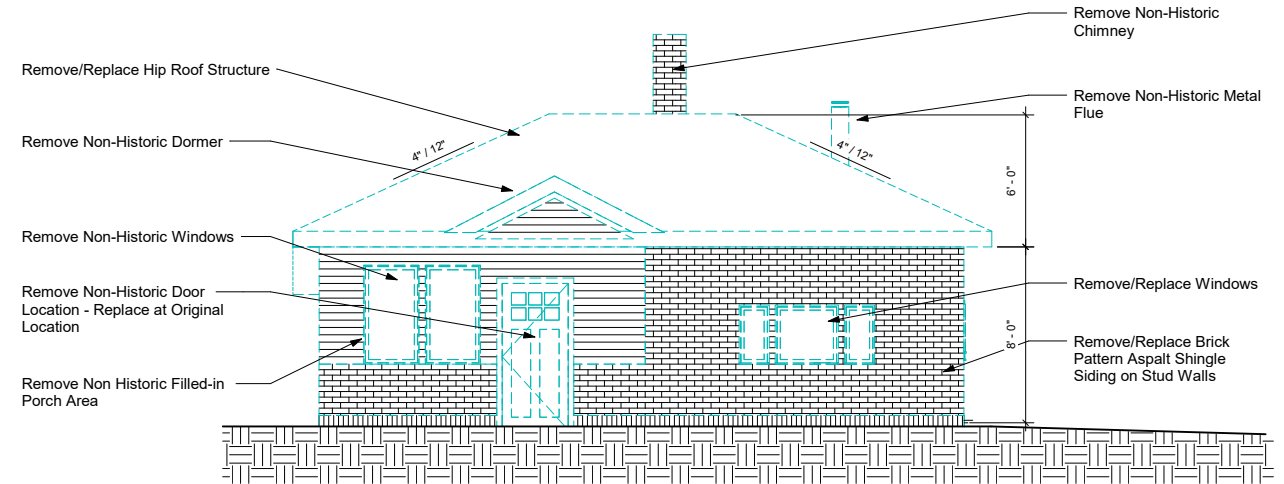
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



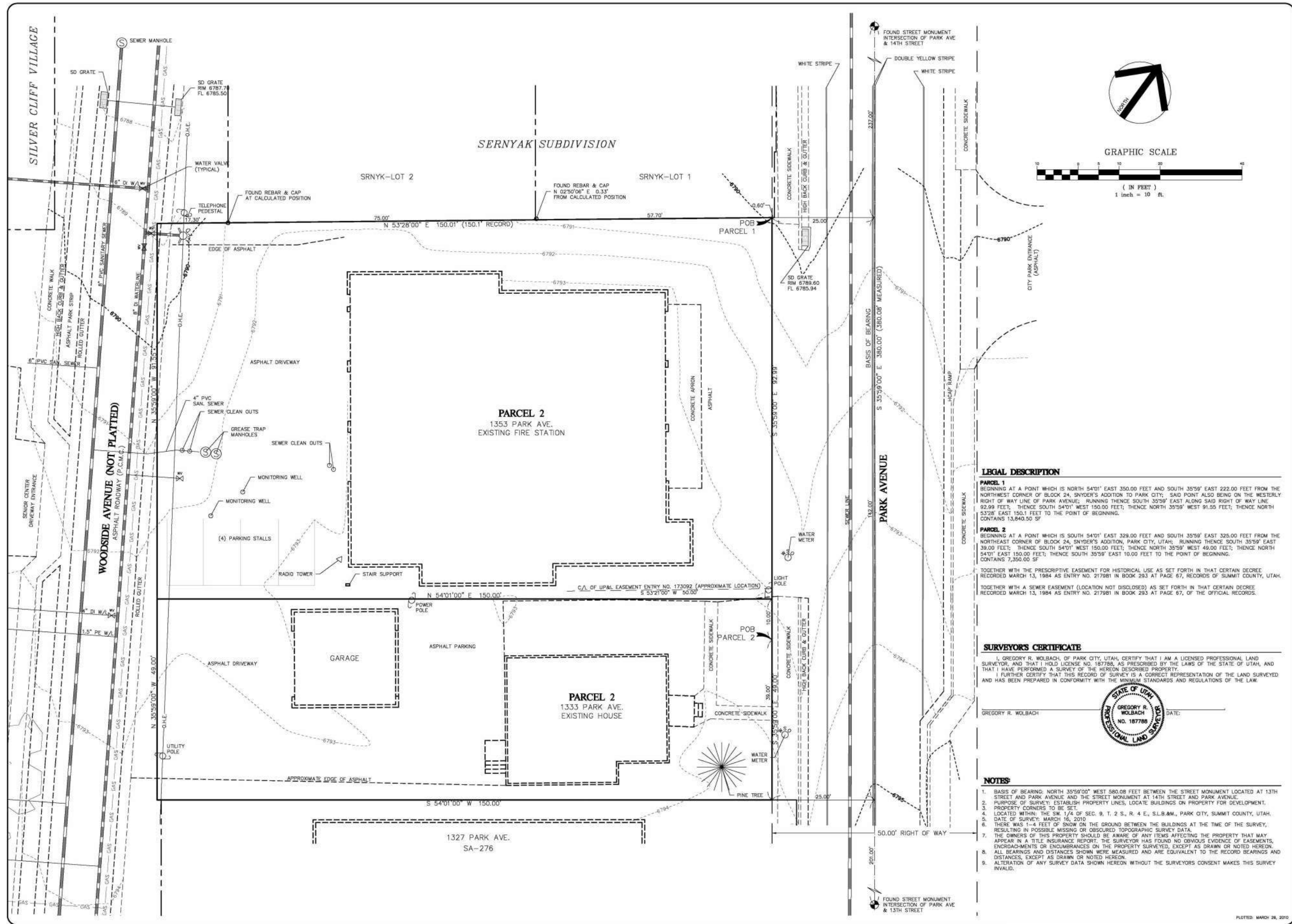
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



LEGAL DESCRIPTION

PARCEL 1
 BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 350.00 FEET AND SOUTH 35°59' EAST 222.00 FEET FROM THE NORTHWEST CORNER OF BLOCK 24, SNYDER'S ADDITION, PARK CITY, UTAH; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF PARK AVENUE; RUNNING THENCE SOUTH 35°59' EAST ALONG SAID RIGHT OF WAY LINE 92.99 FEET; THENCE SOUTH 54°01' WEST 150.00 FEET; THENCE NORTH 35°59' WEST 91.55 FEET; THENCE NORTH 53°28' EAST 150.1 FEET TO THE POINT OF BEGINNING. CONTAINS 13,840.50 SF.

PARCEL 2
 BEGINNING AT A POINT WHICH IS SOUTH 54°01' EAST 329.00 FEET AND SOUTH 35°59' EAST 325.00 FEET FROM THE NORTHEAST CORNER OF BLOCK 24, SNYDER'S ADDITION, PARK CITY, UTAH; RUNNING THENCE SOUTH 35°59' EAST 39.00 FEET; THENCE SOUTH 54°01' WEST 150.00 FEET; THENCE NORTH 35°59' WEST 49.00 FEET; THENCE NORTH 54°01' EAST 150.00 FEET; THENCE SOUTH 35°59' EAST 10.00 FEET TO THE POINT OF BEGINNING. CONTAINS 7,350.00 SF.

TOGETHER WITH THE PREScriptive EASEMENT FOR HISTORICAL USE AS SET FORTH IN THAT CERTAIN DECREE RECORDED MARCH 13, 1984 AS ENTRY NO. 217981 IN BOOK 293 AT PAGE 67, RECORDS OF SUMMIT COUNTY, UTAH.

TOGETHER WITH A SEWER EASEMENT (LOCATION NOT DISCLOSED) AS SET FORTH IN THAT CERTAIN DECREE RECORDED MARCH 13, 1984 AS ENTRY NO. 217981 IN BOOK 293 AT PAGE 67, OF THE OFFICIAL RECORDS.

SURVEYORS CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.



GREGORY R. WOLBACH DATE: _____

NOTES

1. BASIS OF BEARING: NORTH 35°59'00" WEST 560.08 FEET BETWEEN THE STREET MONUMENT LOCATED AT 13TH STREET AND PARK AVENUE AND THE STREET MONUMENT AT 14TH STREET AND PARK AVENUE.
2. PURPOSE OF SURVEY: ESTABLISH PROPERTY LINES, LOCATE BUILDINGS ON PROPERTY FOR DEVELOPMENT. PROPERTY CORNERS TO BE SET.
3. LOCATED WITHIN: THE SW 1/4 OF SEC. 9, T. 2 S., R. 4 E., S.L.B.&M., PARK CITY, SUMMIT COUNTY, UTAH.
4. DATE OF SURVEY: MARCH 16, 2010
5. THERE WAS 1-4 FEET OF SNOW ON THE GROUND BETWEEN THE BUILDINGS AT THE TIME OF THE SURVEY, RESULTING IN POSSIBLE MISSING OR OBSCURED TOPOGRAPHIC SURVEY DATA.
6. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
7. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
8. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1670 Bonanza Drive • Suite 104 • Park City, UT 84302
 Phone: (435) 849-4657 • Fax: (435) 849-8279
 E-mail: office@evergreen-eng.com

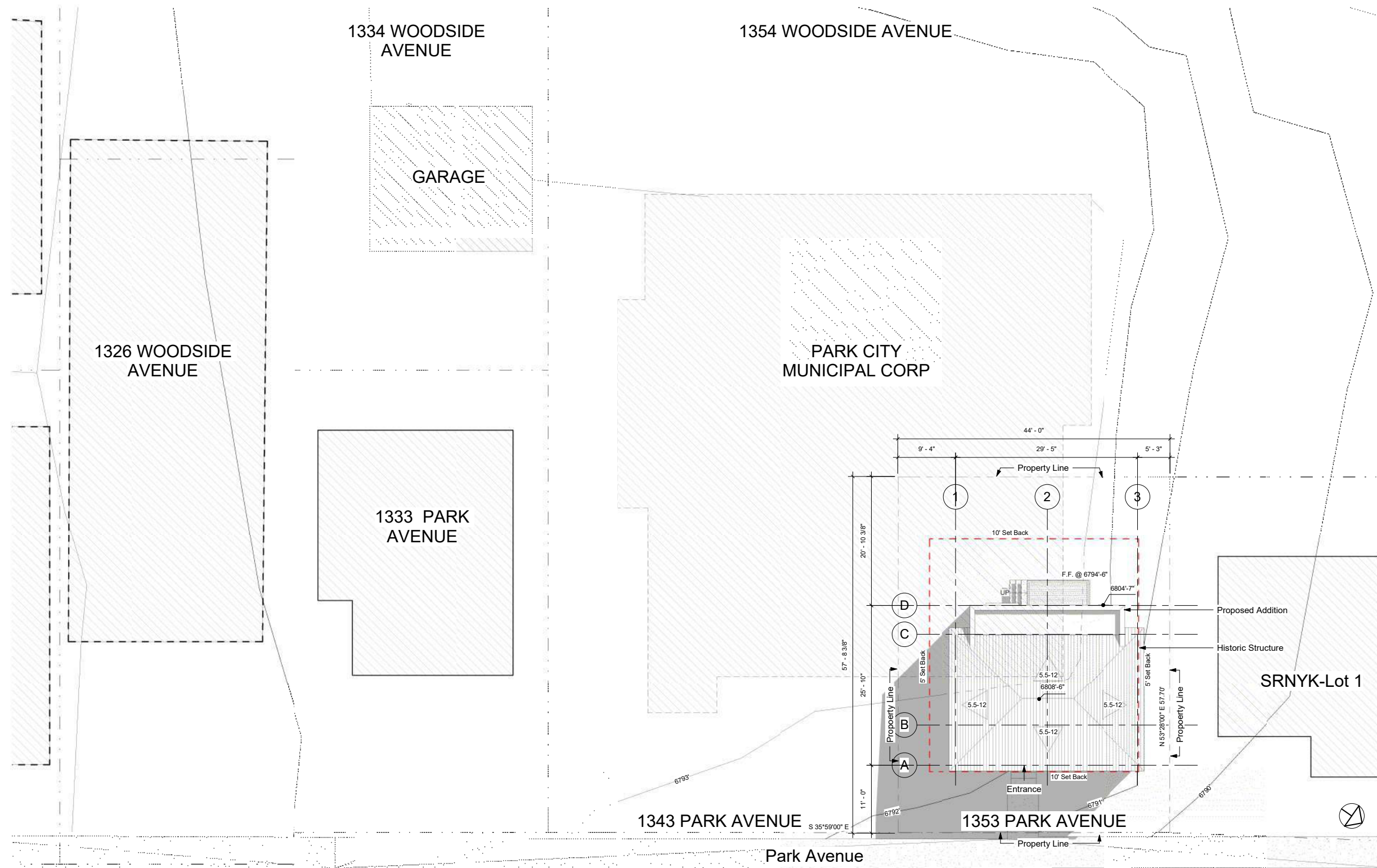
DATE	BY	REVISIONS	COMMENTS

DATE: _____

BY: _____

SURVEYED BY: GRW/ADM
 DRAWN BY: ADM
 CHECKED BY: GRW/ADM

BOUNDARY & TOPOGRAPHIC SURVEY
1333/1353 PARK AVE.
 DWG. # EEPARK-ROS.DWG
 JOB NO. 1003
 FILE: ELLIOTT WORKGROUP



1 1353 Park Avenue Site Plan
SCALE: 1/8" = 1'-0"



1 1353 Park Ave. Looking North
SCALE: 1" = 1'-0"



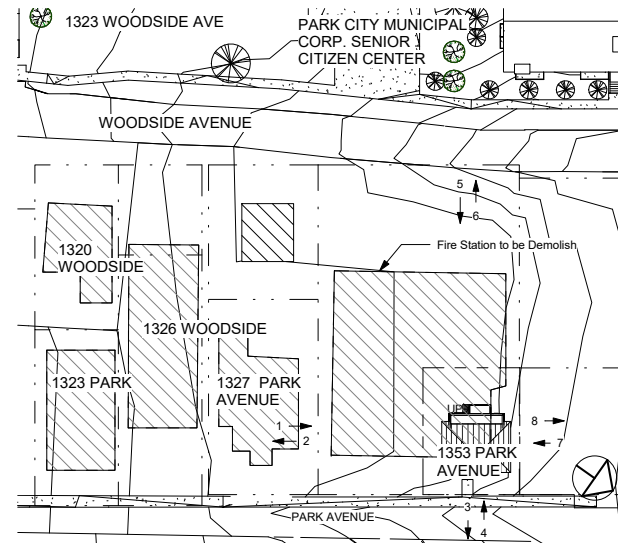
5 1353 Park Ave. Looking East
SCALE: 1" = 1'-0"



6 1353 Neighborhood Looking West
SCALE: 1" = 1'-0"



2 1353 Neighborhood Looking South
SCALE: 1" = 1'-0"



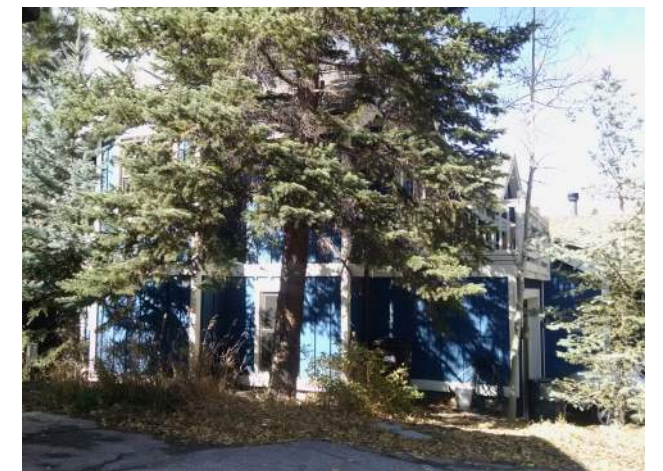
7 1353 Park Ave. Looking South
SCALE: 1" = 1'-0"



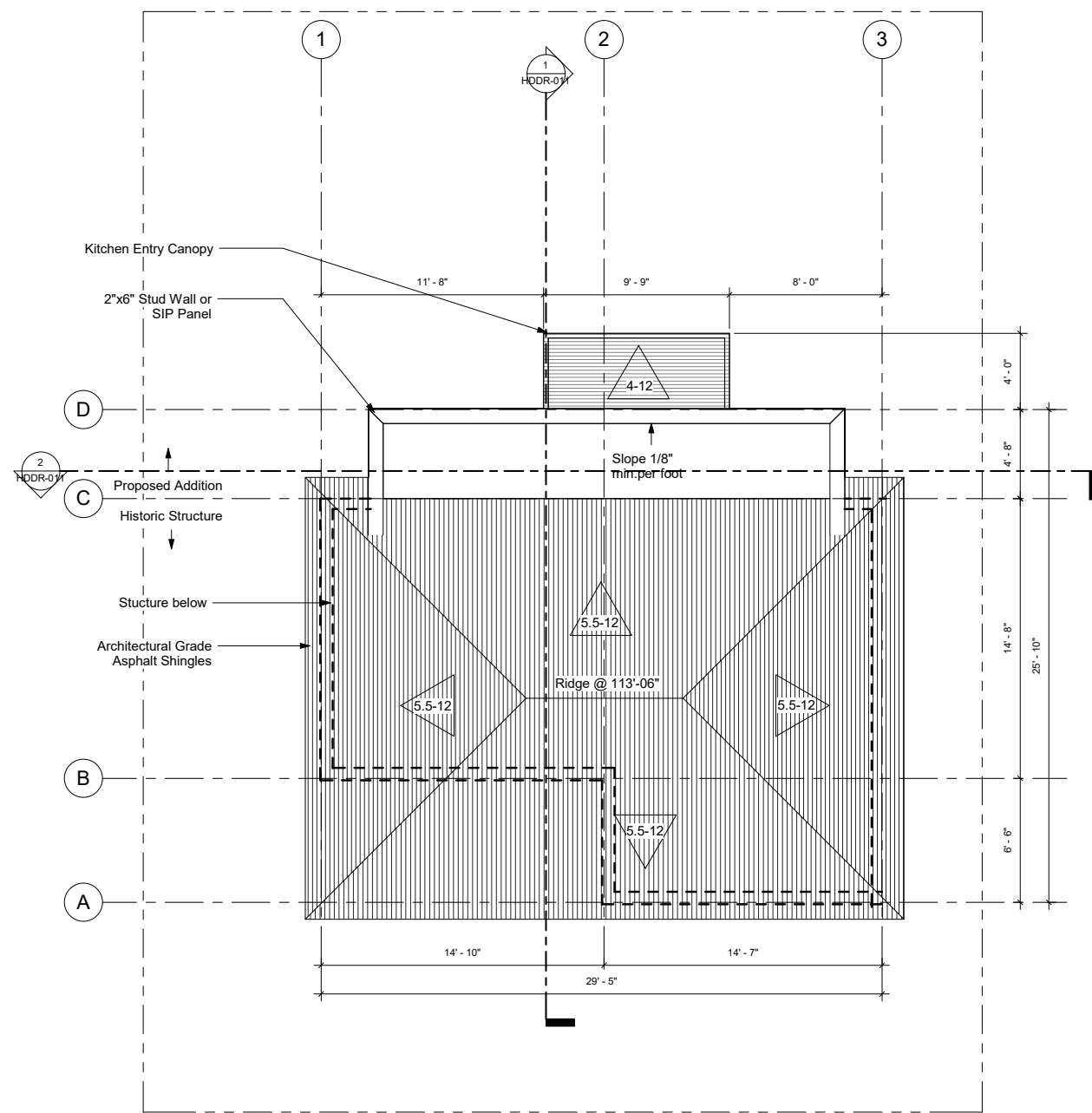
3 1353 Park Avenue Neighborhood Looking East
SCALE: 1" = 1'-0"



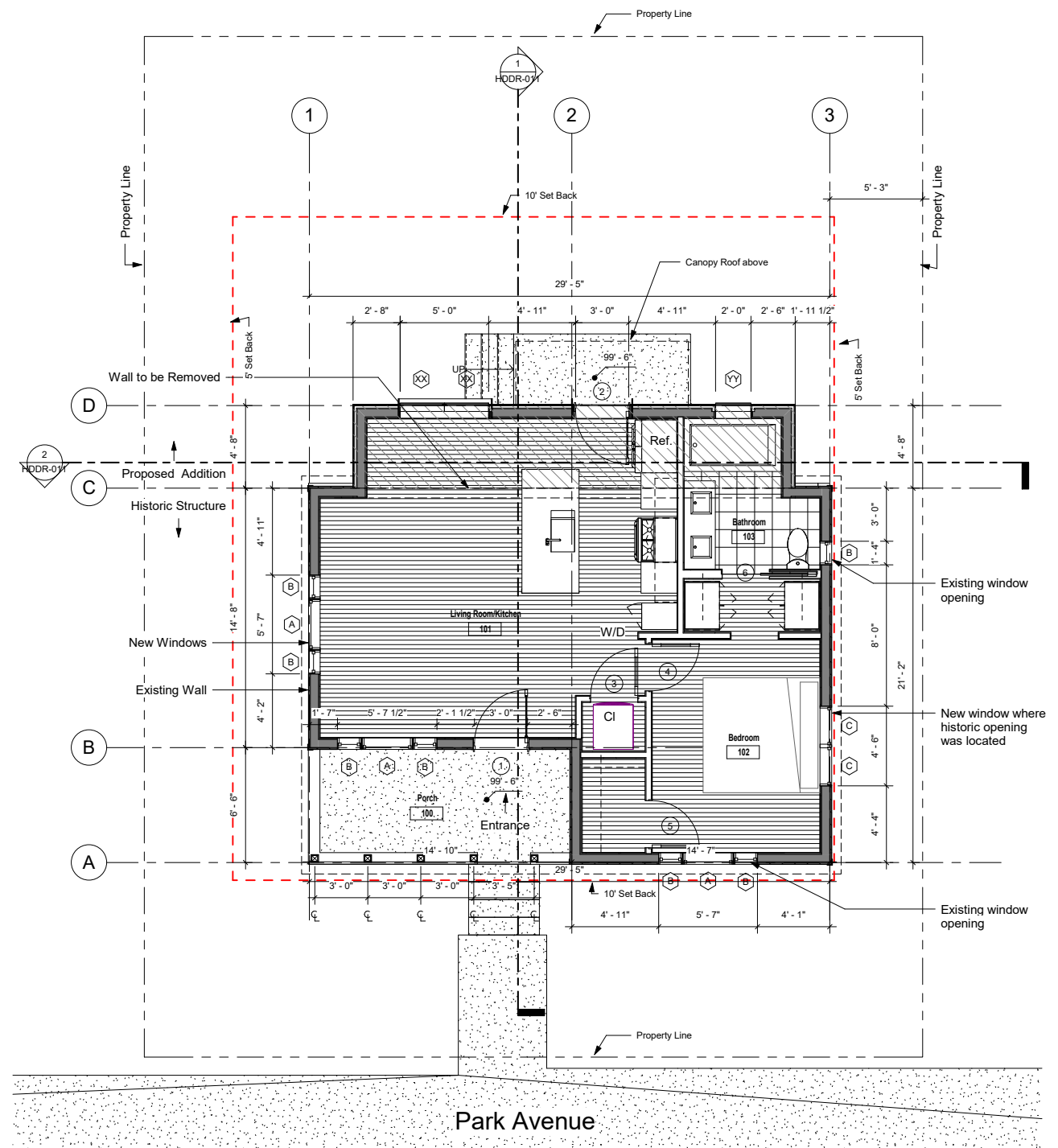
4 1353 Park Ave. Looking West
SCALE: 1" = 1'-0"



8 1353 Park Ave. Neighborhood Looking North
SCALE: 1" = 1'-0"



2 New Roof Plan
SCALE: 1/4" = 1'-0"



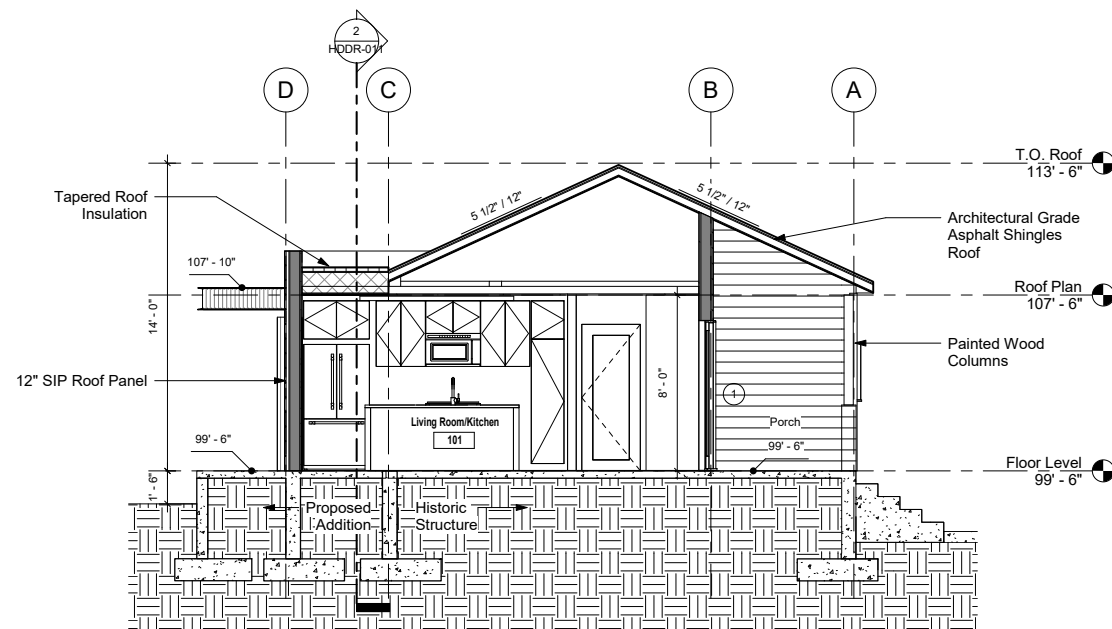
1 New Floor Plan
SCALE: 1/4" = 1'-0"



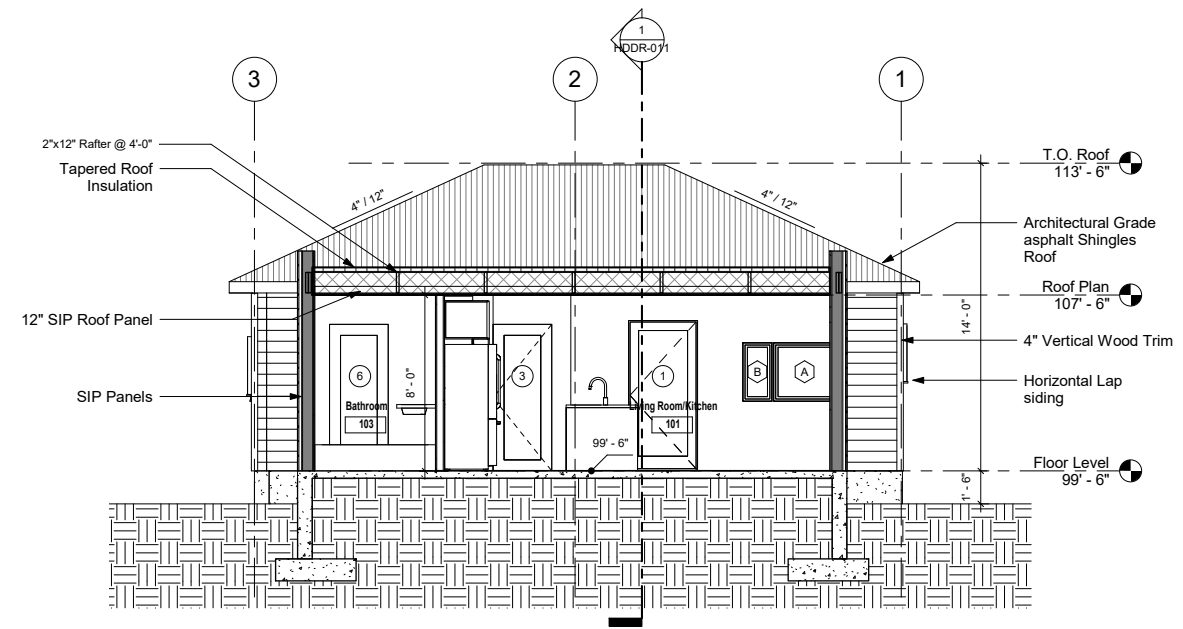
4 Streetscape 1353 Park Avenue
SCALE: 1" = 10'-0"



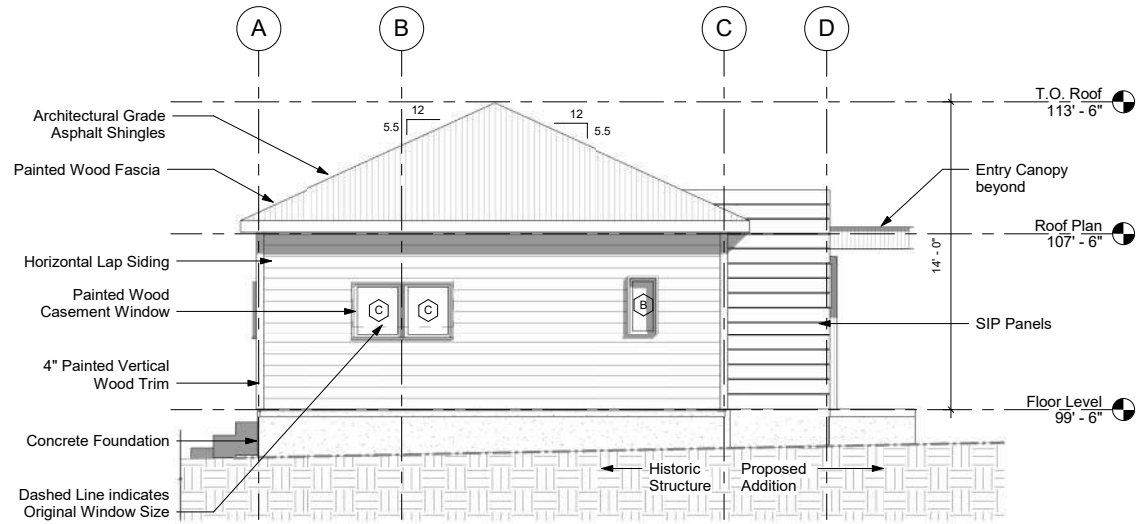
3 Streetscape 1323 Woodside Ave.
SCALE: 1" = 10'-0"



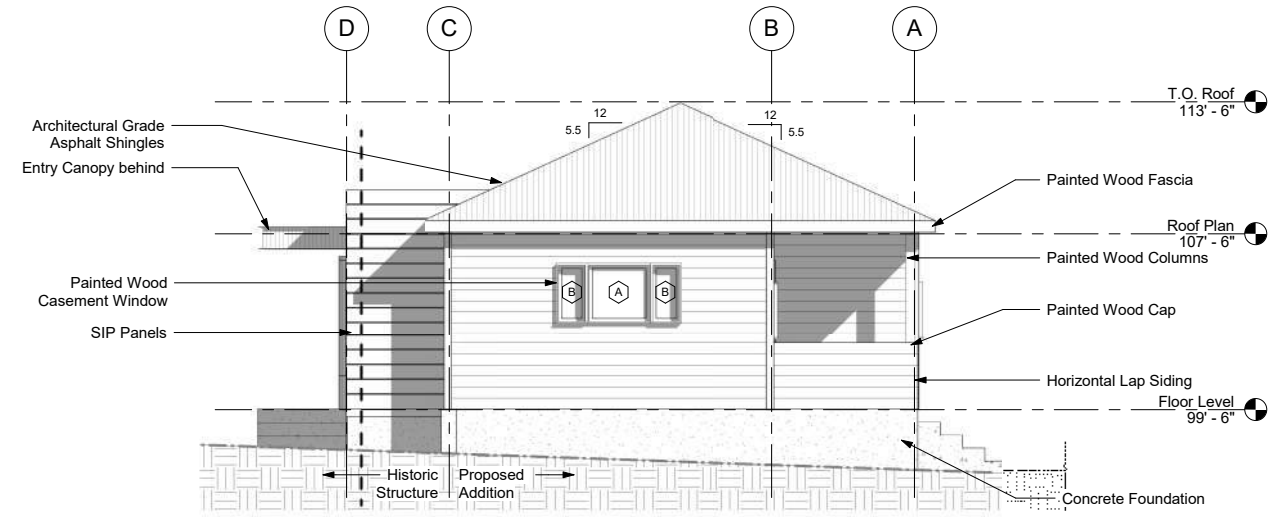
1 Section 1
SCALE: 1/4" = 1'-0"



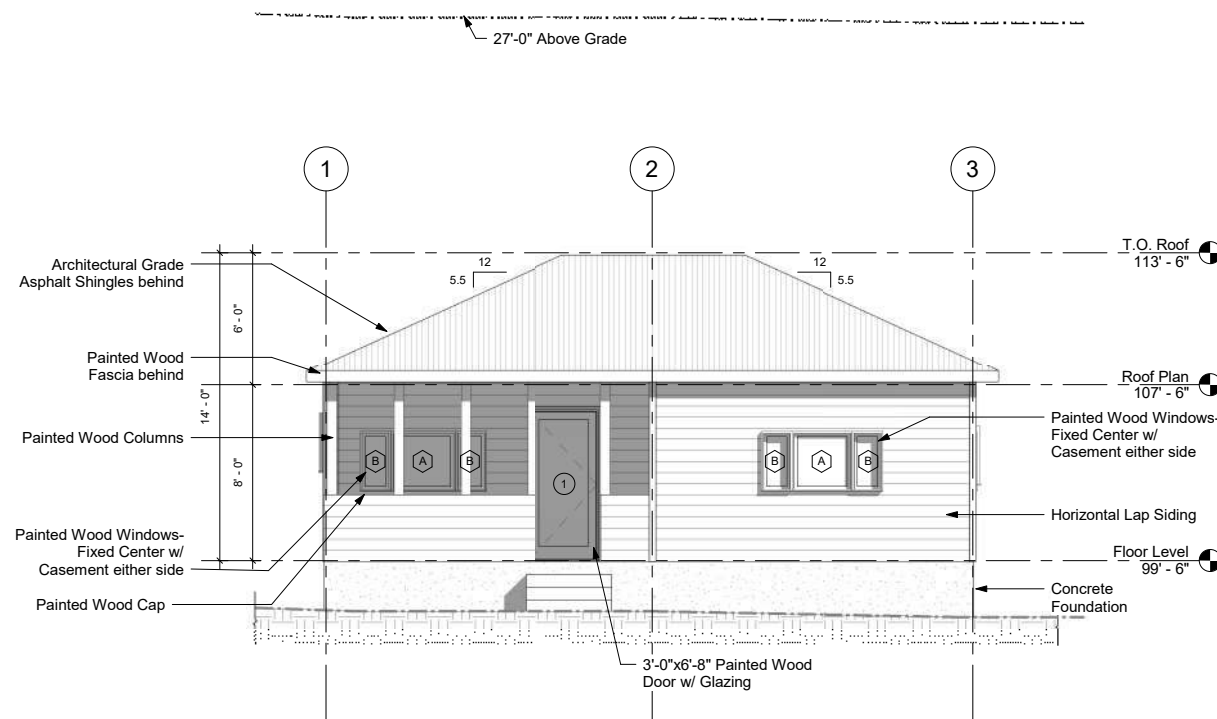
2 Section 2
SCALE: 1/4" = 1'-0"



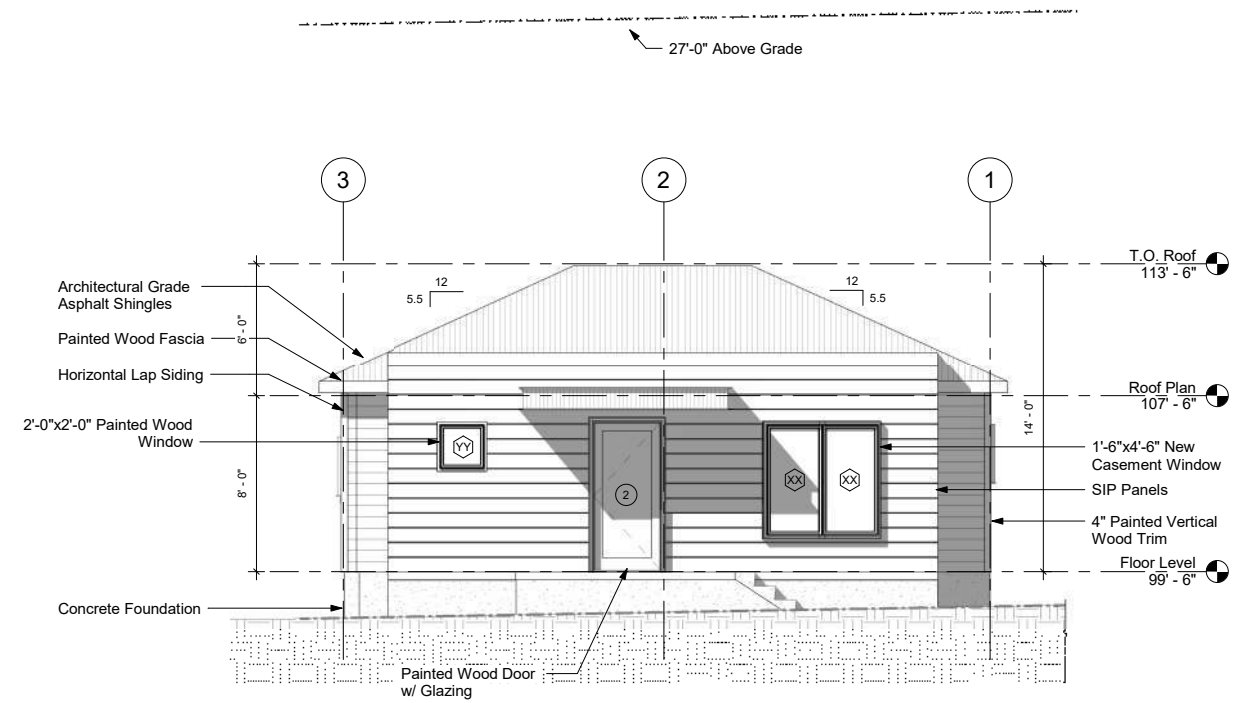
4 New South Elevation
SCALE: 1/4" = 1'-0"



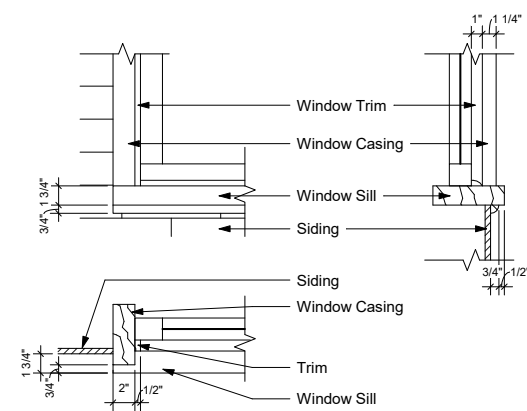
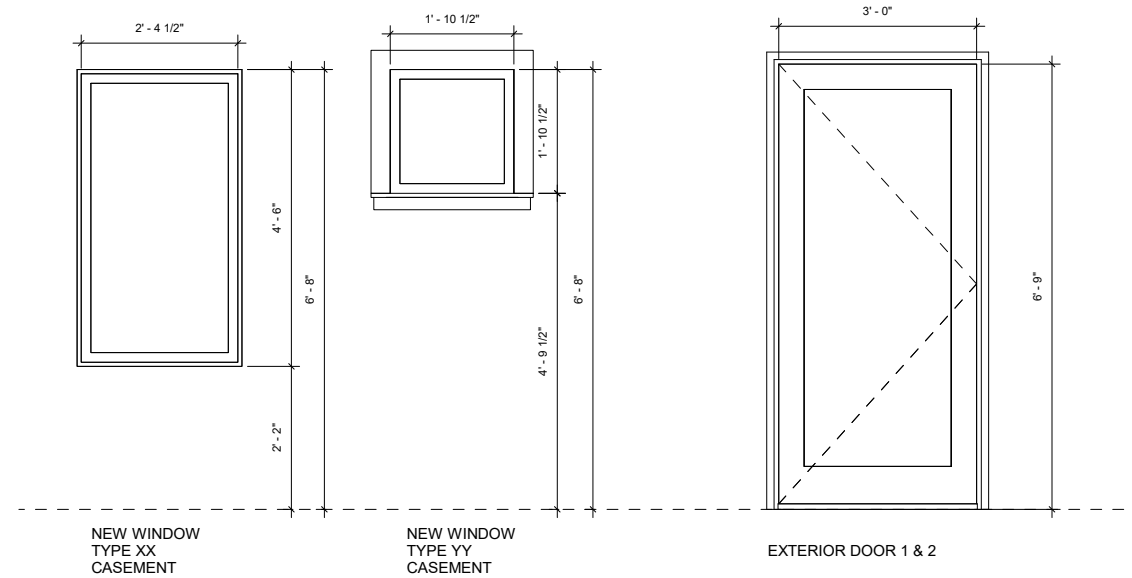
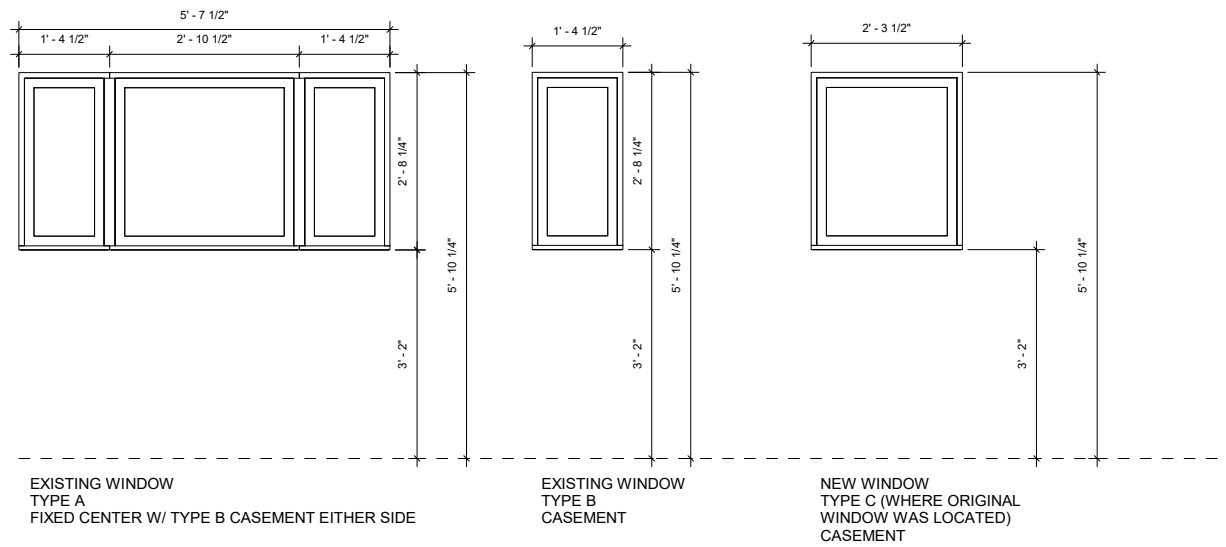
2 New North Elevation
SCALE: 1/4" = 1'-0"



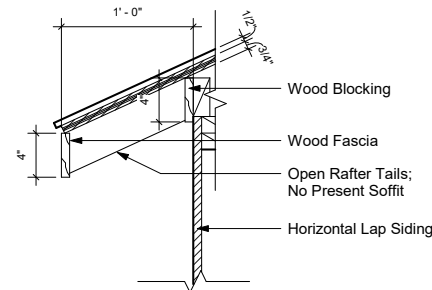
3 New West Elevation
SCALE: 1/4" = 1'-0"



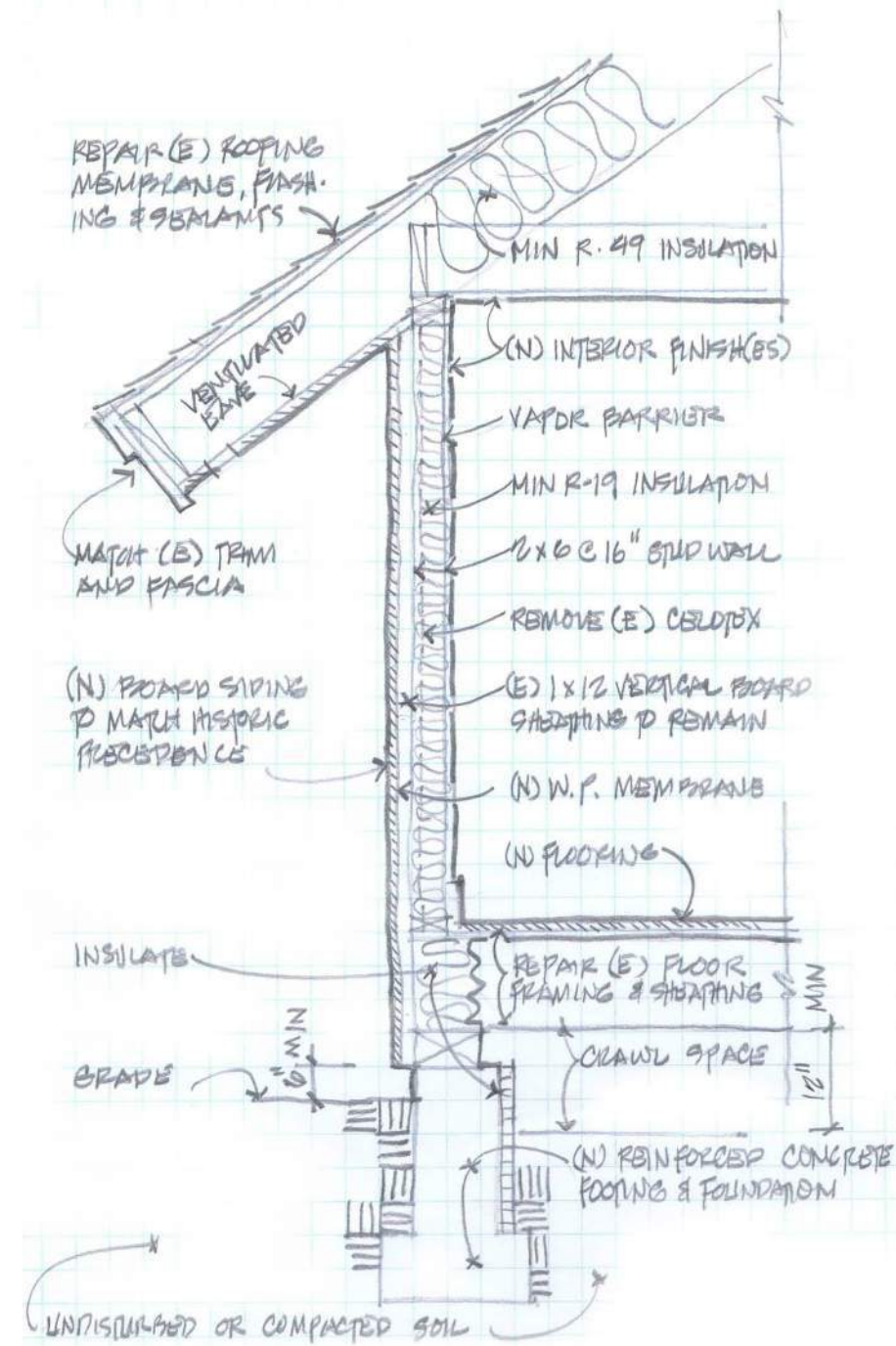
1 New East Elevation
SCALE: 1/4" = 1'-0"



2 Window Detail
SCALE: 1 1/2" = 1'-0"



1 Fascia / Eave Detail
SCALE: 1 1/2" = 1'-0"



3 Section Detail
SCALE: NTS: 1'-0"