

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
June 7, 2017**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF May 3, 2017

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

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

1302 Norfolk Avenue – Determination of Significance on house. PL-16-03181 35
Public hearing and possible action *Planner*
Grahn

Design Guideline Revisions – Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for New Construction in Park City’s Historic Districts. Universal and Specific Guidelines will be reviewed for: Universal Guidelines; Site Design; Setback & Orientation; Topography & Grading; Landscaping & Vegetation; Retaining Walls; Fences; Paths, Steps, Handrails, & Railings (Not Associated With Porches); Gazebos, Pergolas, and Other Shade Structures; Parking Areas & Driveways; Mass, Scale & Height; Foundation; Doors; Windows; Roofs; Dormers; Gutters & Downspouts; Chimneys & Stovepipes; Porches; Architectural Features; Mechanical Systems, Utility Systems; & Service Equipment; Materials; Paint & Color; Garages; New Accessory Structures; Additions to Existing Non-Historic Structures; Reconstruction of Non-Surviving Structures; Compatibility & Complementary; Masonry Retaining Walls; and Fencing. GI-13-00222 65
The Board will provide specific amendments to be made to the document if necessary; and make a recommendation to City Council (Council review will be after the entire Guidelines are reviewed by the HPB) *Planner*
Grahn &
Tyler

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 protect streetscape façades. PL-16-03352 87
Public hearing and possible recommendation to Planning Commission *Planner*
Grahn &
Tyler

ADJOURN

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MAY 3, 2017

BOARD MEMBERS IN ATTENDANCE: Chair Douglas Stephens, Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Jack Hodgkins

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

ROLL CALL

Chair White called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Randy Scott and David White, who were excused.

ADOPTION OF MINUTES

April 5, 2017

Board Member Holmgren moved to APPROVE the minutes of April 5, 2017 as written. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

Chair Stephens reported that at 4:30 this afternoon the Historic Preservation Board did a site visit to 336 Daly Avenue and 343 Daly Avenue. No business was conducted. Both items were scheduled on the agenda this evening, and anyone wishing to comment on either of these items would have the opportunity to do so during the public hearing when the specific item is being discussed.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Director Erickson reported that on May 23rd the winners of the Historic Preservation Awards will be given their awards. The presentation will take place in conjunction with the Coffee with the Council event.

Director Erickson announced that Planner Grahn was attending a conference in Pittsburgh regarding Historic Preservation and Economic Development on Main Streets.

Planner Hannah Tyler noted that May is Preservation Month and preservation posters from the Utah State History Office were available on the table next to the agenda for this evening.

Planner Tyler noted that the Planning Department had originally scheduled the Preservation Award for May 25th during a City Council meeting, and as mentioned, that was rescheduled to May 23rd.

Planner Tyler stated that the City had scheduled a grand opening of the McPolin Farm on June 24th. The time had not yet been determined, but it would be part of the Your Barn Door is Open event, which is a ticketed event. Planner Grahn will send the Board members links to the tickets once they become available. Attendance is not mandatory. It is a good opportunity to recognize a project that the HPB provided input on and something the City can be proud of.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 336 (360) 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.
(Application PL-16-03189)

Planner Tyler stated that the applicant and her representatives were still on their way and were not opposed to pushing this item to the second item on the agenda. Planner Tyler suggested that she could start with her presentation, and assumed that the applicant's representatives would be there by the time she was finished.

Chair Stephens was not opposed to starting; however, he wanted the applicant to have the opportunity to make their presentation or comments.

The applicants arrived.

Planner Tyler handed out comments from United Park Mines regarding the Staff report. They also requested that the Staff include the Affirmation of Sufficient Interest in the packet. She stated that it would be included in the record for review.

Planner Tyler handed out an item from the applicant's attorney. She believed it was the same material that was provided in the Staff report.

Planner Tyler reported that this item was continued on December 7, 2016 and again on February 1, 2017. Since then the property owner of 360 Daly had signed the Affirmation of Sufficient Interest as United Park Mines. They

previously had not signed that and their signature was required before proceeding. Planner Tyler reiterated that the Affirmation of Sufficient Interest would be included as an exhibit in the packet at the request of United Park Mines.

Planner Tyler provided a brief background on the property, as well as the developmental history. She presented photos the two buildings and noted that the building on the left was the cabin that was not proposed to be moved. The building on the right was the single car garage that the applicant was proposing to move. Planner Tyler pointed out that the structure below was the chicken coop that is located in the rear.

Planner Tyler reviewed a site plan to explain what would occur on the ground. She noted that the red square identifies the 1896 cross-wing cottage that has since been removed from the site. Only the foundation exists on the subject property where the applicant would like to build her house. The next photo was the single-car garage that straddles the lot line. The chicken coop is located behind it, and the single-cell house is located below it. Planner Tyler pointed to where the applicant was proposing to move the single car garage.

Planner Tyler stated that in looking at the Sanborn maps, the first time the 1896 cross-wing cottage appears on the Sanborn maps is 1900. The single-cell cabin first appears in 1907. The 1929 map was the same as 1907. The single car garage first appears on the 1941 map. Planner Tyler remarked that the garage is associated with the cross-wing, and they believe it was built for the automobile of the property owner of 332 Daly, which was the cross-wing cottage that has since been lost. Therefore, the garage no longer has the house that it was once associated with. It now sits next to the single-cell cabin.

Planner Tyler reviewed the Criteria for relocation beginning on page 42 of the Staff report. Criteria 1, the Staff found that the first criterion was not applicable because the structure is not currently threatened by demolition in its current site. The Staff found that the request did not comply with Criteria 2 because the structure is not threatened by demolition in its current site, and it is also not threatened by hazardous conditions. However, the City has since placed a Notice and Order on the property because of the structural instability of the structure. As a part of the relocation, the applicant was proposing to address the Notice and Order. Planner Tyler remarked that the Staff believes the Notice and Order could be fulfilled in its current location.

Sharon Melville, the applicant, stated that the notice to repair the structure was not the notice she had received. It was issued to the owner that the structure is primarily on, which is not her property. The structure only encroaches onto her property by 8 feet. Talisker is the company who actually received the notice to

repair the structure. Ms. Melville noted that both structures have been condemned by Park City as unsafe structures.

Chair Stephens asked if the structures were actually condemned or just declared unsafe structures.

Assistant City Attorney McLean believed that Sock Monkey was also sent a notice, but that was irrelevant for the purpose of this discussion. She pulled up the Notice and Order and clarified that it was a Notice to Repair, No Occupancy. It needs to be restored. It cannot be demolished. Chair Stephens wanted to make sure everyone was clear on the terms.

Ms. Melville stated that a note on the structures says that it is a misdemeanor to enter because it is unsafe and it has been condemned by the City. She was unsure if that was the correct language, but it was on the notice.

Planner Tyler read Criteria #3, do unique conditions warrant the relocation. The Staff found that the single car garage has largely lost its context, and the present setting does not appropriately convey its history because the original cross-wing cottage has been removed from the site. The Staff has determined that the garage was constructed in the 1930s due to the materials and the form. Planner Tyler noted that it was very common for historic garages in town, especially in the 1930s, to be constructed with materials that would have been used in the mines. Both the Staff and the consultant looked at the building and found that it was constructed using materials that were used for other buildings.

Planner Tyler stated that the Staff found that the history of the structure could be interpreted the same at its existing site and new site. The buildings are not far apart, and the relocation would still site it right next to the single-cell cabin. The Staff also found that the integrity of the structure would not be diminished by the relocation.

Planner Tyler read Criteria 4, have all other alternatives to relocation been reasonably considered. She noted that the Staff found that the applicant could restore the garage in its current setting. However, the historic garage has created an encroachment issue on the property of 336 Daly. Planner Tyler stated that the applicant finds that the garage needs to be relocated in order to redevelop her site. If the garage is not relocated, she would have to redesign the house and lose square footage due to International Building Code requirements for separation between structures. The Staff found that the building was being relocated on its current site and is consistent with previous decisions for relocation in Park City.

The Staff recommended that the HPB review, discuss and approve the relocation of the single car garage based on the findings of fact and conclusions of law.

Todd Jenson, legal counsel representing Sharon Melville and Sock Monkeys LLC, distributed a packet containing selected materials from their application, which he believed would have some bearing in the Board's decision. He thanked the Board for considering this application and for visiting the site.

Mr. Jenson explained that Talisker United Park City Mines owns the adjoining property, and they recently submitted a similar packet with additional information for the Board. He noted that the record title owner is United Park City Mines, which is owned by Talisker; and they preferred that it be referred to as United Park City Mines. Mr. Jenson believed there was some incentive to allow for this relocation. They recognize that the garage has been determined as a historic structure, and part of their application materials show how this garage was viewed in the past. He stated that 21 years ago the previous owner of 336 Daly had asked for permission to demolish the garage and went through the City process for demolition. United Park City Mines had no objections to demolishing the garage, and it was also approved by the HPB. Mr. Jenson pointed out that a lot has changed in 21 years. The garage is 21 years older and it has more historic significance.

Mr. Jenson stated that United Park City Mines was not opposed to demolition 21 years ago, and they would prefer not to have the obligation to repair, preserve or maintain both the cabin and the garage. However, Ms. Melville and Sock Monkeys was willing to undertake those obligations to preserve and repair those structures. He thought there was a benefit for the City to allow Ms. Melville to undertake that responsibility. Talisker was comfortable with it because it relieves their obligation.

Mr. Jenson remarked that if the Board determines that this application should be approved, his client and United Park City Mines have been working on an agreement to transfer the responsibilities from Talisker to Ms. Melville to take on these buildings. Those responsibilities would run with the land; therefore, whoever owns the property would be responsible for taking care of the adjoining garage and cabin. He noted that this would eliminate the City's concern that the structures would not be maintained and preserved.

Board Member Holmgren thought this was a reasonable proposal if the intent is to restore the garage and move it over 6 to 8 feet.

Board Member Beatlebrox referred to the material from United Park City Mines/Talisker that was handed out this evening, and read "United Park has been willing to consider the request to move, but has not yet approved the request, and any future consent to the move is contingent upon the two conditions described". She wanted to know what that meant.

Mr. Jenson explained that United Park City Mines and Talisker agreed to allow the application to go forward before the HPB. If the application is approved, his client would need to enter into an agreement with United Park City Mines/Talisker in terms of the moving the garage to their property because it would become a permanent structure on Talisker property. United Park City Mines wanted compensation for that, and for his client to undertake all of the financial obligations associated with moving the structure and maintaining and preserving it. Mr. Jenson noted that currently there was a draft agreement, but it was still in negotiations and it had not been signed by either party. Under that agreement, his client would agree with Talisker to take on those responsibilities.

Board Member Beatlebrox understood that if the Board approved moving the structure, there would have to be a contingency in case the agreement is never executed. Mr. Jenson replied that she was correct; however, he did not foresee any reason for not executing the agreement. If his client and Talisker were not able to agree, the move of the garage would not occur.

Director Erickson informed the Board that the City would also have the Cease and Desist Order for the abatement if this did not take place.

Board Members Hodgkins and Hewett had no issues or comments.

Chair Stephens referred to Criteria 3. He stated that because the original house that the garage serviced is now gone, he did not believe that the context of the garage would be changed by moving it to a different location that is similar to where it was before. Regarding the comments about changing the square footage of the new house, Chair Stephens informed Ms. Melville that the HPB does not address square footage of the home. She was aware of the encroachment when she purchased her property and she needed to resolve that issue. Chair Stephens understood that United Park City Mines/Talisker signed the Affirmation of Significant Interest because they wanted this to go forward. It would be up to her and United Park City Mines to come up with an agreement; otherwise, the City would continue to hold on to the Notice.

Chair Stephens agreed with his fellow Board members that this was an acceptable proposal.

Chair Stephens opened the public hearing.

Doyle Damron, a resident at 345 Daly Avenue, stated that a lot of people drive by the two structures and take photos. He was not opposed to moving the garage, but his main concern was the trees that were marked and whether they were marked for removal. He works in the construction world and realizes that moving some of the obstructions would make it easier to move the structure, but he was concerned about the trees and the mitigation of the number of tree calipers that

would have to be replaced in and around that site. He noted that further south of that was actually a snow easement vacant land. Mr. Damron stated that his concern was more about the significant trees that were marked for removal. He would hate to see those trees removed just for the ease of moving the structure. Mr. Damron thought the entire site would benefit from the extra effort of working around the trees.

Ms. Melville stated that she had hired a landscape architect who drew up detailed plans on replacing every tree that needs to be removed. She had also contacted a historic building mover, and in order to keep the integrity of the building in place, there are certain ways that the building needs to be moved to keep from damaging the building and keeping it as safe as possible. Ms. Melville stated that the plan is to replace every trees that is removed with two trees per the City requirements. The landscape plan also includes adding 85 native species to the area that has been disturbed in order to replant it and make it aesthetically pleasing using all native species.

Sandra Morrison, Executive Director of the Park City Historical Society and Museum, stated that she had read through the Staff report, and she was very concerned by the letter from the attorney stating things such as, "due to the condition of the building we cannot warrant the structure will be maintained even during the move, and we request a release from the applicant". After further research, the house mover was charging just for the move and there was no mention of foundations to put it on, or any kind of repairs. There was also an invoice for cutting down six trees. Ms. Morrison thought it would have been helpful to know more of these details prior to this meeting.

Ms. Morrison referred to page 47 of the Staff report, and read from the Conclusions of Law, "The proposal does not meet the criteria for relocation pursuant to the Land Management Code". She questioned why the Staff was recommending approval if that was the Conclusion of Law.

Planner Tyler replied that it was a typo in the Conclusion of Law and that it did meet the criteria.

Ms. Morrison assumed they were moving forward under the unique conditions and she appreciated that this was an opportunity to restore and stabilize the structure. Ms. Morrison also questioned why there were no conditions of approval.

Director Erickson explained that the HPB would be voting on whether or not moving the structure meets the criteria. He and Assistant City Attorney McLean had been discussing revising the findings to include what the applicant plans to do with the garage.

Assistant City Attorney McLean stated that there could be conditions of approval on this type of request. Planner Tyler agreed that the Staff could add conditions of approval. She pointed out that the purpose of this meeting is to determine whether or not the criteria is met. The Historic District Design Review application typically has the conditions of approval for relocation because those issues are addressed in the HDDR.

Ms. Morrison had drafted eight conditions of approval to be considered. One would be that relocation is conditioned on the agreement with United Park City Mines that the structure would be restored.

Chair Stephens understood that the HPB was only dealing with the issue of whether or not this application meets the LMC with regards to moving the structure. Once that determination is made, it then goes through the entire process with the Planning Department. It will be subject to HDDR review, and the Building Department will add their criteria to abate the condition. Chair Stephens pointed out that there is another level of protection that the HPB does not address. He clarified that the Board would not get into design issues or any other issues because this meeting is about the criteria and whether it meets the criteria.

Ms. Morrison read through some of her criteria: 1) that a separate application should be submitted for HDDR review; 2) there needs to be additional engineering as determined in the Engineer's letter outlining the stabilization efforts that need to happen before it is lifted off the ground; 3) there needs to be a guarantee that it will be moved intact and not dismantled or disassembled; 4) that it will get restored and stabilized after moving, including repairing anything that happened during the move and that it will get a proper foundation; 5) that the building permit for 336 Daly is dependent on the completion of this restoration project.

Ms. Morrison urged the Board to put conditions in place right now so they could be assured that what they think is going to happen will actually be what the applicant strives to achieve.

Chair Stephens believed that by the end of the planning process there would be many sufficient conditions of approval. He did not think the Board had the expertise to know what needed to be done, and he preferred to leave it to the HDDR process. Chair Stephens clarified that if the HPB approves the relocation, they would only be giving approval for this to continue through the rest of the process. He thought a further complication is that the Notice from the City went to United Park City Mines and not the applicant. If the applicant decided not to deal with this issue because an agreement could not be reached with United Park City Mines, the applicant would still have the ability to redesign her home

with the building intact on site. For that reason, Chair Stephens was hesitant to place a condition on the building permit unless an agreement is reached.

Ms. Morrison clarified that she was not suggesting that the conditions be for moving the building. It was for restoring the building after it was moved. Ms. Morrison believed the HPB had the opportunity to place some conditions that would relate to their approval.

Chair Stephens remarked that the HPB approval was not to restore the building. Ms. Morrison understood, but suggested that they could make restoration a condition of the approval.

Board Member Hodgkins thought Ms. Morrison had a valid concern because they were dealing with two different properties. He understood that Ms. Morrison was saying that if something happens during the moving process and the building is damaged or destroyed, it would resolve the problem for the applicant who wants to build the new house and she would never have to deal with continued maintenance and the other things she was agreeing to do in order to move the structure. Ms. Hodgkins thought it was a reasonable request to tie the issuance of a building permit to a successful move. He agreed with Ms. Morrison that they should provide an incentive to make sure what they think will happen really happens. Without that he was not sure the incentive was 100% there because the building would not be moved on to the property of the person who is willing to move it.

Chair Stephens pointed out that similar circumstances in the past were handled through bonding. Assistant City Attorney McLean replied that there would be a financial guarantee as part of the preservation plan for the square footage. She explained that the restoration goes through the HDDR; and the building did not have to be brought to the level of habitation. However, the exterior shell needs to be stabilized and moved in an appropriate manner. Ms. McLean understood that the applicant was willing to do that.

Ms. Melville stated that Ms. McLean, the attorney for Talisker, and her attorney, Todd Jenson, met recently and she did not believe that United Park City Mines has an interest or any motivation to keep either of these structures intact. Ms. Melville remarked that in the negotiations with Talisker, she was hoping to own the 34' x 64' space that encompasses the new landing spot for the garage and for the cabin. She checked with Salt Lake County and found that it was a 12-1/2 acre parcel that is owned by United Park City Mines. This is where she wants to build her home and she does not want a pile of sticks laying on the ground like the chicken coop. Ms. Melville stated that the cabin is unsafe, the garage is unsafe. Over time, demolition by neglect has been taking place. She also understood there was discussion about a bond and that United Park City Mines might have to take care of this. However, she felt that the corporation has no

vested interest in Park City. Ms. Melville clarified that currently she does not live in Park City, but she has owned property in Park City and lived in Park City from 1998 to 2013 when she sold her home thinking that she could commence construction on a new home in the Old Town neighborhood. She also wants it to be a positive experience for the neighbors.

Chair Stephens stated that they needed more certainties. He thought it was a catch-22 because Ms. Melville could not make contractual arrangements with United Park City Mines until she has approval from the HPB to move forward, but the HPB is considering asking for approvals that Ms. Melville does not have. He explained that they were trying to deal with issues from the past where people made promises but never kept them. He thought they also needed to look at the downside. Chair Stephens wanted to know what would happen to those two structures as it relates to United Park City Mines if an agreement is not made.

Director Erickson stated that if nothing happened the City would enforce the Notice and Order. The City would abate and send the bill to the property owner.

Director Erickson remarked that based on comments from the Board and the public, he was having difficulty trying to relate conditions of approval to the findings of fact to make sure they would align correctly and would not convey to future applicants that they could buy a relocation if they promise something. Director Erickson referred to page 43 of the Staff report, Item 3, iii, and noted that the Staff was recommending a finding that the integrity and significance of the historic structure will not be diminished by relocation and orientation. They could make that a Finding of Fact. Director Erickson found nothing irregular in the conditions of approval proposed by Sandra Morrison, and the Board could consider adding those conditions of approval to this action. The only concern was that the applicant had not had the opportunity to review it.

Mr. Jenson addressed some of the concerns Ms. Morrison had expressed. He stated that initially, the historic building movers looked at the project and as he expected, they said it was an old garage and it would be difficult to move. As a building mover they were not willing to insure it or promise that it would be moved without being damaged. The mover would not agree to accept any liability associated with moving the garage. Mr. Jenson understood why the mover would not want to make any promises. He explained that they also sought an opinion from a structural engineer, JR Richards, who has experience in moving historic structures. His opinion was that it is feasible and the building could be moved. Mr. Jenson stated that the applicant has confidence in JR Richards and his assessment of the move, and she was confident that it could be done. The attorney understood Ms. Morrison's comments and he believed her concerns were valid.

Ms. Morrison clarified that her point was the disconnect between what the applicant was saying and the letter from Mr. Jenson indicating that they were not guaranteeing anything. It appeared from the letter that the extent of their intent was to move the garage and cut down trees in the process. However, Ms. Melville was saying something different, and Ms. Morrison thought it would be wonderful if that was her intent because it was a good opportunity to preserve the structure. Ms. Morrison stated that because the two scenarios were so different, and as a Board representing a community that loves its historic district, she would prefer more assurances.

Chair Stephens understood that the issues raised are addressed in the HDDR process. Planner Tyler explained that this project already has an active HDDR application, which is how it came to the HPB. An HDDR application was also submitted for Ms. Melville's single family dwelling. She pointed out that these were two separate applications. Planner Tyler remarked that the Historic District Design Review needs to be approved before the garage can be moved, which then requires the Building Department to look at the engineering documents and the preservation plan. She explained that the interior work has not yet been done to look at the engineering of these buildings because that is done on-site. Therefore, the Staff conditions the HDDR to address those items. If the HPB finds compliance with the criteria to move the structure, the Chief Building Official and the Planning Director together address some of the structural issues and the concerns raised with moving the structure itself. Planner Tyler stated that conditions could be added to the HPB approval, but in the past they were always added with the HDDR to avoid the applicant having to spend additional money on the building analysis prematurely.

Chair Stephens pointed out that in this case, the applicant might not be moving the building if they are unable negotiate an agreement with United Park City Mines.

Ms. Melville noted that she had already spent a lot of money on this project. She had architectural blueprints drawn up of the garage, she had engineers look at it, she paid the historic building movers to come and look at it. In addition, every time something is submitted to the Planning Department a new survey is done and a new title report. Ms. Melville reiterated that originally permission was obtained to demolish the building. She believed she has shown good faith in wanting to work with Park City to relocate a building that does not belong to her at this point, although she was hoping it would become her building through negotiations with Talisker, and that the land underneath it would become hers as well. Ms. Melville stated that she has tried to comply with all of the rules set forth through the Planning Commission. She pointed out that at one point, Park City believed that the City owned the adjacent property and they volunteered to move the structure onto their property. However, it was later discovered that the property line was unclear and the building was not moved. Ms. Melville

remarked that this has been a long process and she has borne the expense; not United Park City Mines.

Chair Stephens closed the public hearing.

Board Member Holmgren stated that she came to this meeting with the understanding that all the arrangements had been made and the agreement to move the building was already in place.

Assistant City Attorney McLean stated that it was difficult to get United Park City Mines to meet with the applicant. She understood that the applicant attempted to talk with United Park City Mines several times, and the minimum they could get was the Affirmation of Sufficient Interest. Ms. McLean believed the applicant was between “a rock and hard place” because an agreement cannot be made with Talisker without knowing whether it was even possible to move the home. She pointed out that this was the first step, and if an agreement cannot be reached, the approval would expire. Ms. McLean suggested that if the Board chooses to approve, they should add a sunset clause stating that if the building is not moved within a certain amount of time, the approval will expire. She stated that until they know whether it is allowed to be moved, there is no reason to negotiate an agreement.

Board Member Holmgren reiterated her earlier comment that moving the structure and keeping it intact was a benefit for everyone.

Board Member Beatlebrox believed this was a good opportunity. The applicant has their heart and their money in the right place. If all of the conditions Ms. Morrison proposed are addressed in the HDDR process, she thought the move meets the criteria of a unique situation. Ms. Beatlebrox favored trying to resolve the issues by allowing the structure to be moved so negotiations can move forward.

Board Member Hodgkins understood that the HDDR was on the United Park City Mines property. He asked for clarification between that and building the new house on 336 Daly. Planner Tyler stated that 336 Daly Avenue was Ms. Melville’s property and 360 Daly was the adjacent United Park City Mines property. The building is located on 336 and 360, with the majority of it sitting on 360 Daly. This application was for 360 Daly, which is why they needed Talisker to sign the Affirmation of Sufficient Interest, because technically it is not their property. Planner Tyler stated that Talisker owns the land, but they did not want to be listed as the owner of the garage. She clarified that the application before the HPB was for the Talisker property.

Board Member Hodgkins understood that the applicant had two options. One would be to successfully relocate the garage based on the HDDR to build a

larger home. The second would be to build a smaller structure with a setback and leaving the garage in its current location. If the garage is not moved, the City could enforce the Notice and Order and stabilize the garage in its current location. The City would not relocate the garage. Planner Tyler replied that he was correct. Mr. Hodgkins thought the applicant had incentive to actually negotiate appropriately with Talisker to successfully relocate the garage. He wanted to know what would happen if the garage is demolished during the move, and whether it would revert to a required panelization. Planner Tyler stated that there were questions over whether or not the applicant would be required to have a financial guarantee, and she clarified that the City has no intentions of relinquishing that requirement. Mr. Hodgkins asked how they could require a financial guarantee from the owner of 336 Day, when it is actually subject to 360 Daly. Planner Tyler stated that for the purposes of the HDDR, the City does not care which party signs the financial guarantee, but a building permit will not be issued to move the garage until the City has secured a signed financial guarantee. Mr. Hodgkins clarified that Ms. Melville would not be able to get a building permit for the larger house on her site without a building permit for relocating the garage. He believed there were financial backups in place to make sure the garage is successfully moved. Otherwise, Ms. Melville would have to go with the second option and build a smaller structure on her property. Planner Tyler replied that this was correct.

Director Erickson reviewed the proposed conditions.

Chair Stephens stated that historically these types of conditions have been left to the HDDR process. He has faith in the HDDR process, and without being able to study the proposed conditions more closely and consider the ramifications of what might happen, he preferred to leave the conditions totally to the HDDR process and not add them to this approval.

Director Erickson agreed, however, he was erring on the side of additional rigor because of the visibility. He believed that some of the conditions were HDDR issues. He only intended to reiterate the ones that would be addressed in the process, and to identify which ones were actually findings of fact. He wanted to make sure the HPB was getting what they wanted without adding additional conditions to their approval.

Director Erickson stated that Board Member Hodgkins was correct in saying that the building has to be relocated before construction can start on the new home. The condition of approval was structured such that the City would not issue a building permit until the permit on 360 Daly is completed. Director Erickson thought the discussion about requiring an agreement with United Park City Mines was appropriate. He also favored the recommendation by Assistant City Attorney McLean to place an expiration on the approval. He questioned whether

one-year was adequate or whether the Board should discuss a different timeframe.

Assistant City Attorney McLean stated that the Notice and Order was issued a while ago, but the Staff was waiting on a decision by the HPB. However, once this moves forward, she assumed that the Building Department would require the building to be stabilized at a minimum if it is not moved within a certain amount of time. The minimum might be just enough to make sure it does not fall down, but the Building Department would have to make that determination.

Planner Tyler commented on the sunset clause and noted that the HDDR is only good for one year. Since nothing can be done until the HDDR is approved, she believed a timeline was already set. She did not believe it was necessary to place a deadline on this approval. Chair Stephens thought a deadline could complicate the negotiations with United Park City Mines. Assistant City Attorney McLean reiterated her recommendation for an expiration to keep things from being in perpetuity. She pointed out that if the approval is close to expiring, the applicant could come back prior to the expiration and request an extension.

Board Member Hewett thought they should be concerned that the building itself was eroding daily. For that reason, she did not think they should allow too much time to pass. Ms. McLean believed a year was adequate. She recalled from discussions with the Building Department that the building made it through the winter and it would probably be fine. She thought the Notice and Order would be valid again in September, and if the building is not moved, it would have to be stabilized before winter.

Chair Stephens asked if the year timeframe would be for the successful completion. He pointed out that a Certificate of Occupancy would not be issued which is usually the gauge. Ms. McLean stated that normally it starts when the building permit is pulled and the applicant has six months to move it. She suggested that within one year the applicant has to pull the building permit and begin active work on the relocation process.

Mr. Jenson addressed some of the tactical aspects of the move. It is difficult to schedule time with the building movers because they are limited to mostly the summer months. If it cannot not take place this summer and the approval only last a year, it puts them back to May 2018 after the winter. He thought 18 months was a reasonable timeframe for the move. Chair Stephens disagreed. He was not sure what would preclude moving the building during the winter. Mr. Jenson stated that it was not his expertise and he was only repeating what he was told by the building movers.

Ms. Melville understood that because Daly is up from Main Street, there are certain times when heavy equipment or builders may not traverse that area, and

certain conditions apply in snowy conditions. Chair Stephens questioned whether that would apply in this case because they were not moving large structures. He was more comfortable with a one-year frame.

Based on the discussion, Director Erickson stated that a motion would be to approve the relocation of the existing historic garage at 360 Daly Avenue in accordance with the Findings of Fact and Conclusions of Law as found in the Staff report, and as amended to add a Condition of Approval stating that the Building Permit shall be issued within one year of the action letter for this approval and a successful agreement with United Park City Mines.

Assistant City Attorney McLean suggested adding a Finding of Fact stating that, "Restoration of the structure shall be in compliance with the HDDR".

MOTION: Board Member Holmgren made a motion to APPROVE the relocation of the existing historic garage at 360 Daly Avenue as stated above by Director Erickson and with the additional Finding of Fact suggested by Assistant City Attorney McLean. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 336 (360) Daly Avenue

1. The property is located at 360 Daly Avenue.
2. The historic site is listed as Significant on the Historic Sites Inventory.
3. The applicant is proposing to relocate the Historic single-car garage and chicken coop on the Significant Site.
4. Development on this property occurred during the Mature Mining Era (1894-1930) and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. According to Summit County Tax Records, a historic cross-wing cottage located at 332 Daly Avenue was built c. 1896. The cross-wing cottage first appears on the 1900 Sanborn Fire Insurance Map. This historic cross-wing cottage was later demolished in 1984.
6. The single-cell cabin first appears on the Sanborn Fire Insurance Maps in 1907. The single-cell cabin was constructed between 1900 and 1907.
7. This single-car garage accessory structure does not appear on the Sanborn Fire Insurance Maps until 1941.
8. Although the HSI report and previous staff concluded that the garage was built between 1900 and 1907. Current staff's additional research and analysis of construction techniques include evidence which supports that the single-car garage was constructed sometime in the 1930s as part of the overall development of the site at 332 Daly Avenue. The single-car garage and chicken coop embody the characteristics of accessory buildings built between 1900 and 1907. There is the presence of reused timbers and the form is typical of the era.

9. It was associated with a historic cross-wing cottage constructed in ca. 1896 and was likely built to accommodate the new need to store the family's private automobile. The history of the building can be interpreted the same at the existing site or the proposed site.

10. The single-car garage and chicken coop are originally associated with the demolished ca. 1896 cross-wing cottage which had an address of 332 Daly Avenue. The site has now been re-addressed to 360 Daly Avenue which is used for the HIS Form.

11. The chicken coop structure located behind the existing single-car garage is not designated as historic on the City's Historic Sites Inventory, and does not require any additional review for relocation by the Historic Preservation Board.

12. The single-cell cabin to the south is also designated as "Significant" on the City's Historic Sites Inventory and is not proposed to be relocated at this time.

13. The single-car garage straddles the property line between 360 Daly Avenue (owned by Talisker) and 336 Daly Avenue (owned by Sharon Stout Melville, Manager of Sock Monkeys LLC, Silver Queen Gunslinger, LLC). The Talisker-owned single-car garage encroaches 5 to 6 feet across the shared property line and into the property of Sharon Stout Melville.

14. Sharon Stout Melville is proposing to relocate the single-car garage to the south side of the single-cell cabin. This will allow her to develop her property without the impediment of the single-car garage.

15. If the historic single-car garage were to remain on the property, Ms. Melville would need to provide a minimum of three foot (3') separation between the exterior wall of the historic single-car garage and the exterior wall of her new house in order to avoid having to eliminate windows and install additional fire-resistant rated construction as required by the International Building Code (IBC).

16. The Engineer's Report by J.R. Richards of Calder Richards Consulting Engineers states that the single-car garage can be relocated in whole. The engineer recommends replacing deteriorated elements where lifting points are anticipated, provide additional supports for stabilizing the roof and walls prior to lifting the structure, and incorporating additional engineering to ensure no further damage occurs during the move.

17. The single-car garage is not threatened by demolition.

18. The Park City Building Department issued a Notice and Order to Repair the garage and single-cell cabin on August 29, 2016. The Notice and Order outlines issues such as stress in materials due to dead and live loads; members or appurtenances that are likely to fail, become detached, or collapse; building not meeting window pressure; racking, warping and buckling of walls; potential collapse of entire structure; as well as its poor condition as to constitute a public nuisance.

19. Staff finds that the single-car garage has largely lost its historic context and the present setting does not appropriately convey its history. The history of the building can be interpreted the same at the existing site or the proposed site.

20. The proposed site to the south of the single-cell cabin conveys a character similar to that of the building's existing site. The neighborhood buildings,

materials, geography, and age are all similar. The single-car garage will remain surrounded by a wooded aspen grove, facing east toward Daly Avenue.

21. The existing distance between the single-cell cabin and the single-car garage will be equal (approximately 8 feet) in the proposed relocation site.

22. The integrity and significance of the historic building will not be diminished by its relocation and/or reorientation.

23. On August 8, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property located at 360 Daly Avenue. After working with the applicant on the materials required for their submittal, the application was deemed complete on September 19, 2016.

24. This application was continued by the Historic Preservation Board (HPB) continued on December 7, 2016 and February 1, 2017 because the applicant was seeking the property owner's consent to pursue the application. The applicant has since received the property owner's consent.

25. On January 7, 2015, the Historic Preservation Board reviewed a Determination of Significance application for the garage and single-cell house and upheld the "Significant" designation on the Park City Historic Sites Inventory.

26. Staff sent a mailing notice to property owners within 100 feet on April 19, 2017 and posted the property on April 19, 2017.

27. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's review of the relocation of the Historic single-car garage and chicken-coop on the Significant Site.

28. The applicant could restore and/or stabilize the building at its present setting.

29. The building is being relocated on its existing site. The building currently sits largely on Talisker-owned property and will remain on Talisker-owned property following its relocation.

30. Restoration of the structure shall be in compliance with the HDDR.

Conclusions of Law – 336 (360) Daly Avenue

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

Conditions of Approval – 336 (360) Daly Avenue

1. The building permit shall be issued within one year of the action letter for this approval, and with a successful agreement with United Park City Mines.

Board Member Beatlebrox left the meeting.

2. 243 Daly Avenue – Historic District Design Review – Material Deconstruction on Landmark Site. The applicant is proposing to impact the following: c.1998 front yard landscaping consisting of gathered rocks and backyard retaining walls; shed-roof addition across the east (rear)

elevation of the historic hall-parlor form and a poured concrete root cellar/mechanical room; post-1941 shed roof structure constructed on top of the original gable roof; original soffit and fascia; c.1996 porch railings, posts, and roofs; historic door opening on the west façade; historic and non-historic windows. (Application PL-16-03172)

Planner Tyler reported that Anya Grahn was the project planner; however, she would be presenting this application in her absence.

Planner Tyler provide a brief background and the developmental history of the property. She noted that 243 Daly Avenue was one of the few structures that were located right across the street from where the Union Concentrator Mill was located, but has since been demolished. This property first appears on the 1889 Sanborn map as a one-story wood frame hall-parlor structure. By 1900 the rear had been removed and the rear half of the building was extended north. There was also an addition of an outbuilding near the edge of the road. It was common for that street and evidence of that can still be seen today. The Staff finds it to be character defining of the streetscape in general.

Planner Tyler stated that by 1907 the house had been expanded once again and remained unchanged in the 1941 Sanborn map. The Staff finds that the 1941 Sanborn Map did not exactly match the 1941 photo. By the time the photo was taken a gable had been added to create the cross-wing. There was also the possibility that the drawing on the Sanborn was simply not updated because by 1941 the Sanborn maps were a dated, and they were not used as much as in the earlier years.

Planner Tyler presented a graphic that Planner Grahn had created explaining the development of the property. She noted that the line green identified the original form of the basic hall-parlor shown in the 1989 Sanborn map. The dark green/teal identified the cross-wing addition that was added between 1927 and 1941. The orange color identified the shed addition, which has construction materials representative of a contemporary period. She pointed out that the overall form is consistent with what was seen in the historic photograph, and that would be discussed later in the presentation. The red color identified improvements that were made after 1941, which included the new sloped roof form over the original roof form, the exterior staircase addition seen on the site visit, the porch extension on the north side of the projecting element, and the rear addition and concrete basement.

Planner Tyler presented a diagram that Planner Grahn had included. She showed the 1998 building permit plans and a photograph of the house taken from 2009 HSI form. Number one on the building plans show where the side addition should appear. Number two on the building plan was the non-historic rear addition that exists today. Planner Tyler stated that the 2009 identifies the rear

addition. It was a similar photograph to the one found from 1941. The applicant's engineer concluded that this was a reconstructed addition because there are contemporary materials on the inside and they have not been able to find historic materials from their interior demolition.

Planner Tyler reviewed the specific material deconstruction that the HPB would be reviewing. For the site design, the Staff found that the removal of the items related to the 1998 remodel are routine and do not require HPB review.

She reviewed the shaded drawings to explain the proposed removal of the rear additions. Addition #1 was the red shaded area, which was the shed roof addition across the width of the rear or the east elevation. It was unclear whether the addition is historic; however, it uses the exact footprint of the original addition. Based on photographs provided by the applicant and evidence found inside by the structural engineer, the Staff found that it was most likely a later addition constructed after 1941.

Planner Tyler indicated Addition #2 shown in blue. It is a roughly poured concrete box with a wood floor that sits directly on the dirt. Historically, it may have been a house box or mechanical space. The Staff found that this addition was probably constructed before 1930 when root cellars were popular. Planner Tyler stated that in the past the HPB has determined that root cellars are not contributory to sites, particularly this one considering it is in the back and not visible from the front.

Planner Tyler noted that Planner Grahn had provided photos depicting the specific additions. It was a photo analysis compared to the 1941 photograph. The Staff requested discussion by the HPB. The HPB may find that these additions are not contributory to the historic significance of the structure or the site and that they may be removed. The HPB may also find that the additions contribute and may not be removed. If that is the case, the HPB should condition this material deconstruction to require that the applicant maintain and reconstruct the shed roof addition and/or concrete root cellar.

Planner Tyler presented a diagram to help the Board visually understand the roof. There is an overbuild on the roof beginning at the ridge and continuing down the edge of the porch. The overbuild is non-historic. The applicant believes the original roof form is below; however, based on the engineer's report the roof is not structurally sound. The Staff found that the roof may be able to be reinforced from the interior once the strain of that overbuild is removed.

The Staff recognized that additional work may be required because of the poor condition. For that reason, the Staff provided conditions of approval to address maintaining the original roof form. In addition, if restructuring it from the interior is not possible, the Building Department and the Planning Director would have to

make that determination. They would have to look inside and make that determination on site.

Planner Tyler commented on the exterior walls. The applicant was proposing to make minor repairs to the exterior walls due to damaged wood siding and trim. The Staff found that the proposed work was necessary to complete the restoration. Planner Tyler noted that a condition of approval was added stating that if materials need to be removed from the site, that any replacements match exactly the historic. The Staff will be on site to make sure that happens.

Planner Tyler reiterated that the foundation was added in the 1996 remodel. The applicant intends to make minor repairs to the foundation because of water issues. The Staff found this to be routine and it should not require HPB review because it does not affect the historic structure as it relates to the improvements.

Planner Tyler presented a diagram prepared by Planner Grahm that identified the original porch in red, the overbuilt roof in orange, the 1996 remodel identified in blue, which included the roof extension and covered stairs leading to the basement. The applicant intends to reconstruct the porch roof in a shed configuration to appropriately maintain the look and feel of the original porch structure, and to also solve some of the problem related to the ice buildup that was discussed on site.

Planner Tyler stated that the applicant was proposing to remove the historic door on the front façade. The door is not standard height and the frame is warped. Planner Tyler noted that the applicant was proposing to install an IBC compliant door; however, in the past the HPB has been consistent in enforcing Guideline B4.1, which basically says that historic doors should not be removed. If historic doors are removed, the replacement must maintain the original scale and dimensions of the historic door. The Staff had added Condition of Approval #5 to address this issue.

Chimso Onwuegbu, the project architect, did not believe the applicants were completely opposed to keeping the historic door. The door is 6'2" and that is not a major issue. However, the goal was to have a 6'8" door, but after speaking with Planner Grahm he understood that the Staff has consistently required maintaining the historic proportions. Mr. Onwuegbu pointed out that the door would still have to be repaired so it would close properly and swing correctly, regardless of the dimensions.

Chair Stephens noted that a concrete porch had been added, and he thought they might find that the original door dimension was different. He asked Planner Tyler if that could be addressed through the HDDR if that were the case. Planner Tyler suggested adding a condition of approval stating that if they find that the original door opening was different than 6'2", the Planning Director and the

Historic Preservation Planner could go on site and confirm the dimensions. If it is different, the drawings could be amended for the HDDR. She believed the added condition would benefit all parties.

Planner Tyler stated that the existing conditions were in poor condition and not all of them were the original windows. The applicant was proposing to replace the existing windows with historically accurate windows. The applicant was also proposing to restore the original window openings that were previously removed. The Staff found that this work was necessary for the restoration, and a condition of approval was added to ensure that the new windows contribute to the restoration and historic integrity.

Board Member asked if the windows would be restored to the 1890s. Planner Tyler believed that the 1890s was the period of restoration for this particular property.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Board Member Hodgkins asked if this property would still be subject to the transitional element if a new addition was added to the back. Planner Tyler answered yes. Mr. Onwuegbu stated that it was already addressed in the HDDR submittal where they step back to create the transition piece.

MOTION: Board Member Hodgkins moved to Approve the material deconstruction of non-historic and non-contributory materials at 243 Daly Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report, and as amended to add a condition of approval regarding the historic door.

Director Erickson clarified that the condition of approval would read, "The Planning Director and Historic Preservation Planner will make a determination on the historic size of the door, and the door would be restored to that historic size".

Board member Hewett seconded the motion.

VOTE: The motion passed unanimously.

Board Member Hodgkins asked a general question about shadow studies to protect Landmark structures. Planner Tyler thought it was an appropriate question, and she would raise the issue with the Consultant to see whether it should be addressed further. Director Erickson thought it might be possible to

tie it to the context of protection of Landmark structures. In keeping with the National Register standards, the goal is to protect the context of the building relative to the other structures. If the Landmark structure is put in a dark shadow, the context would be lost.

Findings of Fact – 243 Daly Avenue

1. The property is located at 243 Daly Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance maps and historic research analysis, the house was constructed prior to 1889 on land owned by the Ontario Mining Company. It was initially constructed as a one-story wood frame hall-parlor with a full-width front porch and rear additions, including a square addition off the back. By 1900, a rear addition was expanded north to create a bump out on the northeast corner of the house. This addition appears to have been extended to the east again by 1907.
4. By the time of the c.1941 tax photograph, a gabled stem-wing had been added to the front of the hall-parlor to create a T-shaped cross-wing house. The T-shaped cottages became a popular house form in the 1880s and 1890s and many hall parlors were expanded by creating the cross-wing form.
5. The first recorded resident of this house was a Yugoslavian immigrant and widow named Katie Rubbick who lived in the house for much of her life alone. The ownership of the property first transferred from the Royal Street Land Co. To John E. Fritch in 1980; John was Katie Rubbick's son. Many of the improvements to the property occurred under the Rubbicks' ownership.
6. Between 1995 and 1998, Michael G. Malouf demolished the historic garage along Daly Avenue, constructed a foundation, and renovated the house for the first time.
7. On January 12, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of a new addition at 243 Daly Avenue; the application was deemed complete on February 6, 2017. The HDDR application is still under review by the Planning Department.
8. The applicant proposes to remove existing front yard landscaping, likely constructed c.1998, and a non-historic railroad tie retaining wall. The applicant will also construct an LMC-compliant driveway in the front yard. The proposed work is routine maintenance and does not require HPB review.
9. The applicant proposes to remove a shed-roof addition that extends along the east (rear) wall of the original hall-parlor structure as well as a poured concrete root cellar/mechanical room on the east (rear) elevation of the house. These additions are clad in horizontal, corrugated metal panels and partially retain the hillside. The HPB finds that these additions do not contribute to the historic integrity or historical significance of the structure or site and may be removed.

10. The roof structure consists of 2x4 trusses with 1x8 collar ties at 24" on center. Sometime after 1941, the original gable of the house and hip roof of the porch were covered with a new shed roof that created an overbuild and changed the appearance of the original roof form. Additionally, the porch roof was extended on the north elevation of the stem-wing in order to cover exterior basement stairs that were constructed as part of the c.1996 renovation. The applicant is proposing to reinforce the roof structure from the interior and remove the non-historic overbuild that is causing structural deficiencies of the original roof form. The material deconstruction is necessary in order to restore the original roof form.

11. The historic walls were largely stabilized from the interior of the house during the c.1996 renovation. The new foundation has left the exterior walls unlevelled in some locations. The soffits and fascia are in poor condition. The applicant is proposing to make minor repairs. The proposed material deconstruction is necessary for the restoration of the historic house. The proposed scope of work mitigates any impact that will occur to the historical significance of the building as its intent is to restore the original woodwork.

12. The foundation was constructed c.1996. The proposed scope of work to address any leaks at the joints of the concrete foundation is routine maintenance and does not require HPB review.

13. The original porch has largely been rebuilt over time. The existing porch floor is the new c.1996 concrete floor over the basement. The porch posts are consistent with what existed historically; however, overloading on the roof has caused them to be structurally unsound. The porch railing consists of 2x2 picket railing, but only exists on the non-historic c.1996 exterior basement stairs, a window well on the east façade and the north elevation of the wrap-around porch. The ceiling of the porch has been covered with new material that is settling at different rates. The roof structure will be reinforced and returned to its original form by removing the overbuilt which exists over its original slope. The applicant will also reconstruct the non-historic c.1996 porch roof on the north side of the stem-wing in order to correct structural deficiencies that have created an ice dam. The material deconstruction is necessary for the restoration of the original porch.

14. The applicant is proposing to remove the existing front door and replace it with a new historically compatible door. The proposed exterior changes will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.

15. The windows on the historic house are in poor condition. The majority are original but two windows have been covered and one replaced with a sliding window. The applicant is proposing to restore lost window openings and replace the existing windows with new wood windows. The proposed material deconstruction is necessary in order to restore the original window configuration and the proposed exterior change will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.

Conclusions of Law – 243 Daly Avenue

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

Conditions of Approval- 243 Daly Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 14, 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. The applicant shall maintain the original gabled roof form including its original dimension, pitch, and height. Structural stabilization shall occur by adding new structural members to the interior of the roof.
3. Should restructuring the roof from the interior not be possible due to the condition of the existing roof structure, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the roof structure.
4. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the replacement in writing.
5. The applicant shall maintain the dimensions of the extant historic door openings. The new door shall be consistent with historic door styles.
6. Historic window openings shall be maintained where existing and restored where they have been lost. The applicant shall replace the historic windows with new wood windows that match originals in all respects: size, dimensions, glazing pattern, depth, profile, and wood material. Special consideration shall be taken to ensure historic trim that has deteriorated beyond repair is accurately reconstructed around the new window units.
7. The Planning Director and Historic Preservation Planner will make a determination on the historic size of the door, and the door would be restored to that historic size.

3. 911 Empire Avenue – Historic District Design Review – Material Deconstruction on Landmark Site. The applicant is proposing to impact the following: post-1983 railroad tie retaining wall, contemporary concrete block retaining wall, non-historic fence; demolition of post-1941 rear additions; non-historic porch railings on the front porch and post-1941

enclosed porch on the southwest corner; two (2) original front doors on the east and north facades and one (1) post-1941 door on enclosed porch; removal of 9'x9' section of lower level façade wall to construct an invisible garage door; thirteen (13) historic wood windows; non-historic asphalt shingle roofing; brick chimney. (Application GI-17-03411)

Planner Grahn was the project Planner. Planner Tyler was presenting the application in her absence.

Planner Tyler reported that the house was listed on the National Register of Historic Places as part of the 1984 Thematic Mining Boom Era Residence District nomination. According to the HSI form this building was built in 1895, and it first appears on the 1900 Sanborn Map. It remains largely unchanged with the exception of a small addition on the southwest corner that enclosed the porch prior to 1941. Planner Tyler noted that according to the National Register Listing, all the openings are original, and the only modification of the house was an unobtrusive enclosure of the southwest porch which occurred during the Historic Period. She pointed out that this building has largely remained intact, especially when viewed from the street.

Planner Tyler reviewed the request for material deconstruction. The Staff had identified the fence and retaining walls in red on the site plan. The applicant was proposing to remove these non-historic improvements. The property would be regraded following the removal of these items. The Staff found that these improvements would not have an impact on the historic property.

Planner Tyler stated that the house currently did not have a foundation, which is standard in Old Town. Many of the structural members of the building were resting on dirt. The applicant was proposing to temporarily lift the structure to pour a new foundation. The areas shaded in red on the drawing would be impacted.

Planner Tyler remarked that the applicant had not complete exploratory demolition, and at this time they were not proposing to remove the walls of the basement in order to lift the structure. However, the applicant thought it might be required due to the poor condition of the structure. The Staff found that the proposed work to pour the foundation was necessary in order to rehabilitate. A condition of approval was added to ensure the preservation of the walls should they have to impact them when it is lifted after doing the exploratory demolition. The condition of approval states that the Chief Building Official and the Planning Director need to evaluate the condition after the exploratory demo to make sure the walls have to be impacted.

Regarding the exterior walls, Planner Tyler stated that the applicant was proposing to remove all contemporary materials from the interior of the house in

order to determine the historic materials that remain. The applicant was proposing to rebuild the structure from the interior to meet IBC standards. She noted that it was a standard method in Park City and it would not impact the exterior of the structure as it relates to the general wall planes.

Planner Tyler presented a diagram prepared by Planner Grahn which identified an addition that was added after 1941. The applicant was proposing to remove the addition, and the Staff found that addition did not contribute to the historic significance of the site because it was constructed after the period of historic significance.

Planner Tyler presented photos showing how little the structure has changed, which is rare in Old Town. There were three porches on the house. The porch identified as #1 was on the northeast corner of the house and has retained its original location and materials. The porch identified as #2 was on the southeast corner and it has also retained its original and materials. The porch identified as #3 first appears in the 1923 map and was enclosed prior to 1941. Planner Tyler stated that the walls of the porch enclosure were built on the interior of the porch leaving many of the materials still intact. The applicant believed that porch #1 and porch #2 could be lifted with the house. The Staff found that the removal of contemporary additions to these porches, such as non-historic wood railings, would be appropriate. The applicant believed that porch #3 would need to be demolished and rebuilt in order to lift the structure. They would try to salvage as much material as possible. The Staff found that it was appropriate in order to facilitate the larger porch restoration and larger restoration efforts on the entire structure.

Planner Tyler stated that there were three historic doors on the house, which the applicants found to be in fair condition. Two doors are on the front and the third door is on the enclosed porch. The applicant would try to restore the two on the front of the house if possible, but intends to remove the enclosed porch door. The Staff added Condition of Approval 34, which would require the applicant to coordinate with Staff on whether or not the two front doors could be removed. In-kind doors would be required if the Planning Director visits the site and determines that the doors could be removed if necessary.

Planner Tyler commented on the request for temporary removal of siding to accommodate the garage door. The applicant was proposing to remove a portion of the front wall plane siding to install an invisible garage door. The siding would then be placed in its original location with the intent of creating a very small seam, making the door blend with the existing wall plane. Planner Grahn had researched this approach and provided examples. HPB discussion was being requested. It was unclear whether it had been attempted anywhere in Old Town.

Chair Stephens asked if it was just a slab. Mr. Peek answered yes. He noted that a contemporary home on Lowell had used a similar method. Mr. Peek stated that his would eventually look like two vertical saw cuts when finished. The panels would be custom designed so the cut would be right under the overhang. Mr. Peek pointed out that currently there is no parking and the home sits on the front property line.

Planner Tyler stated that the applicant was proposing to remove the historic windows, shaded in red, and replace them with wood windows. American Heritage Windows found that the windows were beyond repair. For that reason, the Staff supported removing those windows. The non-historic windows were shaded in blue, and those windows would be removed when the addition goes in. The windows shaded in green indicated the windows that would be altered. The window on the west elevation would be covered with the addition, and the north window on the bottom right-hand corner would be covered with siding. The Staff found that the lower level window on the north elevation was not a character defining feature and, therefore, it could be covered. The Staff supported the proposed work on the windows of the structure.

Planner Tyler remarked that the asphalt shingles and flashing on the roof were in need of repair. The roof did not meet the Code requirements for snow load, and the applicant was proposing to reconstruct the roof. However, because no exploratory demolition has been completed, the Staff added a condition of approval stating that the original roof form shall be maintained, and structural stabilization shall occur from the interior. If that is not possible, conditions of approval were added to address that issue, which would require a site visit by the Building and Planning Departments, as well as a structural engineer's report stating that they have to be reconstructed in whole. Planner Tyler explained that because none of the interior demolition had been done, it should be treated like every other application until they obtain the proper documentation.

Planner Tyler noted that the chimney was not operable and was in need of repair. Similar to other structures, the applicant would be allowed to deconstruct it, rebuild the interior, and reface it with the historic brick. The chimney would look like it did historically, but it would not be operable.

Board Member Hodgkins noted that this house was on the National Register, and he asked if it was subject to National Park Review. Planner Tyler replied that individual projects do not have to go through the National Park Review. If something occurs that takes it off the National Register, it could be reviewed at the State level. However, this type of project would not trigger an individual review.

Board Member Hodgkins asked if the applicant was permanently raising the elevation or whether it would come back to the current elevation. Mr. Peek did

not believe it would be raised. He understood that it would be supported in its current position, do the excavation underneath, and then build up to it. Mr. Hodgkins asked if there was enough space for the garage or whether they would have to excavate further from the street level. He wanted to know if there would be more façade at the garage location than is visible now. Mr. Peek believed there would be more visible siding at that point because the siding would come further down. Mr. Peek indicated a set of stairs on the east elevation and noted that those stairs encroach on the adjoining property. The design would require bringing those steps across the front of the building to access the home. Mr. Hodgkins clarified that the stairs would not remain in their current location. Mr. Peek answered yes. Mr. Peek stated that the encroachment was one of the conditions when the replat was done. When he purchased the property from Mary Lou, he agreed to realign the stairs so it would no longer come down on to her property. Mr. Hodgkins asked if that should be included as part of the deconstruction. Planner Tyler answered yes. She could look at that as part of the porch deconstruction and add an additional finding stating that the stairs are to be removed. Planner Tyler remarked that if it was a condition of approval of the plat, anything that is done would change the orientation of those stairs. She thought it was important to include in the record that the Board approved the material deconstruction of the stairs.

She asked if the Board was comfortable with the removal of those items primarily because it was a plat requirement. The Board had no comments or concerns.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Director Erickson stated that the motion would be to approve the material deconstruction of non-historic and non-contributory materials at 911 Empire Avenue, pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval as outlined in the Staff report, with the additional Finding of Fact that the stairway on Porch #2 is historic and will be relocated in accordance with the HDDR, and there will be new materials in place.

MOTION: Board Member Hewett moved to Approve the Material Deconstruction at 911 Empire Avenue as stated by Director Erickson. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact - 911 Empire Avenue

1. The property is located at 911 Empire Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory. It was listed on the National Register of Historic Places on July 12, 1984 as part of the Mining Boom Era Residences Thematic District.
3. Based on Sanborn Fire Insurance maps and historic research analysis, the house was likely constructed c.1895 by Ernest Lynn Kimball. The house has remained largely unchanged throughout its history, with the exception of the rear porch on the southwest corner of the house that was constructed by 1929 and enclosed by 1941 and the construction of a rear addition after 1941.
4. On January 17, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of a new addition at 911 Empire Avenue; the application was deemed complete on January 19, 2017. The HDDR application is still under review by the Planning Department.
5. The applicant proposes to remove a two-foot (2') tall railroad tie retaining wall that was constructed after 1983, a four-foot (4') tall, contemporary concrete block retaining wall along the rear property line, and a non-historic, contemporary wood fence along the west and north property lines. These improvements do not contribute to the historic integrity or historical significance of the site. The proposed exterior changes will not damage or destroy the architectural features of the subject property that are compatible with the character of the historic site. The majority of the proposed work is located in the rear yard and will not impact the visual character of the neighborhood.
6. There currently is not a foundation beneath the historic house. All the posts and bearing walls sit directly on the soil which has caused the exterior walls to deteriorate. The proposed work to construct a new foundation is necessary in order to rehabilitate the historic house.
7. The exterior walls of the house consist of single-wall construction. The applicant will be removing non-historic materials from the interior of the house in order to construct a new framed wall system from the interior.
8. The applicant does not propose to modify the historic siding on the exterior of the house. The proposed scope of work and any material deconstruction is necessary for the rehabilitation of the historic house.
9. There are two existing additions on the back of the house. The first rear addition was likely constructed sometime after 1941 and has a 4.5:12 roof pitch. A second addition was constructed off the west (rear) after the original and has a 3:12 roof pitch. The addition is not historic and does not contribute to the historic integrity or historical significance of the structure.
10. There are three porches on the historic house: one on the northeast (front) corner, one on the southeast corner (front), and an enclosed porch on the southwest (rear) corner of the house. Only the decorative turned posts, ornamental brackets, and decorative cornice have survived on the front porch. The third porch was enclosed by 1941. The applicant proposes to remove the

non-historic railings and replace them with new wood railings on the front porches. The porch on the southwest corner of the house will need to be reconstructed as an open porch.

11. There are three (3) historic doors on the exterior of the historic house. Two of the doors are historic and may be able to be restored. The third door is on the enclosed porch and will be removed when it is restored. The material deconstruction of the two (2) historic front doors is required for the restoration of the house.

12. The applicant is proposing to remove a section of the wall on the lower level of the façade to accommodate a new garage door. The proposed scope of work mitigates any impacts that would occur to the architectural integrity of the building. The proposed exterior change would not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site and are not included in the proposed scope of work.

13. There are thirteen (13) original window openings on the house. Eleven (11) of these openings are located on the original pyramid-roof cottage and two (2) are located on the post-1941 rear addition. The applicant will be replacing the windows in-kind. The non-historic windows will be removed on the post-1941 addition. One window on the west (rear) elevation will be covered by the new addition and a second window on the north (side) elevation will be removed and covered. The proposed material deconstruction is required for the restoration of the windows and renovation of the structure. By replacing the wood windows in-kind, the proposed scope of work mitigates any impacts that will occur to the historic significance of the building and the architectural integrity of the building. The removal of the other windows will not impact the historical significance or architectural integrity of the building.

14. The historic wood shake roof is covered with new asphalt shingles. The applicant is proposing to structurally upgrade the roof from the interior. The proposed material deconstruction is necessary for the renovation of the historic house.

15. There is one (1) existing historic chimney on the front porch of the house that is original to the c.1895 structure. The chimney is in need of repair and will be reconstructed with salvaged bricks. The proposed material deconstruction is required for the restoration and reconstruction of the historic chimney. The proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

16. the stairway on Porch #2 is historic and will be relocated in accordance with the HDDR, and there will be new materials in place.

Conclusions of Law – 911 Empire Avenue

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

2. The proposal meets the criteria for relocation pursuant to LMC 15-11-14 Disassembly and Reassembly of the Historic Building(s) and/or Structure(s) on a Landmark or Significant Site.

Conditions of Approval – 911 Empire Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal submitted March 2, 2017. 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. Following interior demolition, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the foundation level walls. Should these walls need to be removed due to their deteriorated state, they shall either be removed in the largest panels possible or reconstructed with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department.
3. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removal, the applicant shall demonstrate to the Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the replacement in writing. This incorporates all elements, including, but not limited to, original trim, overhangs and eaves, etc.
4. The applicant shall coordinate with staff to determine if the two (2) historic doors on the front of the house can be restored or will require replacement. Should the doors need to be reconstructed due to their deteriorated state, they shall be replaced in-kind with new doors that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of the doors shall be approved by the Planning Director in writing prior to removal.
5. The applicant shall maintain the original pyramid variant roof form. Structural stabilization shall occur by adding new structural members to the interior of the roof.
6. Should restructuring the roof from the interior not be possible due to the condition of the existing roof structure, the applicant shall schedule a site visit with the Chief Building Official and Planning Director to evaluate the condition of the roof structure. The applicant shall also submit a structural engineer's report to the Planning Director outlining the defects in the roof that prevent the new structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the

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May 3, 2017

condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction.

The meeting adjourned at 6:48 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: 1302 Norfolk Avenue
Project Number: PL-16-03181
Date: June 7, 2017
Type of Item: Administrative – Determination of Significance for House

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and designate the house at 1302 Norfolk as a Significant structure on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Topic:

Project Name: 1302 Norfolk Avenue
Applicant: Park City Planning Department
Owners: 418 Centennial Circle LLC
Proposal: Determination of Significance

Background:

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, according to LMC 15-11-10(B), staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current.

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

On May 17, 2016, the Planning Department submitted an application for a Determination of Significance for this site. Per [LMC 15-11-10\(B\)](#), any Owner of a Building (main, attached, detached or public), Accessory Building, and/or Structure, may nominate it for listing in the Park City Historic Sites Inventory. The Planning Department may nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory. Staff sent a notification letter to the owner on May 19, 2016 (Exhibit B), informing them that we were

reviewing the property for historical significance; the letter was mailed to the owner's address identified on the Summit County Recorder's website.

Per LMC 15-11-10, the Historic Preservation Board (HPB) 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. Staff scheduled the DOS application for 1302 Norfolk for the July 20, 2016, HPB meeting.

We did not initially have the contact information of the owner, Zelda Marzec, and had to communicate to her through her tenant, Ed Parigian. Through these communications, we offered to continue the item to the August 4, 2016, HPB meeting in an effort to have additional time to meet with the owner. By July 27, 2017, we were in communication with owner Zelda Marzec, attorney Jodi Hoffman, and architect Rick Brighton. Based on their request, we agreed to continue the DOS to the September 7, 2016, HPB meeting so that we could meet and discuss the historic designation and development opportunities of this site further with the owner's representatives. We did so on August 4, 2016.

Due to a lack of quorum, the September 7th HPB meeting was cancelled. On August 25, 2017, Jodi Hoffman emailed staff to request that we continue the item to a date uncertain. We did so at that October 5, 2016, HPB meeting. Staff has not moved forward with this application as the owners were exploring development opportunities and sale of the property.

On January 24, 2017, the Building Department received a demolition permit to demolish the house at 1302 Norfolk Avenue. On January 31, 2017, staff emailed the owners to inform them that we could not sign off on the demolition permit until the DOS had been heard by the HPB. On February 7, 2017, Jodi Hoffman emailed Community Development Director Anne Laurent protesting staff's email and requesting the Planning Department to sign off on the building permit.

On February 16, 2017, Anne Laurent emailed Jodi Hoffman that the DOS application pre-dated the demolition request and therefore, the demolition permit could not be issued until the DOS had been heard. Ms. Laurent denied the demolition permit and informed the applicant that we would be moving forward with the DOS application at the next available HPB meeting.

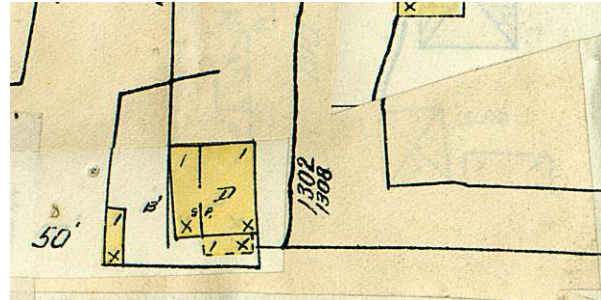
The ten (10) day appeal period of the Community Development Director's determination expired on February 26; however, because February 26 was a Sunday, the final appeal date was Monday, February 27th. On February 27th, the Planning Department received an appeal of the Community Development Director's determination to deny the demolition permit for 1302 Norfolk Avenue. This appeal is scheduled for review by the Planning Commission on June 14, 2017.

History of the Structure:

Originally, this site was occupied by a hall-parlor house that sat at the very edge of the northeast corner of the intersection at 13th Street and Norfolk Avenue. The road was not constructed in the right-of-way, according to the 1927 Sanborn Fire Insurance Map, and the house had an associated wood-frame shed located within the platted Norfolk Avenue right-of-way. The historic photograph from c.1927 shows the original house and the shed on this property. The lot is enclosed by a wire fence, also represented on the 1927 Sanborn Map. All evidence suggests that the original house was demolished before the current house was constructed.



Historic Photograph of 1302 Norfolk



1927 Sanborn Map

According to the Summit County Recorder's Office, the existing house at 1302 Norfolk was constructed in 1932 at the beginning of the Mining Decline & Emergence of Recreation Industry Era (1931-1962). At this time, the land belonged to the Ontario Mining Company. It is unclear whether the house was built by squatters on the Ontario Mining Company-owned land, or if the house was constructed by the mining company.

Gordon E. Tessman purchased the property which included the house from the Ontario Mining Company in 1935. Tessman (1899-1962) served in the US Navy during World War I; letters sent home to his mother during this period document his military tour of Italy, Austria, and Greece and the letters were published in the Park Record in 1919. He married Mirian Gibson (sometimes "Miriam") in 1922 when he returned home from the Great War. Tessman also served at least two terms as a Park City Councilman from approximately 1933-1937. The 1940 census shows Tessman and his wife Miriam living in Park City with their three children: Margaret, Earl, and Barbara. In addition to serving as the commander of the Park City Post of the Veterans of Foreign Wars, Tessman also worked as a radio service and repairman in 1947. At the time of his death in 1962, he was the custodian at the Park City Post Office.

Tessman sold the property to Ernest De Jonghe in 1937. De Jonghe (1904-1970) was born in Rouler, Belgium, but immigrated with his family to the United States in 1906. He came to Park City in 1908 and spent most of his life here. In addition to attending the Park City schools, De Jonghe was also a miner at the Spiro Tunnel, stationary engineer at the west end shaft of the Spiro Tunnel, and shift boss at the Silver King over the course of his mining career. He later moved to Los Angeles, California, and retired as a plumber there in 1968. He died in 1970 of lung cancer.

Frank and Dorothy Carpenter purchased the property from Ernest De Jonghe in June 1944. Frank Carpenter (1923-1972) was a member of the LDS Church, World War II Veteran, and owner and operator of Bill's Inc. Dorothy Carpenter was the Field Director for the Girl Scouts in 1957. They sold the house to Julian M. and Alice E. Hibbert in January 1945. It is unclear if the Carpenters ever lived in the house.

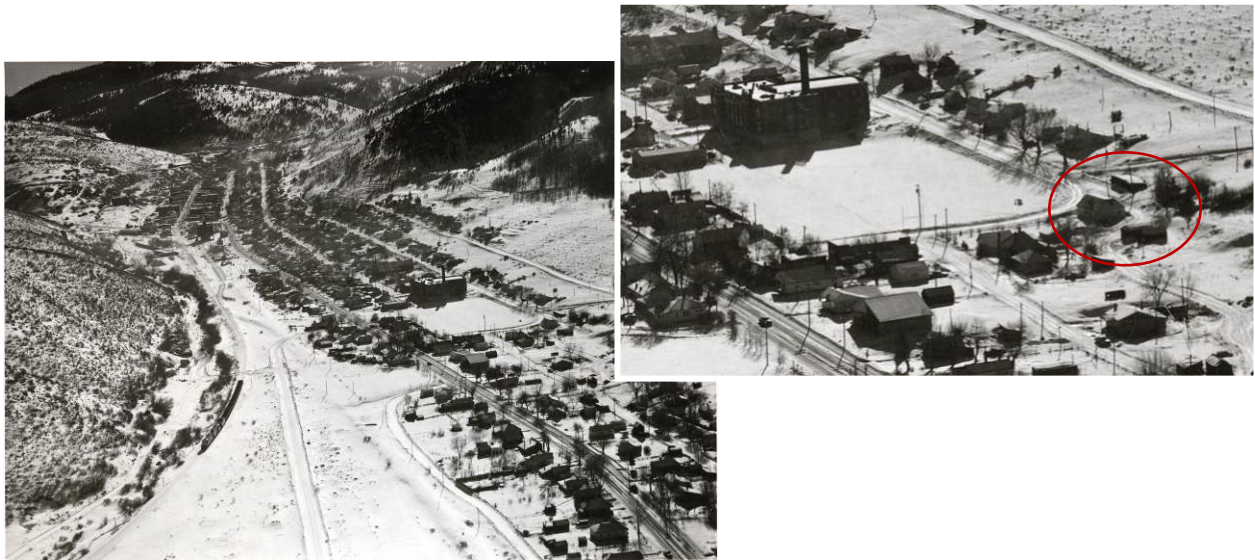
Julian Hibbert (1909-1990) had a long career with the Park City School District. In 1940, he was in the English Department at the Park City High School. He taught eighth grade in 1941, and was principal at the Marsac School in 1943. He married Alice Hibbert (1914-1991) in 1940. The couple had four children: Wynn Hibbert, Kim Hibbert, Phillip Hibbert, and Clinton Hibbert. The couple was residing in Idaho at the time of their deaths. The Hibberts sold the house at 1302 Norfolk to Harold Taylor, a single man, in May 1950.

From 1950 until 1984, the ownership of the house is unclear. The tax cards do not show Harold Taylor as the owner; however, the handwritten owner's name is not legible on the 1968 tax card. In October 1981, Western Savings and Loan sold the property to Lowell A. Brown, Jr., Dan Clark, and Brent Gold. The house was then owned by Park City Municipal Corporation from April 1982 until it was sold to Edwin and Zelda Marzec in 1984. The Marzecs sold the property to the current owner, 418 Centennial Circle, in 2013.

Historic 1940s photograph of students from the Park City High School depict the house in the background:



1947 Photograph courtesy of the Park City Museum & Historical Society.



This aerial photograph from the 1940s also depicts the house. Photo courtesy of the Park City Historical Society & Museum.

The house was constructed as an early interpretation of the Colonial style ranch that was popularized as post-war housing after World War II. The house is one-story in height with a low-pitch roof and it is nearly square in form with a length-to-width ratio of less than 2:1. The gable on the façade (east) elevation was shallow and the house has clipped gables on the side elevations. The house is characterized by its picture windows and front bay window. The siding materials are consistent with those typical of the era—wide horizontal siding and wide vertical siding on the gables.

The house was photographed as part of the c.1968 tax assessment and appears largely as it does today. The tax card notes that the house had been remodeled in 1967 and a new addition was constructed on the north elevation. Shingle shakes had been installed over the siding and the building had a metal roof. A patio and garage had also been constructed by this time. This is consistent with the tax photo from this period:



c.1968 Tax Photo. Photo courtesy of the Park City Museum & Historical Society.

The house has remained largely unchanged since this time. Historically, the house faced the road to the east. Since the 1960s, however, Norfolk Avenue has been shifted and built on its platted right-of-way. The rear of the house now faces Norfolk Avenue. The window and door openings appear to be largely unchanged since the 1940s photographs as well as the 1968 tax photo above. The original gable over the front entrance was modified to a shed dormer sometime after 1967. The siding appears to be the same as that shown in the c.1968 photograph. A re-roof was approved in 1998, and a business license was approved in 2012 for the “Green Machine.” There have been no previous DOS applications for this site.



Current photograph of the east elevation of the house (formerly the façade)



Google Maps image of the property showing the façade (east elevation) and side (south) elevation.

It is not unusual for sites developed during Park City’s historic periods to be located outside of the H-zoning districts. The historic mine sites are generally located in the Recreation Open Space (ROS) District, and staff has found a total of 23 designated

historic residential sites that are outside of the H-Districts. These include:

- 555 Deer Valley Drive
- 560 Deer Valley Drive
- 577 Deer Valley Drive
- 595 Deer Valley Loop Road
- 632 Deer Valley Loop Road
- 2465 Doc Holliday Drive
- 3000 Highway 224
- 2780 Kearns Boulevard
- 1400 Lucky John Drive
- 2245 Monitor Drive
- 2414 Monitor Drive
- 1259 Norfolk Avenue (listed in 2016)
- 1255 Park Avenue
- 1354 Park Avenue
- 1503 Park Avenue
- 622 Rossie Hill Drive
- 652 Rossie Hill Drive
- 660 Rossie Hill Drive
- 601 Sunnyside Drive
- 1895 Three Kings Drive
- 1323 Woodside Avenue
- 1439 Woodside Avenue
- 1445 Woodside Avenue
- 1455 Woodside Avenue
- Glenwood Cemetery
- Mine sites

(A total list of 25 sites is available on page 55 of the [Design Guidelines](#); the properties at 622, 652, and 660 Rossie Hill Drive were recently rezoned Historic Residential Low-Density (HRL).)

The City has found that it is in the public's interest to preserve Park City's past by designating sites to the City's Historic Sites Inventory (HSI). The Historic District Commission was established in 1981 and reorganized as the HPB with a revised role in 2009. Reconnaissance level surveys to identify National Register-eligible historic resources in Park City were completed in April 1982 by Ellen Beasley and in 1995 by Allen Roberts. In 2009, a new reconnaissance level survey was completed by Preservation Solutions which led to the development of the current Historic Sites Inventory (HSI), and most recently, CRSA completed an intensive level survey in 2015. The Main Street Historic District was listed on the National Register of Historic Places in 1979 and the Mining Boom Era Residences Thematic District in 1984.

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.

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

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

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

Complies. Per the Summit County Recorder's Office, the building was constructed in 1932, making the structure 84 years old.

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

Does not comply. Historically, this house had a projecting gable over the bay window and entry door on the east façade. Sometime after 1968, this gable was modified to create a shed-roof dormer. While minor, this change to the original roof form does detract from the historic integrity of the structure as the change was made to the character-defining façade outside of the period of significance. Staff finds that this minor alteration would generally preclude the site from being individually listed on the National Register of Historic Places.

Further, the Mining Boom Era Residences Thematic District, listed on the National Register of Historic Places in 1984, includes residential structures throughout Park City built during the mining boom period (1872-1929) that were found to be both architecturally and historically significant. Built after 1929 in a more contemporary style consistent with World War II-era architecture, the historic house at 1302 Norfolk does not contribute to the significance of the City's Mining Boom Era Residences Thematic District.

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

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

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

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

Complies. The historic house at this site contributes to the Mining Decline and Emergence of the Recreation Industry (1931-1962) as the house was constructed in 1932. This is one of only two houses constructed during this era, the other being located at [1060 Park Avenue](#). The Depression Era cottage was constructed in a style commonly seen throughout Utah in the mid-20th Century and in a style typical of World War II-era housing; it is significant as it predated the trend to construct ranch style houses that came after the war. Additionally, the house was owned by prominent Park City residents, such as former City Councilman Gordon Tessman; Ernest DeJonge, a miner at the Silver King; local businessman Frank Carpenter; and former Marsac School principal Julian Hibbert.

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

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

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

Complies. The house was constructed in 1932 and is 84 years old.

(b) It retains its Essential 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. With the exception of the non-historic dormer on the east (façade) elevation, the house retains its Essential Historical Form. There have been only minor alterations to the Essential Historical Form, such as the modification of the projecting gable to a shed dormer on the façade (west elevation) of the historic house and the construction of an addition on the north elevation c.1967.

The house has not previously received a historic grant from the City. It had not been listed on the Historic Sites Inventory, originally adopted in 2009, nor was it identified on any previous reconnaissance or intensive level survey of historic resources.

(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. As previously outlined, the Essential Historical Form of the building has been largely preserved. There have been only minor changes to the original windows, including the replacement of two (2) attic windows with new vinyl sliding windows on the north and south elevations. Sometime after 1967, the original projecting gable above the front door was replaced with a shed dormer and an addition was constructed on the north elevation. These modifications are reversible, and the house retains its historic scale, context, and materials in a manner and degree which can be restored to its Essential Historical Form. The house also reflects the Historical and Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, and treatment. It is Visually Compatible to the Mining Era residences National Register District, though its period of significance is the Mining Decline and Emergence of the Recreation Industry (1931-1962).

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

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

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

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

Complies. The historic house at this site contributes to the Mining Decline and Emergence of the Recreation Industry (1931-1962). After World War I, labor strikes were common in Park City and the mining industry began to decline. Park City's economy struggled during the Great Depression, and it was uncommon throughout the country for new housing to be built. This house was constructed in the midst of the Great Depression in 1932. The house contributes to Park City's history during the era of mining decline and is also noteworthy for its methods of construction, materials, and craftsmanship as the house as an early interpretation of the Colonial style ranch that was popularized in post-war housing after World War II. Finally, the house was owned by prominent Park City residents, such as former City Councilman Gordon Tessman; Ernest DeJonge, a miner at the Silver King; local businessman Frank Carpenter; and former Marsac School principal Julian Hibbert.

Process:

The HPB may hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park

City Historic Sites Inventory.” 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 reviewed de novo (anew).

Notice:

On July 18, 2016, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent a mailing notice to the property owner and property owners within 100 feet on July 6, 2016 and posted the property on July 6, 2016.

Public Input:

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

Alternatives:

- Conduct a public hearing on the Site described herein and designate the Site as historic 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 and reject inclusion of the Site on the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts:

The house is currently not designated as historic on the City’s Historic Sites Inventory. If the site is designated as “Significant” on the HSI, any alterations must comply with the Design Guidelines for Historic Sites; the site will be eligible for the Historic District Grant Program. Should the structure not be listed on the HSI, the structure will be eligible for demolition. The owners have submitted for a demolition permit.

Countervailing public interest

Historic character is one of four core Park City values. Park City protects historic buildings to “[p]reserve a strong sense of place, character and heritage.” (General Plan 2014, p. 104). The Park City Land Management Code 15-11-9 .states that “It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures, and Sites are among the City’s most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required.” Therefore, if this structure is found to be a

significant site then prohibiting its demolition (except for under a Certificate of Demolition process) would be a compelling countervailing public interest.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and designate the house at 1302 Norfolk as a Significant structure on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

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. Historic character is one of four core Park City values. Park City protects historic buildings to “[p]reserve a strong sense of place, character and heritage.” (General Plan 2014, p. 104).
3. The Park City Land Management Code 15-11-9 .states that “It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures, and Sites are among the City’s most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required.”
4. The house at 1302 Norfolk is within the Recreation Commercial (RC) zoning district.
5. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
6. On May 17, 2016, the Planning Department submitted an application for a Determination of Significance for this site pursuant to [LMC 15-11-10\(B\)](#),
7. On January 24, 2017, the Building Department received a demolition permit to demolish the house at 1302 Norfolk Avenue.
8. There is a wood-frame house located at 1302 Norfolk Avenue.
9. According to the Summit County Recorder’s Office, the current house was constructed in 1932.
10. Originally, there was a wood-frame hall-parlor house at this site that is documented by the 1927 Sanborn Fire Insurance Map; however, this house was demolished after 1927 and before the present house was constructed in 1932.
11. The 1932 retains its Essential Historical Form. The house was constructed in an early interpretation of the Colonial style ranch form that was popularized in post-World War II housing. The house is characterized by its low, one-story height, its nearly square form with a length-to-width ratio of less than 2:1, clipped gables on the side elevations, corner window openings, and wide vertical and horizontal siding.

12. Only minor alterations have occurred to the house. The house was renovated in 1967 and a new addition was constructed to the north elevation. Sometime after 1967, the shallow gable dormer above the front door was replaced with a new shed-roof dormer. The two (2) attic windows on the north and south elevations were replaced with vinyl windows sometime after 1967 and the house was re-roofed in 1998.
13. The house was constructed in 1932 and is 84 years old.
14. The historic house at this site contributes the Mining Decline and Emergence of the Recreation Industry (1931-1962).
15. The house retains its Essential Historic Form as there have been only minor alterations to the original form such as the 1967 addition on the north elevation and the change to the original gable dormer after 1967.
16. The house retains its historic scale, context, materials in a manner and degree which can be restored to the Essential Historical Form even if it has non-historic additions; the shed dormer on the east elevation could be removed the gable dormer restored.
17. The house reflects the Historical and Architectural character of the site and district through its mass, scale, composition, materials, treatment, and other architectural features that are Visually Compatible to the Mining Era Residences National Register District. The Depression Era cottage was constructed in a style commonly seen throughout Utah in the mid-20th Century and in a style typical of World War II-era housing.
18. The house was owned by prominent Park City residents, such as former City Councilman Gordon Tessman; Ernest DeJonge, a miner at the Silver King; local businessman Frank Carpenter; and former Marsac School principal Julian Hibbert.
19. The modification of the gable to a shed dormer on the façade have made the structure ineligible for an individual listing on the National Register of Historic Places.
20. Although the house meets the criteria for a Significant site, the house at 1302 Norfolk does not meet the standards for “Landmark” designation as it is not eligible for the National Register of Historic Places; however, it does meet the criteria for “Significant” due to its age; retention of its Essential Historical Form; reflection of the Historical and Architectural character of the site and district through design characteristics such as its mass, scale, composition, materials, treatment, and other architectural features that are Visually Compatible to the Mining Era Residences National Register District; and its importance in local and regional history, architecture, and culture.

Conclusions of Law:

1. The existing house located at 1302 Norfolk Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
 - a. *It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and **Complies.***

- b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and **Does Not Comply.***
- c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:*
- i. An era that has made a significant contribution to the broad patterns of our history;*
 - ii. The lives of Persons significant in the history of the community, state, region, or nation; or*
 - iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.***
2. The existing house at 1302 Norfolk 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; and*
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; or*
 - (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; and **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.***
3. As a significant site, prevention of the demolition of the structure is a compelling countervailing public interest

Exhibits:

Exhibit A – Proposed Historic Site Form

Exhibit B – Notice Letter to Property Owner

Exhibit A

HISTORIC SITE FORM PARK CITY MUNICIPAL CORPORATION (07-15)

1 IDENTIFICATION

Name of Property: **House at 1302 Norfolk Avenue**

Address: **1302 Norfolk Avenue**

Alternative Address:

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

Tax Number: **SA-283**

Current Owner Name: **418 Centennial Circle LLC**

Current Owner Address: **11610 Bellagio Rd**

Los Angeles, CA 90049

Legal Description (include acreage): **BEG AT SE COR BLK 24 SNYDERS ADDITION TO PARK CITY TH N 54*01' E 45 FT; N 35*59' W 80 FT; S 54*01' W 45 FT; S 35*59' E80 FT TO BEG 1302 NORFOLK CONT**

2 STATUS/USE

Property Category

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

Evaluation

Landmark Site
 Significant Site
 Not Historic

Use

Original Use: **single dwelling**
Current Use: **single dwelling**

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

3 DOCUMENTATION

Photos: Dates

digital: **June 2016**
 prints: **1968 tax photo**
 historic:

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: **survey, 7/26/2006**

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

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

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

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **other residential type / vernacular style** No. Stories: **1**

Foundation Material: **concrete** Wall Material(s): **wood siding**

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

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

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

The house was constructed as an early interpretation of the Colonial style ranch during the Great Depression. The house is one-story in height with a low-pitch roof and it is nearly square in form with a length-to-width ratio of less than 2:1. The gable on the façade (east) elevation was shallow and the house has clipped gables on the side elevations. The house is characterized by its picture windows and front bay window. The siding materials are consistent with those typical of the era—wide horizontal siding and wide vertical siding on the gables. According to the tax cards, an addition was constructed on the north elevation of the house c.1967. Sometime after 1967, the original shallow-gable dormer above the front door on the east elevation was replaced with a larger shed dormer.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **1932**

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

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Industry | <input type="checkbox"/> Politics/
Government |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Invention | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archeology | <input type="checkbox"/> Engineering | <input type="checkbox"/> Landscape
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 checked="" type="checkbox"/> Other: Mining |
| <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.

6 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1932¹

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. However, by the mid-twentieth century, most mines in Park City had closed, the population had dwindled, and building activity nearly ceased. Though the few houses built during this period generally reflect the types and styles used in communities throughout Utah, they were constructed in a way that reinforces the settlement patterns of Park City's significant mining era. They are both modest in scale and tightly packed on the hillsides, contributing to the overall character of the community. This is one of the few extant houses to be constructed during the Great Depression.

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):

Gordon Tessman (1899-1962) was a US Navy veteran of World War I; Park City Councilman from 1933-1937; commander of the Park City Post of the Veterans of Foreign Wars; a radio service and repairman; and custodian at the Park City Post Office in 1962.

Ernest De Jonghe (1904-1970) was born in Rouler, Belgium, but immigrated with his family to the United States in 1906. He was raised in Park City, beginning in 1908, attending local schools. He was a miner at the Spiro Tunnel, stationary engineer at the west end shaft of the Spiro Tunnel, and shift boss at the Silver King over the course of his mining career.

Frank Carpenter (1923-1972) was a member of the LDS Church, World War II Veteran, and owner and operator of Bill's Inc.

Julian Hibbert (1909-1990) had a long career with the Park City School District. In 1940, he was in the English Department at the Park City High School. He taught eighth grade in 1941, and was principal at the Marsac School in 1943.

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):

At the time of this house's construction, Park City was suffering through the Great Depression and no construction was occurring, yet this house was built in the Colonial ranch style that was popularized after World War II. The style evolved from the more Traditional Cape Cod style homes. This style is epitomized by its one-story square or rectangular plan with a clipped side gable roof form. Colonial Revival Ranch styles are typically clad in brick or wood siding, and this house uses a wide-plank horizontal siding on the walls and vertical siding in the gables which was a typical treatment of the time period. The main entrance is located beneath a projecting gable dormer on the center of the roof. The bay window directly south of the main entrance highlights the location of the front door. Large rectangular divided-light windows are located on the corners of the house, typical of this era as well.

1302 Norfolk, Park City, Summit County, Utah

Historic Site Form—continuation sheet



1302 Norfolk Avenue. West Elevation. June 2016.



1302 Norfolk Avenue. Northwest oblique. June 2016.



1302 Norfolk Avenue. East Elevation. June 2016.



1302 Norfolk Avenue. South Elevation. June 2016.

Owners Name Park City
 Location Res St. No. 1302 Norfolk Ave
 Kind of Bldg 4 Type 1 2 3 4. Cost \$ 5158 X 100%
 Class 4 Type 1 2 3 4. Cost \$ 5158 X 100%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1042	495	\$ 5158	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. — Walls — Cl. —

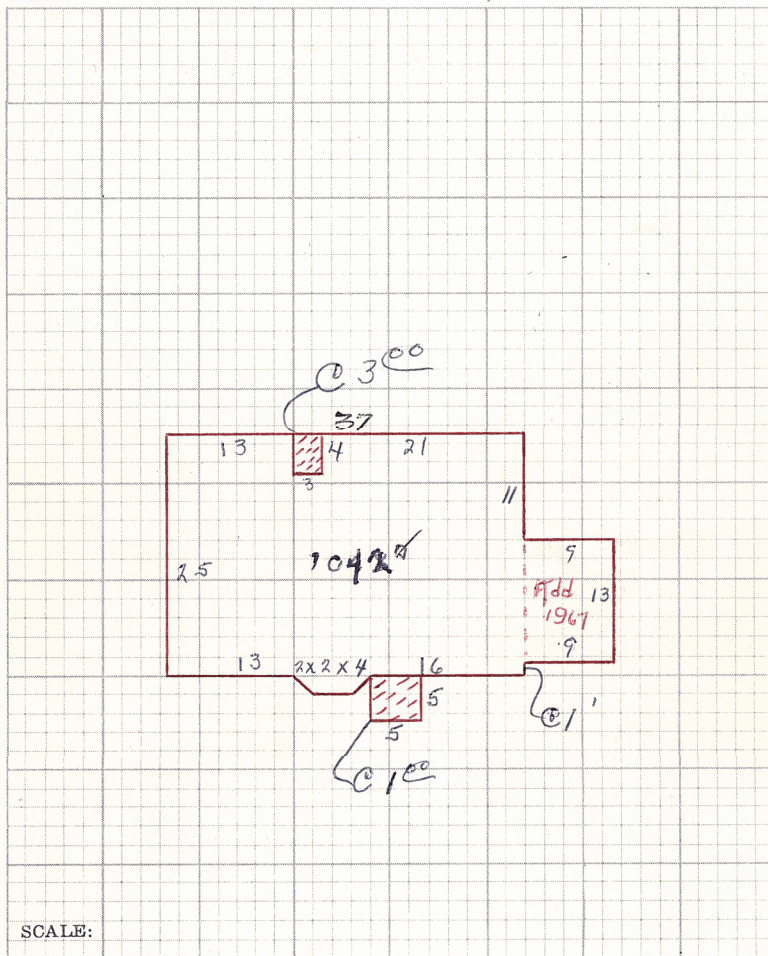
Description of Buildings	Additions	Additions
Foundation—Stone <u>—</u> Conc. <u>✓</u> Sills <u>—</u>		
Ext. Walls <u>Shig Shake over Siding</u>		
Roof Type <u>Clay Gable</u> Mtl. <u>Pat</u>		
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>		
Bays—Small <u>1</u> Med <u>—</u> Large <u>4</u>		AREA
Porches—Front <u>5x5 25</u> @ <u>100</u>		25
Rear <u>4x3 12</u> @ <u>300</u>		36
Porch <u>12x12</u> @ <u>300</u>		
Planters <u>—</u>	@	
Ext. Base. Entry <u>—</u>	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full <u>—</u> Floor <u>—</u>		
Bsmt. Gar. <u>—</u>		
Basement-Apt. <u>—</u> Rms. <u>—</u> Fin. Rms. <u>—</u>		
Attic Rooms Fin. <u>3</u> Unfin. <u>—</u>		735
Plumbing	Class <u>1</u> Tub <u>1</u> Trays <u>—</u>	
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sftr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>	
	Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Heat—Stove <u>—</u> H.A. <u>—</u> FA <u>✓</u> HW <u>—</u> Stkr <u>—</u> Elec. <u>—</u>		393
Oil <u>—</u> Gas <u>✓</u> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>		
Air Cond. — Full <u>—</u> Zone <u>—</u>		
Finish—Fir. <u>—</u> Hd. Wd. <u>1</u> Panel <u>—</u>		20
Floor—Fir. <u>—</u> Hd. Wd. <u>—</u> Other <u>—</u>		
Cabinets <u>—</u> Mantels. <u>1</u> el <u>6</u>		390
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>		
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>2</u> S. <u>—</u>		60
Awnings — Metal <u>—</u> Fiberglass <u>—</u>		

Replacement 8/13/79.

Total Additions	1941	2209
Year Built <u>1932</u>	Avg. 1 <u>FIN</u>	Replacement Cost <u>7347</u>
<u>ADDN + REMODEL</u>	Age 2.	Obsolescence
Inf. by <u>Owner</u> Tenant -		Adj. Bid. Value
<u>Neighbor - Record - Est.</u>		Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>ratio & gar</u>		<u>223</u>
Total Building Value <u>\$0.42</u>		

Appraised ① 11-4 19 68 By 1587 - 6411
 Appraised ② — 19 — By —

JUL 11 1969
1328



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
ATIO & BARBEQUE	1967	x	Flt		200	.47%		144
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class 1 Depr. 2% 3%

Cars - Floor DIRT Walls BRK. TEX Roof RR Doors -

Size 14 x 25 Age 35 Cost 3161 x 47% ~~47%~~

1940 Base Cost _____ x 25% Depr. _____

Total 79
223

REMARKS Average Year of Construction Computation!

Year 1942 \$ 5412 = 73 % x 36 Year = 2628

Year 1967 \$ 1954 = 27 % x 1 Year = 27

Average Year of Construction 1941
27 IN 68



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

Edwin K & Zelda A Marzec
 1060 - 9th St. #4
 Santa Monica, Calif
 90403

SA 283
 Blk 24
 M37-19 0271
 HQC23,415,420

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

Beg at SE Cor Blk 24 Snyders Addition
 to Park City th N.54°01' E 45 ft; N.
 35°59' W. 80 ft; S.54°01' W. 45 ft; S.
 35°59' E. 80 ft to Beg 1302 Norfolk
 M80-506

ASSESSED VALUE	TOTAL	RATE	CORNER INFLU- ENCE	RATE	FRONTAGE OR AREA	DEPTH FACTOR	PARCEL NO.	VALUE
375	1880				net			1880

Mr. Rydman Serial No. SA 283
 Bob Richardson

Location Block 24 SA
 Kind of Bldg. RES. St. No. 1302, Norfolk Ave.
 Class (A) Type 1 2 3 4. Cost \$ 2043 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		900		\$ 2043
	x x				
	x x		900	521	4689

Description of Buildings	Additions	
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> None _____		
Ext. Walls <u>Shy Shaker on Siding</u>		
Insulation—Floors _____ Walls _____ Clgs. <input checked="" type="checkbox"/>	90 90	
Roof Type <u>Ch. Gable</u> Mtl. <u>Pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>2x4</u> @ <u>4x1</u>		
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — 1/4 1/2 3/4 Full _____ Floor _____		
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. <u>(3)</u> Unfin. _____	483 745	
Plumbing {	Class <u>(1)</u> Tub _____ Trays _____	350 550
	Basin <u>(1)</u> Sink _____ Toilet _____	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Built-in-Appliances		
Heat—Stove <u>H.A.</u> Steam _____ Stkr. _____ Blr. <input checked="" type="checkbox"/>	233 636	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. _____		
Floor—Fir _____ Hd. Wd. _____ Other _____	30 70	
Cabinets _____ Mantels <u>(1)</u> <u>C.C.</u>	140 390	
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. <u>(1)</u> S. _____; Metal D. <u>(2)</u> S. _____	35 60	
Total Additions	1351	

Year Built _____	Avg. Age <u>26</u>	Current Value	\$ 3394
<u>Over Age 149-17</u>	Age _____	Commission Adj. _____ %	
Inf. by {	Owner - Tenant -	Bldg. Value	
<u>Richardson</u>	Neighbor - Record - Est.	Depr. Col. (1) 2 3 4 5 6 <u>61</u> %	
Remodel Year _____	Est. Cost _____	Current Value Minus Depr.	\$ 2070
Garage—Class <u>1</u> Depr. 2% <u>3%</u> Carport—Factor _____			
Cars <u>1</u> Floor <u>2nd</u> Walls <u>Brick</u> Roof <u>RR</u> Doors <u>1</u>			
Size— <u>14</u> x <u>25</u> Age <u>25</u> Cost <u>150</u> x <u>30</u> %			42
Other _____			
<u>101-4</u> <u>168</u>		Total Building Value	\$
Appraised <u>4-21-58</u> 19 <u>58</u> By <u>1302</u>			

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19
GARAGE	42	42	42	42	42							
RESIDENCE	2070	2036	2002	1969	1935							
TOTAL	2112	2078	2044	2011	1977							
ASSESSED VALUE	845	830	820	805	790							
KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit

COUNTY

SERIAL NO.

SA-283

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

TITLE SEARCH FORM

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

Address: 1302 Norfolk Avenue

City: Park City, UT

Current Owner: 418 Centennial Circle, LLC

Address: 11610 Bellagio Road, Los Angeles, CA 90049

Tax Number: SA-283

Legal Description (include acreage): BEG AT SE COR BLK 24 SNYDERS ADDITION TO PARK CITY TH N 54*01' E 45 FT; N 35*59' W 80 FT; S 54*01' W 45 FT; S 35*59' E 80 FT TO BEG 1302 NORFOLK CONT

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
8/7/2013	Zelda A. Marzec	418 Centennial Circle	Quit Claim	\$10.00	
12/21/2012	Edwin Marzec	Zelda A. Marzec	Quit Claim	\$10.00	
2/9/1984	PCMC	Edwin & Zelda Marzec	Warranty Deed		Book 290 Page 269
4/27/1982	Lowell A. Brown, Jr., Dan Clark, & Brent Gold	PCMC			
10/27/1981	Western Savings & Loan	Brown, Clark, & Gold			Entry No. 79742
5.31.1950	Julian & Alice Hibbert	Harold Taylor	Quit Claim	\$10.00	
1/13/1945	Frank & Dorothy Carpenter	Julian & Alice Hibbert	Quit Claim	\$10.00	
6/26/1944	Ernest De Jonghe	Frank Carpenter	Quit Claim		
8/31/1937	Gordon E. Tessman	Ernest De Jonghe			
8/14/1935	Ontario Silver Mining Co.	Gordon E. Tessman			



May 19, 2016

HISTORIC BUILDING INVENTORY PROPERTY OWNER NOTICE

Dear Historic Property Owner:

It is deemed to be the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures, and Sites are among the City's most important cultural, educational, and economic assets. To ensure that they are not lost through neglect, demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required.

City Council adopted amendments to the LMC on December 17, 2015, to modify the criteria regarding the designation of "Significant" structures. The Planning Department had identified several properties, including 1302 Norfolk Avenue, which may qualify for local designation under the new Land Management Code (LMC) changes.

The Historic Preservation Board is authorized by Title 15-11-5(l) 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). If the Historic Preservation Board finds that the application, made by the Park City Planning Department, complies with the criteria set forth in Sections 15-11-10(A)(1) or 15-11-10(A)(2), the Building (main, attached, detached, or public), Accessory Building, and/or Structure will be added to the Historic Sites Inventory. The HPB will forward a copy of its written findings to the Owner of the property.

The purpose of this letter is to notify you that staff has identified buildings and/or structures on your property for review. Staff will review the historical significance of these structures pursuant to the standards established in Land Management Code, Section 15-11-10(A): Criteria for Designating Sites to the Park City Historic Sites Inventory.

In order for the structure to be locally designated as a "Significant Site," the 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 Historic Preservation Board 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
- (b) It retains its Historical Form as may be demonstrated but not limited by any of the following:
 - (i) It previously received a historic grant from the City; or
 - (ii) It was previously listed on the Historic Sites Inventory; or
 - (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or
- (c) It has one (1) or more of the following:
 - (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
 - (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or
- (d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:
 - (i) An era of Historic Importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

The Historic Preservation Board is the official body to review matters concerning the historical designation of buildings, structures, and sites within Park City. A public hearing to adopt changes to the Historic Building Inventory will be held **Wednesday, July 20, 2016 at 5:00 PM** in the City Council Chambers of the Marsac City Hall.

The applicant, property owner, or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment pursuant to Section 15-10-7 of the Land Management Code. Appeal requests shall be submitted to the Planning Department within ten (10) days of the Historic Preservation Board decision. Notice of pending appeals shall be made pursuant to Section 15-1-21 of this Code. Appeals shall be considered only on the record made before the Historic Preservation Board and will be reviewed for correctness.

The staff report outlining staff's recommendation to the Historic Preservation Board regarding the historical significance of your property will be available online no later than **Friday, July 15, 2016** at: <http://www.parkcity.org>.

Please contact the Planning Department at (435) 615-5060 for more information.

Historic Preservation Board



Author: Anya Grahn, Historic Preservation Planner
Hannah M. Tyler, Planner II

Subject: Design Guidelines

Project Number: GI-13-00222

Date: June 7, 2017

Type of Item: Legislative

Planning Department

Summary Recommendation:

Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites. During the April 5, 2017, Historic Preservation Board (HPB) meeting, the HPB reviewed amendments to the Design Guidelines for New Residential Infill Construction. Staff recommends that the HPB take public comment on the proposed changes to the Park City Design Guidelines for Historic Districts and Historic Sites; provide specific amendments to be made to the document if necessary; and forward a positive recommendation to City Council.

The HPB should also be aware that due to recent changes in Utah State Law, the Design Guidelines will have to be codified. Staff will ask the Planning Commission to review the adoption of the Guidelines in whole on June 28, 2017, and make a recommendation to Council who will hold a public hearing in July. Staff then plans on bringing the changes discussed thus far, as well as make specific changes to narrow the guidelines to make them as quantitative as possible in the fall and will bring those specific changes to the HPB to review prior to them going to the Planning Commission for their recommendation to City Council.

Background:

During the April 5, 2017 HPB Meeting [[HPB Report](#) (starting on page 229) and [Minutes](#) (starting on page 21)], staff reviewed proposed amendments to the Design Guidelines for Residential Infill Construction. The HPB provided input to staff on the proposed revisions and staff is now returning to discuss revisions made based on the HPB's input.

Analysis:

I. Universal Design Guidelines

Staff had requested input from the HPB regarding whether or not Universal Design Guideline #3 should be amended to include or remove the line, "Styles that never appeared before in Park City should be avoided." The HPB found that it should remain but recommended that the guideline should be further amended to specify which styles should be avoided or perhaps a time frame should be added to specify what styles should be mimicked in the Historic Districts.

Based on this input, staff recommends the following changes:

#3. A style of architecture ~~should~~ shall be selected and all elevations of the building ~~should~~ shall be designed in a manner consistent with a contemporary interpretation of the chosen style. Stylistic elements ~~shoule~~ shall not simply be

applied to the exterior. ~~Styles that radically conflict with the character of Park City's Historic Sites should~~ shall also be avoided. ~~Styles that never appeared in Park City should~~ shall be avoided.

The HPB also expressed interest in staff's proposed Universal Guideline #4 which sought to improve compatibility of new infill construction alongside historic structures. The HPB commented that new infill construction more closely follow the pattern of low one- and two-story houses at the street front with larger additions to the back, similar to the massing of historic structures with contemporary additions. Staff has shown the revisions to our original Design Guideline proposal in blue.

~~#4. New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of the new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.~~

The HPB also questioned whether it was appropriate to list retaining walls as one of the exterior elements of new development that should be of human scale. The HPB found that the section on retaining walls would mitigate any design issues. Staff has revised the guideline as follows:

~~#6. Exterior elements of the new development—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, retaining walls, garages, etc.—~~ of the new infill residential building should shall be of human scale and ~~should shall~~ be compatible with neighboring Historic ~~Sites Sites~~.

II. Site Design

Foundations

Staff had recommended that a site be returned to original grade following construction of a foundation and that no more than six inches (6") of the new foundation be visible above final grade on the primary façade. The HPB expressed concern over this and recommended that no more than eight inches (8") of the new foundation be visible. The HPB found that greater separation was necessary as finished materials should not be so close to the ground that snow could accumulate on them.

Staff has revised the proposed guideline to say:

A site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, ~~generally no more than six inches (6")~~ eight inches (8") of the new foundation shall be visible above final grade on the primary façade. No more than 2 feet of the new foundation shall be visible above final grade on secondary and tertiary facades.

Staff had also recommended adding a Specific Guideline that the site be re-graded so that all water drained away from the structure and did not enter the foundation.

The HPB found that this was better dealt with by the Building Department, and staff has removed it as part of our revisions.

Roofs

Staff had recommended Specific Guidelines regarding compatibility of roof forms, roof pitches and heights, and roof features like solar panels. The HPB accepted these revisions; however, the HPB found a new guideline was also needed to address eaves. Staff is proposing to introduce the following design guideline:

Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of architecture of the new building and that are compatible with surrounding buildings shall be incorporated.

Dormers

The HPB requested that staff add additional guidelines about dormers to ensure that the dormers are pulled back from the wall plane, below the ridgeline of the roof, and reflected traditional dormer shapes such as shed and gable designs.

If used, dormers shall be modest in size and fit the scale of the house and the roof form. The number and size of dormers shall be limited on a roof, such that the primary roof form remains prominent. Dormers shall be used with restraint, in keeping with the simple character of buildings in Park City.

Dormers shall be visually minimized from primary public right-of-way. Gabled, hipped, or shed dormers are appropriate for most structures and shall be keeping with the character and scale of the structure.

Dormers shall be setback from the main wall of the building.

A new dormer shall be lower than the primary ridge line of the associated roof form and set in from the eave of the building.

Gutters and Downspouts

The HPB also requested additional examples of gutters and downspouts in Old Town. Staff found the following examples of downspouts in Park City:



817 Park Avenue. (Non-historic house)



703 Park Avenue. Historic House.



631 Park Avenue. (Non-historic)

Staff proposes the following Design Guideline revisions:

Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.

Does the HPB find that additional Guidelines need to be proposed for this section?

Porches

The HPB also discussed the importance of porches. While the HPB was generally supportive of staff's proposed Design Guideline revisions, they did ask that staff reiterate the role of the porch in identifying a front entrance, the relationship of the porch to the street, porch steps, and proportions of porch materials. Staff is proposing the following:

~~B.2.10 Porches should be incorporated into new construction when the Historic Sites in the neighborhood establish the pattern for this entry type. Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.~~

~~B.2.14 Porches on primary and secondary facades should shall be compatible with the building's style and should shall respect the scale and proportions found on historic buildings in the neighborhood. Over-scaled, monumental and under-scaled entries should be avoided.~~

Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the street to reinforce the visual rhythm of the buildings and site elements in the neighborhood.

The height of porch decks shall be similar to those found on historic building(s) in the Historic District.

Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of six inches and a maximum of eight inches square.

Materials

The HPB discussed the importance of materials on infill construction. Overall, they were supportive of staff's revisions; however, they requested that staff consider adding additional design guidelines that would better address the use of recycled materials and require that a material sample be provided at the time of the Historic District Design Review (HDDR).

Staff has proposed the following Design Guidelines:

B-2.5 Building materials ~~should~~ shall be compatible in scale, proportion, texture, finish and color to ~~those materials used on Historic Sites in the neighborhood on~~ Historic Structures in the Historic District. ~~The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically~~ The primary siding material for new structures shall appear similar to those on historic structures in the neighborhood. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.

B-2.6 Building materials, ~~especially stone and masonry, should be used~~ shall be applied in the manner ~~similar to that they were~~ used historically. ~~Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations.~~ Building materials, especially masonry, shall be used in the manner they were used historically.

B-2.7 Synthetic building materials such as fiber cement or plastic-wood composite siding, shingles, and trim ~~should~~ shall not be used unless 1) the materials are made of a minimum of 50% recycled and/or reclaimed materials and 2) the applicant can demonstrate that use of the materials will not diminish the historic character of the neighborhood ~~by providing a sample of the material to the Planning Department for approval.~~ Vinyl and aluminum siding are not appropriate in the Historic District.

If synthetic materials are proposed, the synthetic material shall have a similar appearance and profile to historic siding and trim materials. Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns.

Recommendation:

Staff has committed to routinely reviewing the existing Design Guidelines for Historic Districts and Historic Sites. During the April 5, 2017, Historic Preservation Board (HPB) meeting, the HPB reviewed amendments to the Design Guidelines for New Residential Infill Construction. Staff recommends that the HPB take public comment on the proposed changes to the Park City Design Guidelines for Historic Districts and Historic Sites; provide specific amendments to be made to the document if necessary; and forward a positive recommendation to City Council.

Exhibits:

Exhibit A – Updated Design Guideline Revisions

Exhibit A- Design Guideline Revisions

UNIVERSAL GUIDELINES:

New infill residential buildings shall reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City’s Historic Sites.

New infill residential buildings shall not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports shall not be directly imitated. Reconstruction of non-surviving historic buildings is allowed.

A style of architecture shall be selected and all elevations of the new infill residential building shall be designed in a manner consistent with a contemporary interpretation of the selected style. Stylistic elements shall not simply be applied to exteriors. Styles that radically conflict with the character of Park City’s Historic Sites shall also be avoided. Styles that never appeared in Park City shall be avoided.

New infill residential buildings shall differentiate from historic structures but be compatible with historic structures in materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District as a whole. The massing of new infill residential buildings shall be further broken up into volumes that reflect the original massing of historic buildings; larger masses shall be located at the rear of the lot.

Building and site design shall respect the existing topography, the character-defining site features including existing trees and vegetation, and shall minimize cut, fill, and the use of retaining walls.

Exterior elements—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, garages, etc.— of the new infill residential building shall be of human scale and shall be compatible with neighboring Historic Structures.

Scale and height of new infill residential buildings shall follow the predominant pattern of the neighborhood with special consideration given to Historic Sites.

Size and mass of a structure shall be compatible with the size of the site so that lot coverage, building bulk, and mass are compatible with Historic Sites in the neighborhood.

New construction activity shall not physically damage nearby Historic Sites.

New infill residential buildings shall reinforce visual unity within the context of the Historic District but also within the context of the block. The specific context of each block is an important feature of the Historic District. The context of each block shall be considered in its entirety, as one would see it when standing on the street viewing both sides of the street for the entire length of the block.

SITE DESIGN

SETBACK & ORIENTATION

Lot coverage of new buildings shall be compatible with the surrounding Historic Sites.

Structures shall be located on a site in a way that follows the predominant pattern of historic buildings along the street, maintaining traditional setbacks, orientation of entrances, alignment along the street, and open space.

The historic town grid shall be preserved by retaining the formal street pattern, maintaining historic lot sizes rather than aggregating historic-sized lots into larger lots, and preserving the regular rhythm and pattern of lot sizes in a way that reinforces the perception of the grid.

A new building shall be oriented parallel to the site's lot lines similar to that of historic building orientations. When similar front yard setbacks are characteristic of the neighborhood, a new building's façade shall be aligned with neighboring building's façades. When a variety of building setbacks is part of the historic context, a new building shall be located within the range of setbacks seen historically.

New buildings shall have a clearly defined primary entrance oriented toward the street consistent with historic buildings in the Historic District. Entrances on the rear or side of a building shall be clearly subordinate to the entrance on the primary façade.

Side yard setbacks similar to those seen historically in the neighborhood shall be established in order to reinforce the pattern of built and open space. The historic rhythm of building spacing in the immediate block shall be especially considered.

TOPOGRAPHY & GRADING

The natural topography and original grading of a site shall be maintained when feasible.

Building and site design shall respond to natural features. New buildings shall step down or up to follow the existing contours of steep slopes.

A new site's natural slope shall be respected in a new building design in order to minimize cuts into hillsides, minimize fill, and minimize retaining walls.

LANDSCAPING & VEGETATION

Existing landscape features that contribute to the character of the Historic District and existing landscape features that provide environmental sustainability benefits shall be respected and maintained.

Established on-site native plantings shall be maintained. During construction, established vegetation shall be protected to avoid damage. Damaged, aged, or diseased trees shall be replaced as necessary. Vegetation that may encroach upon or damage a new building may be removed, but shall be replaced with similar vegetation near the original location.

A detailed landscape plan, particularly for areas viewable from the primary public right-of-way that respects the manner and materials traditionally used in the Historic Districts shall be provided. When planning for the long-term sustainability of a landscape system, all landscape relationships on the site, including those between plantings and between the site and its structure(s) shall be considered.

Landscape plans shall balance water efficient irrigation methods and drought tolerant and native plant material with existing plant material and site features that contribute to the character of the Historic District.

Storm water management features such as gutters and downspouts as well as site topography and vegetation that can improve the environmental sustainability of a site shall be used to advantage.

The use of xeriscaping or permaculture strategies for landscape design shall be considered in order to maximize water efficiency. Where watering systems are necessary, systems that minimize water loss such as drip irrigation shall be used. These systems shall be designed to minimize their appearance from areas viewable from the primary public right-of-way.

RETAINING WALLS

When feasible, a site shall be contoured in a way that reduces the need for retaining walls. When retaining walls are necessary, the visual impact shall be minimized by creating gradual steps or tiers and by using perennial plant material. When a fence is to be placed on the top of a retaining wall, the combined height shall be similar in scale to retaining walls and fences seen historically.

New retaining walls shall be consistent with historic retaining walls in terms of mass, scale, design, materials, and scale of materials. Simple board-formed concrete, stacked stone and other traditional materials are recommended over concrete block, asphalt, or other modern concrete treatments. Alternative materials may be considered but they shall convey the general scale, texture, and character of historic masonry walls.

Masonry shall be maintained in its natural finish. Applying paint, stain, or stucco over stone or concrete retaining walls is not appropriate.

Traditional height and setback of retaining walls along the street shall be maintained.

To abate retaining-wall failure, drainage behind retaining walls shall be maintained so water drains away from the walls.

FENCES

New fencing should reflect the style of the building to which fencing is associated when viewable from the primary public right-of-way. New wood and metal fencing should reflect traditional designs and patterns. Split or horizontal rail, railroad tie, or timber fencing may be located where not visible from the primary public right-of-way but should be avoided where visible from the primary public right-of-way. Vinyl or plastic-coated fencing is not appropriate in the Historic District.

New fencing should be designed to minimize its environmental impacts. New fencing should use sustainable material and should take into account site characteristics such as natural topography and drainage.

Drought-tolerant shrubs should be considered in place of a fence or wall.

Arbors emphasizing a fence gate or entry should be subordinate to the associated building(s) or structure(s) and should complement the design of the primary structure and fencing in material, features, size, scale and proportion.

PATHS, STEPS, HANDRAILS, & RAILINGS (NOT ASSOCIATED WITH PORCHES)

New paths and walkways should have a modest unobtrusive appearance in order to support the sense of a natural setting.

New hillside stairs and any associated railings or handrails shall be visually subordinate to the associated building(s) or structure(s) in size, scale, and proportion, and shall complement the Historic District in material, size, scale and proportion, and massing. To break up the mass of longer-run stairs, changes in the materials of the stairs shall be considered.

GAZEBOS, PERGOLAS, AND OTHER SHADE STRUCTURES

The installation of gazebos, pergolas, and other shade structures shall be limited to rear or side yards and shall have limited visibility when viewed from the primary public right-of-way.

Gazebos, pergolas, and other shade structures shall be visually subordinate to the associated building(s) or structure(s) and shall complement the design of the primary structure in material, features, size, scale and proportion.

PARKING AREAS & DRIVEWAYS

Off-street parking areas shall be located within the rear yard and beyond the rear wall plane of the primary structure when feasible. When locating a parking area in a rear yard is not physically possible, the off street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way. Providing a driveway along the side yard of a site shall be considered when feasible.

Parking areas and vehicular access shall be visually subordinate to character-defining streetscape elements of the neighborhood.

The visual impact of on-site parking shall be minimized by incorporating landscape treatments for driveways, walkways, paths, and structures in a comprehensive, complimentary and integrated design.

Landscaped separations shall be provided between parking areas, drives, service areas, and public use areas like walkways, plazas, and vehicular access points. When plant materials are used for screening, they shall be designed to function year-round.

When locating new off-street parking areas and driveways, the existing topography of a site and integral site features shall be minimally impacted.

When locating new off-street parking areas and driveways, the existing topography of a building site and significant site features shall be minimally impacted.

Ten foot (10') wide driveways are encouraged; however, new driveways shall not exceed 12 feet in width. Shared driveways shall be used when feasible.

Textured and poured paving materials other than smooth concrete shall be considered for driveways that are visible from the primary public right-of-way. Permeable paving shall be used when appropriate, to manage storm water. Permeable paving may not be appropriate for all driveways and parking areas.

Paving up to the building foundation shall be avoided in order to reduce heat-island effect, building temperature, damage to the foundation, and storm-water runoff problems.

Snow storage from driveways shall be provided on site.

PRIMARY STRUCTURES

MASS, SCALE, & HEIGHT

The size and mass of a new residential infill building in relation to open spaces shall be visually compatible with adjacent historic buildings and historic structures in the surrounding Historic District.

Buildings that utilize traditional buildings forms —rectangular, cross-wing, pyramid-roof—are encouraged.

Historic height, width, and depth proportions that are important in creating compatible infill and maintaining the historic mass and scale of the Historic District shall be maintained.

Building features such as upper story windows, porches, and first floor bays shall be aligned with similar historic building features in the neighborhood. Generally, these elements should align in relation to the topography allowing these elements to “step up” or “step down” the block.

The perceived scale of new buildings shall respect the scale established by historic buildings in the character zone. Abrupt change of scale in the character zone is inappropriate, especially when a new, larger building would directly abut smaller historic buildings.

A larger building shall be divided into ‘modules’ that reflect the mass, scale, proportions, and size of historic buildings in the Historic District. Modules shall be clearly expressed throughout the entire building and a single form shall remain the dominant element so the overall mass does not become too fragmented. To minimize the scale perceived from the primary public right-of-way, stepping down the mass of a larger building shall be considered.

Larger-scaled projects shall also include variations in roof height in order to break up the form, mass and scale of the overall structure.

Buildings constructed on lots greater than 25 feet wide shall be designed so the facades visible from the primary public right-of-way reinforce the rhythm along the street in terms of historic building width, depth, and patterns within the façade.

Regardless of lot frontage, the primary façade shall be compatible with the width of surrounding historic buildings. The greater width of a building shall be set back significantly from the plane of the primary façade. The width of a new building shall not appear to be appreciably greater than historic buildings in the neighborhood. Modules on a primary facade should generally not exceed 11 feet to 25 feet in width.

When the overall length of a new structure is greater than that seen historically, the design shall employ methods—changes in wall plane, roof heights, use of modules, etc.—to diminish the visual impact of the overall building mass, form and scale.

New buildings shall not be significantly taller or shorter than adjacent buildings with special consideration given to surrounding historic buildings.

Primary facades shall be limited to one to two stories in height. (Generally, historic residential facades are about 15 to 20 feet in height from the top of the foundation to the top of the gable.)

Variation in building height may be considered regarding topography. Hillsides for a backdrop for taller buildings, minimizing their perceived height, therefore it may be appropriate for taller building masses to be located on steeper slopes. The facades of taller buildings shall still express a human scale.

Beyond the primary façade, the average perceived scale of one-story to two-story buildings shall be maintained. As a means of minimizing the perceived mass of a project, breaking up the height of the building into a set of modules or components that relate to the height of buildings along the street front shall be considered.

Secondary and tertiary elevations may be taller than the established norm when the change in scale cannot be perceived from designated vantage points including the cross-canyon view. This may be appropriate when taller portions will not be seen from a primary public right-of-way.

Taller portions of buildings shall be constructed so as to minimize obstruction of sunlight to adjacent yards and windows.

FOUNDATION

Foundation materials shall be simple in form and minimally visible above grade when viewed from the primary public right-of-way. Acceptable foundation materials may include stone and concrete, wood lattice and vertical boards. Distinction between foundation and wall material shall be clearly defined. Clapboard siding shall not extend to the ground.

A site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, no more than eight inches (8") of the new foundation shall be visible above final grade on the primary facade. No more than 2 feet of the new foundation shall be visible above final grade on secondary and tertiary facades.

A site shall be re-graded so as to blend with the grade of adjacent sites and not create the need for incompatible retaining walls.

A site shall be re-graded so all water drains away from the structure and does not enter the foundation.

DOORS

The historic pattern of principal doorways along the street shall be maintained. All buildings that face the street shall have a well-defined front entrance.

New doors shall be similar in location, size, and material to those seen traditionally in the Historic District. Doors shall be compatible with the style of both the new building and historic buildings in the Historic District.

Doors shall be designed and finished with trim elements similar to those used historically.

WINDOWS

Ratios of solid-to-void that are compatible with surrounding historic buildings shall be used. Large expanses of glazing are inappropriate on residential structures. Large glass surfaces shall be divided into smaller windows that are in scale with those seen historically. To maximize views, non-historic window patterns may be considered on tertiary facades; however, the overall ratio of solid-to-glass shall still be respected.

Windows shall be historic size and shall relate to the human scale of the Historic District. Windows shall be proportional to the scale and style of the building and shall be compatible with the historic buildings in the Historic District.

The placement and grouping of windows shall be similar to those seen historically.

Windows with vertical emphasis are encouraged. The general rule is the height shall be twice the dimension of the width (commonly referred to as 2:1 ratio). Double-hung, vertically proportioned windows similar to those used historically are particularly encouraged. Windows with traditional depth and trim are preferred.

The number of different window sizes and styles on a building or structure shall be limited.

Wood or metal windows similar to those used historically are preferred but aluminum-clad window wood windows are also appropriate. Vinyl and aluminum windows are inappropriate.

New glazing shall match the appearance of historic glazing and/or shall be clear. Metallic, frosted, tinted, stained, textured and reflective finishes are generally inappropriate for glazing on the primary façade.

Window muntins shall be true divided lights or simulated divided lights on both sides of the glass. Snap-in muntins are inappropriate.

ROOFS

Roofs of new buildings shall be visually compatible with roof shapes and orientation of surrounding Historic Sites and adjacent buildings that contribute to the character of the Historic District. Sloping roof forms, such as gable, hip and shed, should be the dominant roof shapes. Roofs composed of a combination of roof planes, but simple in form, are also encouraged. Roofs shall be in scale with those on historic structures. Flat roofs as the primary roof form along the street shall be avoided.

Roof pitch shall be consistent with the style of architecture chosen for the structure and with adjacent buildings that contribute to the character of the Historic District, with special consideration given to Historic Sites.

The alignment that is created by similar heights of primary roofs and porches among historic buildings shall be maintained. This similarity of heights in building features contributes to the visual continuity along the streetscape.

Overhanging eaves, use of bargeboards, soffits, fascia boards, brackets, and boxed eave returns that are consistent with the style of architecture of the new building and that are compatible with surrounding buildings shall be incorporated.

Roofs shall be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths. Crickets, saddles, or other snow-guard devices shall be placed so they do not significantly alter the form of the roof as seen from the primary public right-of-way.

New roof features, such as photovoltaic panels (solar panels), skylights, ventilators, and mechanical or communication equipment shall be visually minimized from the primary public right-of-way so as not to compromise the architectural character of the structure. Roof-mounted features like photovoltaic panels (solar panels) and skylights should be installed parallel to the roof plane when feasible.

Roof materials should appear similar to those seen historically. Asphalt shingles may be considered. Metal sheeting or standing seam metal roofs with a baked-on paint finish and galvanized or rusted steel sheeting are generally appropriate. Roofs shall have matte finishes to minimize glare. Roof colors shall be neutral and muted and materials shall not be reflective.

DORMERS

If used, dormers shall be modest in size and fit the scale of the house and the roof form. The number and size of dormers shall be limited on a roof, such that the primary roof form remains prominent. Dormers shall be used with restraint, in keeping with the simple character of buildings in Park City.

Dormers shall be visually minimized from primary public right-of-way. Gabled, hipped, or shed dormers are appropriate for most structures and shall be in keeping with the character and scale of the structure.

Dormers shall be setback from the main wall of the building.

A new dormer shall be lower than the primary ridge line of the associated roof form and set in from the eave of the building.

GUTTERS & DOWNSPOUTS

Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public right-of-way.

CHIMNEYS & STOVEPIPES

Chimneys shall not be covered with non-traditional materials.

Chimneys and stove pipes shall be of a size, scale, and design that are appropriate to the character and style similar to those found historically. Chimneys and stovepipes shall be visually minimized when viewed from primary public right-of-way.

PORCHES

Porches shall be used to define front entrances. Porches typically cover the entrance, and usually extend partially or fully across the main façade. Over-scaled, monumental and under-scaled entries shall be avoided.

Porches on primary and secondary facades shall be compatible with a building's style and shall respect the scale and proportions found on historic buildings in the neighborhood.

Locate porches on new infill construction in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the street to reinforce the visual rhythm of the buildings and site elements in the neighborhood.

The height of porch decks shall be similar to those found on historic building(s) in the Historic District.

Porch columns and railings shall be simple in design and utilize square or rectangular shapes. If balusters are used, they should be no more than two inches square. Columns should be a minimum of six inches and a maximum of eight inches square.

ARCHITECTURAL FEATURES

Simple ornamental trim and decoration is in character with historic architectural ornamentation and is encouraged. Traditional locations for architectural ornamentation are porches and eaves. Other details like eave depth, mullions, corner boards, and brackets that lend character to historic buildings shall be considered.

MECHANICAL SYSTEMS, UTILITY SYSTEMS, & SERVICE EQUIPMENT:

Mechanical and/or utility equipment, including heating and air conditioning units, meters, and exposed pipes, shall be located on the back of the building or in another inconspicuous location. When located on a secondary façade, the mechanical and/or utility equipment shall be located beyond the midpoint of the structure if feasible and visual impact of the equipment shall be minimized by incorporating it as an element of the building or landscape design.

Ground-level equipment shall be screened from view using landscape elements such as fences, low stone walls, or perennial plant materials.

Low-profile rooftop mechanical units and elevator penthouses that are not visible from the primary public right-of-way shall be used. When this is not possible, rooftop equipment shall be set back or screened from all views. Placement of rooftop equipment shall be sensitive to views from upper floors of neighboring buildings.

New communications equipment such as satellite dishes or antennae shall be visually minimized when viewed from the primary public right-of-way.

Service equipment and trash containers shall be screened. Solid wood or masonry partitions or hedges shall be used to enclose trash areas.

MATERIALS

Building materials shall be compatible in scale, proportion, texture, finish and color to materials used on Historic Structures in the Historic District. The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.

The primary siding material for new structures shall appear similar to those on historic structures in the neighborhood. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.

Building materials shall be applied in the manner similar to that used historically. Typically, a 'hierarchy' of building materials should be used, with heavier, more durable materials for foundations and more refined materials above foundations. Building materials, especially masonry, shall be used in the manner they were used historically.

Synthetic building materials such as fiber cement or plastic-wood composite siding, shingles, and trim shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material and the applicant can demonstrate that use of the materials will not diminish the historic character of the neighborhood by providing a sample of the material to the Planning Department for approval. Vinyl and aluminum siding are not appropriate in the Historic District.

If synthetic materials are proposed, the synthetic material shall have a similar appearance and profile to historic siding and trim materials. Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns.

PAINT & COLOR

Paint color is not regulated by the Design Guidelines.

Original material such as brick and stone that ~~are~~ was historically left unpainted shall not be painted. Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.

Rustic unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to non-historic buildings. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.

Low-VOC (volatile organic compound) paints and finishes should be used when possible.

GARAGES

GARAGES: GENERAL COMPATIBILITY

If the lot size dictates that the garage must be located above, below, or adjacent to the primary living space, its visual impact should be minimized.

Single-width tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they should be visually minimized when viewed from the public right-of-way.

Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.

Single vehicle garage doors not greater than 9 feet wide by 9 feet high shall be used to access the garage.

Carpools shall be avoided.

SCENARIO 1: DETACHED GARAGES

Garages shall be constructed as detached or semi-detached structures and located beyond the side-yard midpoint of the building or within the rear yard when feasible.

Single-width tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; when used, they shall be visually minimized when viewed from the primary public right-of-way.

Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.

Single vehicle garage doors not greater than nine feet (9') wide and nine feet (9') high shall be used to access the garage.

Carports should be avoided.

Detached garages shall be subordinate to the pedestrian entrance of the house. Where excavation is required for access to the garage, the pedestrian entrance should still be clearly articulated.

SCENARIO 2: BASEMENT LEVEL ATTACHED OR DETACHED GARAGES

When construction of a detached garage is not feasible, a basement level garage may be considered, particularly on uphill lots.

A basement garage shall not extend beyond the exterior wall planes of a structure's primary or secondary façades.

In limited situations, site setbacks and topography may allow for a projecting garage without adversely affecting the historic character of the streetscape. In these cases, a stepped design with associated site grading and a landscaping plan may be considered.

The vertical facade of a basement garage that is visible from the primary public right-of-way shall be visually minimized. It is preferred that the garage opening be set back from the wall plane of the primary structure in order to diminish the presence of the garage.

Window or egress wells, when needed, shall not be located on the primary façade. Window or egress wells shall be located beyond the midpoint of the secondary façades, on the rear elevation, or in a location that is not visible from the primary public right-of-way.

After construction of a basement garage, a site shall be re-graded to approximate the grading prior to the new construction.

A single-vehicle garage door not greater than 9 feet wide and 9 feet high shall be used to access a basement garage addition.

Single-width tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the public primary right-of-way.

Garages featuring a side-by-side parking configuration, at a minimum, shall maintain a two foot (2') horizontal offset in the wall plane between the two garage doors.

SCENARIO 3: ATTACHED GARAGES

When construction of a detached garage is not feasible, an attached garage may be considered.

A single-vehicle garage door not greater than 9 feet wide by 9 feet high shall be used to access a garage.

Single-width tandem garages are recommended. Side-by-side parking configurations are strongly discouraged; if used, they shall be visually minimized when viewed from the primary public right-of-way.

Garages featuring a side-by-side parking configuration shall maintain a 2 foot horizontal offset in the front wall plane.

Garages shall be subordinate to the pedestrian entrance of the house. Where excavation is required for access to the garage, the pedestrian entrance should still be clearly articulated. Where excavation is not required, the pedestrian entrance shall be proud of the garage wall plane.

DECKS

Decks shall be constructed in inconspicuous areas where visually minimized from the primary public right-of-way, usually on the rear elevation. When built on a side elevation of a new structure, a deck should be screened from the primary public right-of-way with fencing and/or appropriate native landscaping.

The visual impact of a deck should be minimized by limiting its size and scale. Introducing a deck that visually detracts from a new structure, or substantially alters a site's proportion of built area to open space is not appropriate.

Decks and related steps and railings shall be constructed of materials and in styles that are compatible with the structure to which they are attached as well as with the character of the Historic District as a whole.

Decking materials such as fiber cement or plastic-wood composite floor boards shall not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials.

Significant site features, such as mature trees, shall be protected from damage during the construction of a deck by minimizing ground disturbance and by limiting use of heavy construction equipment.

BALCONY & ROOF DECKS

New balconies and roof decks shall be visually subordinate to the new building and shall be minimally visible from the primary public right-of-way.

A new balcony shall be simple in design and compatible with the character of the Historic District. Simple wood and metal designs are appropriate for residential structures. Heavy timber and plastics are inappropriate materials.

A roof deck shall be visually minimized when viewed from the primary public right-of-way.

NEW ACCESSORY STRUCTURES

New accessory structures on flat or downhill sites shall generally be located in the rear yard, unless located in a character zone with similar development patterns.

New accessory structures may be located at the street front when a pattern of front yard historic accessory structures has been established along the street, and when the proposed placement of the accessory structure does not create a danger or hazard to traffic by obstructing the view on the street.

Accessory structures (such as sheds and detached garages) shall be subordinate in scale to the primary structure.

ADDITIONS TO EXISTING NON-HISTORIC STRUCTURES

An addition shall complement the visual and physical qualities of the existing structure.

An addition shall be visually subordinate to the existing structure and shall be compatible with the scale of the historic buildings and structures in the neighborhood. When the combined effects of the addition's footprint, height, mass, and scale are such that the overall size of the addition is larger than the existing structure, the volume of the addition shall be broken into modules that reflect the scale of those components seen on the existing structure. Multiple modules are encouraged to add articulation and architectural interest.

Components and materials used on additions shall be similar in scale and size to those found on the existing structure.

Windows, doors, and other features on a new addition shall be designed to be compatible with the existing structure and surrounding historic sites. Windows, doors, and other openings shall be of sizes and proportions similar to those found on the building as well as those found on historic structures in the Historic District. When using new window patterns and designs, those elements shall respect the typical historic character and proportions of windows on adjacent historic structures. Also, the solid-to-void relationships and detailing of an addition shall be compatible with the existing structure and with historic buildings in the Historic District.

RECONSTRUCTION OF NON-SURVIVING STRUCTURES

Reconstruction of a documented but non-surviving historic structure that existed in Park City is allowed when no existing building in Park City with the same historical significance has survived.

Reconstruction may be allowed when documentary and physical evidence is available to facilitate an accurate reconstruction.

Reconstruction shall not be based on conjectural designs or on a combination of different features from other historic buildings.

Reconstruction shall include recreating the documented design of exterior features such as the roof shape, architectural detailing, windows, entrances and porches, steps and doors, and their historic spatial relationships.

A reconstructed building shall accurately duplicate the appearance of the non-surviving historic property in materials, design, color, and texture.

A reconstructed building shall duplicate the building, but also the setting, placement, and orientation of the non-surviving structure.

Reconstruction shall re-establish the historic relationship between the building(s) and historic site features.

A building may not be reconstructed on a location other than its original site.

SIDEBARS:

COMPATIBILITY & COMPLEMENTARY

"Compatible" and "Complementary" are terms often used in historic preservation to describe the relationship between historic structures and new infill construction. Many characteristics and features contribute to

compatible and complementary design, which helps to ensure the preservation of Park City's Historic Sites and Districts. These characteristics include:

- Form
- Mass and scale
- Roof shapes
- Building height
- Floor height
- Setbacks
- Materials
- Repetition or rhythm of solid-to-voids
- Rhythm of entrances and/or porches
- Window and door sizes, proportions, and patterns
- Orientation of entrances
- Landscaping

MASONRY RETAINING WALLS

Retaining walls contribute to the context and rhythm of streetscapes in Old Town. Historically, retaining walls were a simple method for property owners to manage the steep and complex topography. In addition, retaining walls helped define property boundaries and create yards spaces where space was otherwise limited.

Historic retaining walls were stacked by hand using stones found at local quarries or on site. The stones were carried by hand, making them rather uniform and small in size. Retaining walls were either dry stacked or used mortar. After 1900, concrete retaining walls began to appear.

As new retaining walls are introduced to Old Town, the following should be considered:

- Materials for new retaining walls visible from the right-of-way should reflect the building's era and style.
- Stones in new retaining walls shall be no larger than stones that a miner would be capable of carrying. New stones shall be similar in type, color, texture, scale, and proportion to those used historically in the District. Large boulders are discouraged and are not in keeping with the character of the Historic District.
- Historically, retaining walls were no more than 3 to 5 feet in height. It is generally preferred that new retaining walls over 5 feet be terraced to prevent large vertical planes of retaining walls on the streetscape. The Design Review Team recognizes the need to retain more earth as development occurs in Old Town; however, the Design Review Team encourages retaining walls that are in keeping with the scale of those found historically throughout the Historic District. Terracing multiple walls of 3 to 5 feet in height is encouraged with vegetation in between each terrace.
- Board-formed concrete may be appropriate. New concrete retaining walls shall be textured. A smooth or polished concrete finish is inappropriate and not in keeping with the character of the District.
- New retaining walls shall be screened with vegetation where appropriate.

- Retaining walls of alternative designs and materials shall be reviewed on a case-by-case basis.

FENCING

As with retaining walls, fences were typical historic site features found throughout Old Town. The repetition of these site features created a sense of continuity and rhythm along the street front. Wood and woven wire fences were common front yard enclosures that followed the site perimeter, most commonly along the street front. New fences visible from the right-of-way should reflect the period of significance of the historic primary structure.

Several styles of fencing that were common during the historic period and are appropriate for use in the Historic District:

- Picket fences. Historically, wood picket fences may have been the most common fence type used in front yards. These fences had flat, dog-eared, or pointed tops and were generally less than 3 feet high. Pickets were typically 3-1/2 inches wide with spacing of 1-3/4 inches between boards.
- Wire fences. Various types of wire, including woven wire, were stretched between wood or metal posts. This fence type was very common in Park City; however, many of these original wire fences have been lost.
- Simple wrought and cast iron fences.
- Fences of alternative designs and materials will be reviewed on a case-by-case basis. Substitute materials such as fiber cement or plastic-wood composite materials should not be used unless they are made of a minimum of 50% recycled and/or reclaimed materials. Further, it must be demonstrated that the use of these materials will not diminish the historic character of the neighborhood. Vinyl and Trex-type fencing is generally not appropriate in the Historic District and will be reviewed on a case-by-case basis.

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Hannah M. Tyler, Planner II
Subject: LMC Amendment- Building Height- Roof Pitch
Date: June 7, 2017
Type of Item: Legislative—LMC Amendment

Summary Recommendations

Staff recommends that the Historic Preservation Board review the proposed amendments to the Land Management Code for Chapters 15-2.1-5(C), 15-2.2-5(C), and 15-2.3-6(C) as described in this staff report, open the public hearing, and consider forwarding a positive recommendation to the Planning Commission and City Council.

Description:

Project Name: LMC Amendments regarding Roof form on residential structures subject to the Design Guidelines for Historic Districts.
Applicant: Planning Department
Proposal: Revisions to the Land Management Code clarifying and limiting the use of Flat Roofs in the Historic Residential Zone Districts.

Reason for Review:

Amendments to the Land Management Code (LMC) require Planning Commission recommendation and City Council adoption. The Historic Preservation Board (HPB) may also provide comments to City Council regarding LMC changes.

Background:

As staff has been reviewing and amending the Design Guidelines with the Historic Preservation Board, we have been focusing on Compatibility and complementary design as defined in the General Plan and Design Guidelines. In the past, the HPB has expressed concerns about modern-contemporary architecture for additions and new infill not effectively meeting the Guideline requirements for “following the predominant pattern of the neighborhood,” compatibility of new building bulk and mass with Historic Sites in the neighborhood, and locating decks with respect to existing conditions of neighboring buildings. Staff has found there is increasingly more pressure and demand for flat roofs, as well as rooftop decks in the Historic District. Each of these presents unique concerns and challenges to our historic district.

The General Plan provides guidance in Volume 2 Section 6.1 for Old Town recommends, “Infill and new additions should be compatible in the neighborhood context and subordinate to existing historic structures,” and 6.2 for Old Town, “...the City must prevent incompatible infill...”

The Land Management Code provided specific language in the Purpose statement of each of the Historic Residential Districts. In the Historic Residential 1 (HR-1 zone) the

largest of the Historic Residential zones, 15-2.2-1, for example, states “encourage the construction of Historical Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods.”

Staff first proposed Land Management Code (LMC) changes to the Historic Preservation Board on August 3, 2016 [[Packet](#) (starting page 121) and [Minutes](#) (page 16)]. During the meeting, staff heard the following from the HPB:

- Flat roofs and pitched roofs need to work together to reflect the historic character of Old Town.
- Sustainability is important; however, there may be other ways to reaching our goals of sustainability that are not exclusive to flat roofs.
- Overall, the HPB understood the market demand of rooftop decks; however, they found that we needed to maintain the historic character of Old Town as the primary design guidance. Pitched roofs better contribute to the historic character.
- The HPB requested that staff look for guidance from the National Trust for Historic Preservation and also seek ways to better define and limit green roofs and rooftop decks.

Echoing the public comment received during the meeting, staff has found that there were several factors that contribute to the negative and positive impacts of rooftop decks:

- Green roofs and rooftop decks are changing the look and feel of Old Town.
- Flat roofs often become rooftop decks. We have heard concerns that these rooftop decks elevate activity levels so that they are now intrude into adjacent private living spaces, such as bedrooms. They become noisy and the visibility of people on rooftop detracts from the Old Town experience.
- As developers maximize footprints, there is no longer sufficient open space in the backyards for activity areas. Rooftops become outdoor living areas to compensate for the loss of open space. At that same time, the mass and scale of new houses and additions are increasing because outdoor living spaces have moved to the roof.
- There are potential sustainability advantages of flat roofs, such as snow retention and runoff water collection, etc.; however these factors need to be should be utilized without of our national and local historic district listings.

On September 21, 2016, staff held a public outreach session with the design community to discuss flat roofs. The luncheon was attended by architects, contractors, and designers. What we heard was:

- Need a better explanation of *how much* of the roof needs to be vegetated in order to be considered a green roof
- Need definitions of deck, roof deck, and roof terrace
- Better defining the location of the roof deck in relation to streetscape and neighborhood.
- LMC should incorporate height exceptions to incentive pitches.
- Consider wall heights and compatibility on the streetscape

Staff returned to the HPB on March 1, 2017, staff returned to the HPB with a revised proposal [See [Staff Report](#) (starting page 153) and [Minutes](#) (starting page 36)]. Staff received the following feedback from the HPB:

- The HPB was concerned about unintended consequences based on the numerical values being set to define the location and height of flat roofs.
- The HPB found that additional massing could be created due to the need for a railing on active flat roofs that were being used as outdoor living space.

Desired Outcome

Staff committed to doing a more thorough analysis of existing and proposed flat roofs in Old Town before returning to the HPB. Based on feedback from the HPB staff has determined that the following is the desired outcome regarding flat roofs:

- Encourage compatible pitched roof design that may incorporate flat roofs as a secondary roof form rather than the primary roof form.
- Flat roofs are generally not a compatible roof form for the public face of the building, along the street.

Staff came to this conclusion because of the following HPB feedback and further analysis:

- Incompatible flat roofs are detrimental to the Historic District because of lack of compatibility with the mass and scale of the streetscape and overall character defining roof lines. In addition to, roof deck nuisances, Green Roofs not being maintained and transiting into party decks and hot tub areas. Green roof approvals are difficult to enforce over time.

Further Staff Analysis and Recommendation based on HPB Feedback:

After the HPB Meeting on March 1, 2017, staff completed several walking field-surveys of Old Town to identify flat roofs that were constructed using the existing LMC and Design Guidelines. HPB had provided feedback regarding the proposed “quantitative” LMC amendments and staff set out to vet the proposed LMC amendments against the desired outcomes. Staff’s intentions were to identify flat roofs in the context of:

- Mass and scale within the neighborhood;
- Impacts of roof decks and Green Roofs; and
- Design compatibility with Historic Structures.

Overall, staff found that there are few flat roof examples are still in the minority of buildings currently existing in Old Town. Despite the relatively low numbers of flat roofs, they decks have a high proportion of negative discussions regarding neighborhood compatibility and compatible relationships to historic properties. Based on our weekly Design Review Team (DRT) meetings, we have found a growing demand for flat roofs and Mountain Modern architecture. The HPB has considered flat roof structures to be less than compatible to neighboring historic sites and less than compatible with predominant patterns of the neighborhood.

Examples of compatible roof forms are shown below. It should be noted that both roofs

were approved through the Historic District Design Review over a 10 year time frame.



1. Green roof garage structure that is either tucked into the hillside or serving as a patio space for the home above on the hill

The image to the left is of the Washington School House's flat-roof garage at 543 Park Avenue. The area above the garage is a patio that blends into the landscaping of the hillside above.



2. Transition elements between historic houses and new additions

964 Empire Avenue successfully uses the flat roof on its transitional element to separate the historic house from the new addition. The flat roof and glass transitional element is modern in design, yet compatible and successfully breaks up two very traditional masses.

There are few examples of structures with a flat roof as the primary roof form that are compatible with the Historic District. Those that are most successful blend into the district by using traditional siding profiles and materials, traditional window and door sizes and proportions, and traditional window and door designs. Here are the best examples we've found:



1378 Park Avenue (along Sullivan Road)

Even though this building has a flat roof and more modern design, the overall mass and scale of the building and its components are not jarring with the historic district as a whole.



1280-B Park Avenue (along Sullivan Road)

This is a very modern interpretation and contemporary design; however, the pitched roofs of the front porch elements, use of horizontal wood siding, and window proportions and sizes similar to historic windows allow it to blend in with its neighbors on Sullivan Road while not detracting from the attached historic house along Park Avenue.

Based on the examples above, staff found that using a quantitative flat roof calculation could create monotonous designs which would not achieve the desired outcome. Staff found that the successful examples of flat roofs incorporated flat roofs into the overall design; however, flat roofs were not the primary roof form in these cases.

Staff recommends disallowing flat roofs as the primary roof form and maintain compatible streetscapes by disallowing flat roofs as the dominant roof form on the primary facade. This new direction for the LMC Amendment will still allow for flat roofs, but the roof pitch of the primary roof form must be between seven: twelve (7:12) to twelve: twelve (12:12). (unchanged from the current code) The seven: twelve (7:12)

and twelve: twelve (12:12) roof pitch is consistent with that of Historic Structures throughout Old Town. Staff finds that this still allows for flexibility in design of new infill construction and new additions while maintaining the integrity of the Historic District. The “sustainable benefits” of flat roofs can still be achieved as well.

Staff is not proposing to require “Green Roofs” on the flat roof portions of any design because “Green Roofs” were only required if the flat roof portion of a proposed design was the primary roof form. Currently, secondary flat roofs do not have to incorporate the “Green Roof” requirements. With this proposal, flat roofs would no longer be allowed as the primary roof form; therefore, staff is proposing to treat the secondary flat roofs like we do now in terms of the “Green Roof” requirements – meaning they would not be required to meet the “Green Roof” standards. If a design chose to incorporate the secondary flat roof form as a “Green Roof”, staff would generally be supportive of such a proposal.

In addition, staff is proposing to cap the maximum height of decks (including the parapets, railings, and similar features) at twenty-three feet (23’) so as to limit the nuisance and visual impact of roof decks on the neighborhood. Currently, roof decks (including parapets, railings, and similar features) are permitted up to the zone height. This sometimes creates decks that are three (3) plus stories above Final Grade. Staff finds that this proposed revision will have positive impacts on both the livability of Old Town, but also the compatibility of non-historic infill and Historic structures.

Staff is proposing the following revisions:

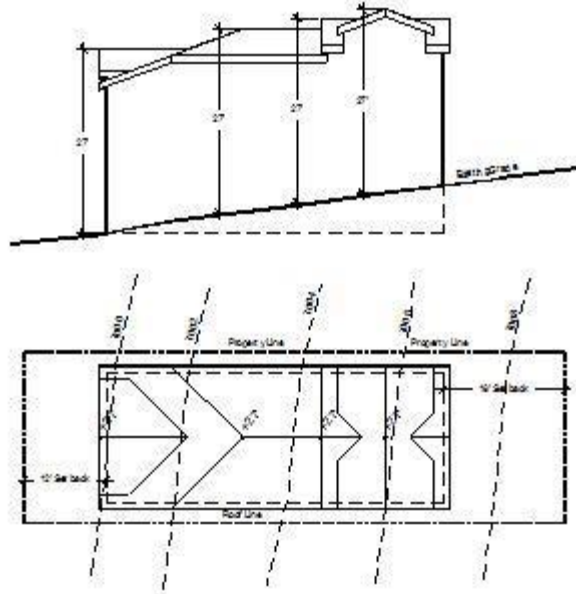
15-2.1-5 Building Height

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirement must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH**. ~~The primary roof pitch must be between~~ The primary structure shall have a primary roof pitch between seven: twelve (7:12) and twelve: twelve

(12:12). A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, A roof that is not part of the primary roof design may be below the required 7:12 roof pitch. Additionally, Accessory Structures may be below the required 7:12 roof pitch.

1. A Structure containing a flat roof shall have a maximum height of thirty-five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the green roof, including the parapets, railing, or similar features shall not exceed twenty-four inches (24") above the highest top plate mentioned above.



2. Flat roofs shall not be permitted as the primary roof form on the primary structure's facade.
3. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
4. Roof Decks shall not be located more than twenty-three feet (23') above Existing Grade, including the height of any required parapets, railings, or similar features.

D. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and associated Screening, when Screened or enclosed, may extend up to five feet (5') above the height of the Building.
3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:
 - a. The proposed height exception is only for the Area of the elevator.

- No increase in square footage of the Building is being achieved.
- b. The proposed option is the only feasible option for the elevator on the Site.
 - c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.
4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.1-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Section 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

Additionally, staff is proposing to add a definition for decks and rooftop decks:

1.75 Deck:

- A. Deck: an open structure at least twelve inches (12") above the ground that is located in the front yard, rear yard, or side yard of a property.
- B. Deck, Rooftop: an open structure located above the roof framing of a building and above enclosed gross floor area.

Process

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

Department Review

This report has been reviewed by the Legal Department.

Notice

Legal notice of a public hearing was posted in the required public spaces and public notice websites and published in the Park Record on February 11, 2017 and May 20, 2017, per requirements of the Land Management Code.

Public Input

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of Land Management Code amendments. Public input was taken at the August 3, 2016 and March 1, 2017 HPB meeting as well as at the Planning Department's public outreach to the design community. Staff has noticed this item for public hearing on March 1, 2017 and June 7, 2017 with the HPB.

Recommendation

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

Exhibits

Exhibit A – Draft Ordinance

AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY, UTAH, AMENDING SECTION 15, CHAPTERS 2.1, 2.2, 2.3, AND 2.5 REGARDING ROOF PITCHES AND LIMITING THE USE OF FLAT ROOFS TO 25% OF THE TOTAL ROOF STRUCTURE

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

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

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

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

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

WHEREAS, individual members of the Historic Preservation Board, ("HPB") the official body to review matters concerning the design of buildings within the City, have made recommendations to City Council to encourage compatible design;

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

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

SECTION 1. AMENDMENTS TO TITLE 15- LAND MANAGEMENT CODE CHAPTER 2.1 (Historic Residential-Low Density (HRL) District). The recitals above are incorporated herein as findings of fact. Chapter 2.1 of the Land Management Code of Park City is hereby amended as redlined (Exhibit A).

SECTION 2. AMENDMENTS TO TITLE 15- LAND MANAGEMENT CODE CHAPTER 2.2 (Historic Residential (HR-1) District). The recitals above are incorporated

herein as findings of fact. Chapter 2.2 of the Land Management Code of Park City is hereby amended as redlined (Exhibit B).

SECTION 3. AMENDMENTS TO TITLE 15- LAND MANAGEMENT CODE CHAPTER 2.3 (Historic Residential (HR-2) District). The recitals above are incorporated herein as findings of fact. Chapter 2.3 of the Land Management Code of Park City is hereby amended as redlined (Exhibit C).

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

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

PASSED AND ADOPTED this ____ day of _____, 2017

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, Mayor

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

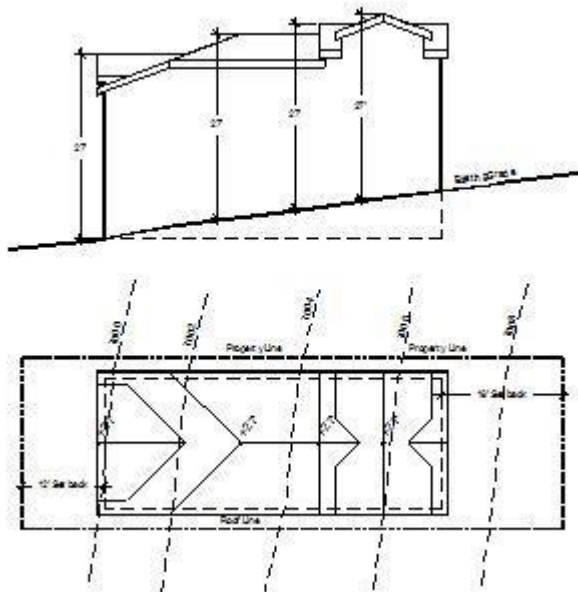
Mark Harrington, City Attorney

Exhibit A- Amendments to Title 15- Land Management Code Chapter 2.1 (Historic Residential-Low Density (HRL) District), Section 5 (Building Height)

15-2.1-5 Building Height

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirement must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH.** ~~The primary roof pitch must be between~~ The primary structure shall have a primary roof pitch between seven: twelve (7:12) and twelve: twelve (12:12). ~~A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, A~~ roof that is not part of the primary roof design may be below the required 7:12 roof pitch. Additionally, Accessory Structures may be below the required 7:12 roof pitch.
 1. ~~A Structure containing a flat roof shall have a maximum height of thirty-five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the green roof, including the parapets, railing, or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above.~~



2. Flat roofs shall not be permitted as the primary roof form on the primary structure's facade.
3. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
4. Roof Decks shall not be located more than twenty-three feet (23') above Existing Grade, including the height of any required parapets, railings, or similar features.

D. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and associated Screening, when Screened or enclosed, may extend up to five feet (5') above the height of the Building.
3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:
 - a. The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.
 - b. The proposed option is the only feasible option for the elevator on the Site.
 - c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.
4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow

additional Building Height (see entire Section 15-2.1-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Section 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

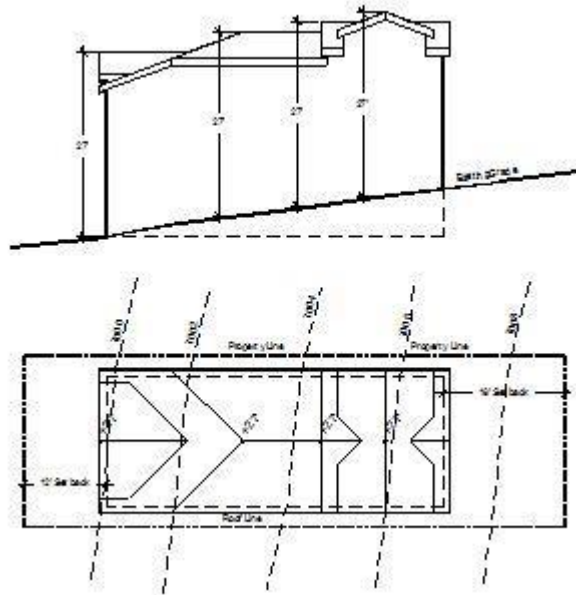
Adopted by Ord. 00-15 on 3/2/2000
Amended by Ord. 06-56 on 7/27/2006
Amended by Ord. 09-10 on 3/5/2009
Amended by Ord. 09-14 on 4/9/2009
Amended by Ord. 09-40 on 11/5/2009
Amended by Ord. 13-48 on 11/21/2013
Amended by Ord. 2016-44 on 9/15/2016

Exhibit B- Amendments to Title 15- Land Management Code Chapter 2.2 (Historic Residential (HR-1) District), Section 5 (Building Height)

15-2.2-5 Building Height

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirements must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH.** ~~The primary roof pitch must be between~~ The primary structure shall have a primary roof pitch between seven: twelve (7:12) and twelve: twelve (12:12). ~~A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, A~~ roof that is not part of the primary roof design may be below the required 7:12 roof pitch. Additionally, Accessory Structures may be below the required 7:12 roof pitch.
 1. ~~A Structure containing a flat roof shall have a maximum height of thirty-five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the green roof, including the parapets, railing, or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above.~~



2. Flat roofs shall not be permitted as the primary roof form on the primary structure's facade.
3. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
4. Roof Decks shall not be located more than twenty-three feet (23') above Existing Grade, including the height of any required parapets, railings, or similar features.

D. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:
 - a. The proposed height exception is only for the Area of the elevator. No increase in square footage is being achieved.
 - b. The proposed option is the only feasible option for the elevator on the Site.
 - c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Section 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 09-14 on 4/9/2009

Amended by Ord. 09-40 on 11/5/2009

Amended by Ord. 13-48 on 11/21/2013

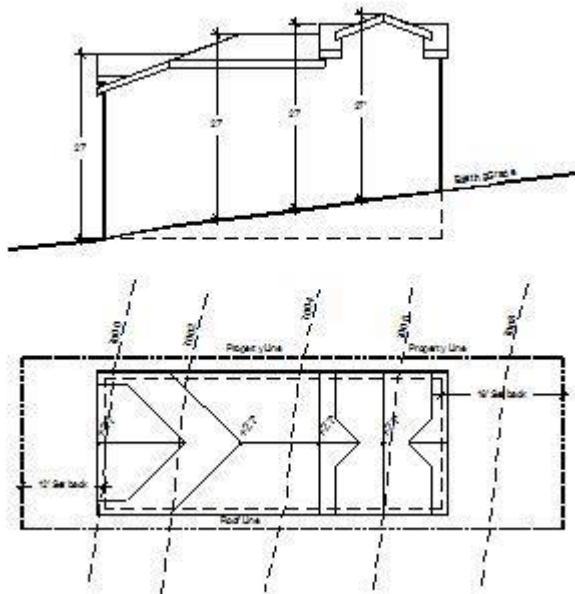
Amended by Ord. 2016-44 on 9/15/2016

Exhibit C- Amendments to Title 15- Land Management Code Chapter 2.3 (Historic Residential (HR-2) District), Section 6 (Building Height)

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height.

Final Grade must be within four vertical feet (4') from Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The Planning Commission may grant an exception to the Final Grade requirement as part of a Master Planned Development within Subzone A where Final Grade must accommodate zero lot line Setbacks. The following height requirements must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A for the extension of below Grade subterranean HCB Commercial Uses.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A consistent with MPD requirements of Section 15-6-5(F). The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH.** ~~The primary roof pitch must be between~~ The primary structure shall have a primary roof pitch between seven: twelve (7:12) and twelve: twelve (12:12). ~~A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, A~~ roof that is not part of the primary roof design may be below the required 7:12 roof pitch. Additionally, Accessory Structures may be below the required 7:12 roof pitch.
 1. ~~A Structure containing a flat roof shall have a maximum height of thirty five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the green roof, including the parapets, railing, or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above.~~



2. Flat roofs shall not be permitted as the primary roof form on the primary structure's facade.
3. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
4. Roof Decks shall not be located more than twenty-three feet (23') above Existing Grade, including the height of any required parapets, railings, or similar features.

D. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

1. An antenna, chimney, flue, vent, or similar Structure, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:
 - a. The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.
 - b. The proposed option is the only feasible option for the elevator on the Site.
 - c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.
4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow

additional Building Height (see entire Section 15-2.3-6) on a downhill Lot to accommodate a single car wide garage in a Tandem configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Section 15-3. The additional height may not exceed thirty-five feet (35') from existing Grade.

Adopted by Ord. 00-51 on 9/21/2000
Amended by Ord. 06-56 on 7/27/2006
Amended by Ord. 09-10 on 3/5/2009
Amended by Ord. 09-14 on 4/9/2009
Amended by Ord. 09-40 on 11/5/2009
Amended by Ord. 10-14 on 4/15/2010
Amended by Ord. 13-48 on 11/21/2013
Amended by Ord. 2016-44 on 9/15/2016

**Exhibit D- Amendments to Title 15- Land Management Code Chapter 15
(Definitions)**

1.75 Deck:

- A. Deck: an open structure at least twelve inches (12") above the ground that is located in the front yard, rear yard, or side yard of a property.
- B. Deck, Rooftop: an open structure located above the roof framing of a building and above enclosed gross floor area.