

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
August 2, 2017



AGENDA

SITE VISIT – 4:30 – 5:00 PM - *No discussion or action will be taken on site*
632 Deer Valley Loop – Please meet at the lobby of City Hall at 4:15 PM

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF June 7, 2017

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

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

632 Deer Valley Loop —Disassembly/Reassembly (Panelization) and Material Deconstruction—Significant House. The applicant is proposing to disassemble and reassemble the north, east, and west walls of the existing historic house on its lot. In addition, the applicant will be removing non-historic broken wood stairs and overgrown landscaping; historic c.1918 floor structure; c.1941 enclosed porch addition; c.1969 rear addition; c.1918 fire-damaged roof structure; c.1918 brick chimney; non-historic c.1969 concrete block chimney; c.1969 T-11 siding; 18 linear feet of the historic c.1918 west wall; historic c.1918 front porch and c.1969 ornamental porch posts; c.1930 exterior door on north façade; non-historic service door on west elevation; 9 non-historic single-pane, replacement windows.

Public hearing and possible action

PL-17-03512 25
*Planner
Grahn*

424 Woodside Avenue – HDDR Review for Reorientation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and lifting of the Historic Structure 7 feet 7 ¾ inches. The primary façade of the Significant Structure is currently oriented towards Main Street and the applicant is proposing to rotate the structure 180 degrees so that the primary façade is oriented towards Woodside Avenue. Upon reorientation, the Historic Structure would be lifted 7 feet 7 ¾ inches.

Public Hearing and possible action

PL-16-03379 113
*Planner
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.

Public hearing and possible recommendation to Planning Commission

PL-16-03352 271
*Planner
Grahn &
Tyler*

ADJOURN

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JUNE 7, 2017

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Lola Beatlebrox,
Jack Hodgkins, Randy Scott

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

ROLL CALL

Chair Stephens called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Cheryl Hewett and David White.

ADOPTION OF MINUTES

May 3, 2017

MOTION: Board Member Holmgren moved to APPROVE the minutes of May 3, 2017 as written. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

NOTE: The following corrections to the Minutes were made later in the meeting at the suggestion of Director Erickson.

Chair Stephens re-opened approval of the Minutes.

Chair Stephens referred to page 34 of the Staff report and noted that his first and last name were reversed under the signature line. He changed Stephen Douglas to correctly read **Douglas Stephens**.

Board Member Hodgkins referred to page three and noted that the Minutes indicated that Chair White called the meeting to order. He changed that to correctly read, **Chair Stephens** called the meeting to order.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of May 3, 2017 as amended. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn had emailed the Board members asking for their availability on July 19th. The July meeting had to be moved from July 5th due to the holiday schedule. She asked anyone who had not responded to let her know whether or not they would be able attend to make sure they would have a quorum.

Planner Grahn stated that in the past the Staff committed to sharing event information with the Board regarding the unveiling of the McPolin Barn and interior tours. She noted that the Friends of the Farm was hosting the "Your Barn Door is Open event on June 24th from 5:30 to 8:30. Tickets could be purchased online.

Planner Grahn thanked everyone who participated in the Vernacular Architecture Forum Conference last Thursday. It was very helpful to have them as volunteers, opening up their houses and buildings. Everyone appreciated the efforts and had a good time.

Director Erickson believed they were close to having a quorum on July 19th. He suggested that the Board put that date in their calendar; however, if they lack a quorum the meeting would be postponed to the regular meeting in August. He pointed out that the August agenda was already full and it would be best if they could plan to meet in July.

Director Erickson announced that the City Council had postponed the quarterly update with the HPB to June 29th.

Director Erickson reported that there were nine candidates for the Historic Preservation Board. Seven candidates would be interviewed and two current Board members would be reappointed. The interviews may not be scheduled until the end of July.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 1302 Norfolk Avenue – Determination of Significance
(Application PL-16-03181)

Planner Grahn introduced Jodi Hoffman and Rick Brighton, who were representing the owner this evening.

Planner Grahn reported that the Staff has been working with CRSA and the Park City Museum, as well as doing their own research on the Summit County Recorder's website, to make sure they were capturing all the historic sites in Park City and creating as complete an inventory as possible. Planner Grahn stated

that the Planning Department initially filed an application for determination of Significance in May of 2016, and they have been working with the owner to continue that as they look at development opportunities.

Planner Grahn provided a brief history of the building. It was initially constructed as a hall-parlor during the mining era. She presented a photo showing a fence around the structure in the 1927 Sanborn map. They know from the photograph which direction the house was facing. The location of Norfolk was actually platted, however; Planner Grahn assumed that when the house was built the road was in a different location, which is why the house was oriented as it was. She thought it was important to note that there was a previous house on the site. According to the Summit County Recorder, the existing house on the site was built in 1932. She presented a 1940's photo showing the house in the background of the Park City High School.

Planner Grahn stated that the house was built during the mining decline and the emergence of the recreation industry, which was the historic period from 1931 to 1962. Because it was built on Ontario Mining Claims, they had to piece together a title search at the Summit County Recorder's Office. Planner Grahn reported that their research found that it was either built on land owned by the Ontario Mining Company at the time, or possibly squatters had built on it, or it may have been constructed by the Mining Company itself.

Planner Grahn presented a tax photo from 1968 showing what the house looked like at that time. It is a typical ranch home that was been seen in post-war housing. This house is unique because being in 1932, it was built during the Great Depression, but it was also built at a time when no one was investing in Park City because of the Depression and the Mining Decline. Planner Grahn outlined the features of post-war housing, such as the low profile of the house, the rectangular to square shape, modern windows compare to the traditional double-hung windows previously seen, an attic feature that later became a second story for the house. She pointed out that the house has modified over the years. In 1967 the dormer above the door actually became a shed, and the living space and the upstairs was either added or expanded. Planner Grahn remarked that the house historically faced east, evidenced by the primary front entrance, even though the entrance is now in the back yard and Norfolk had been relocated to where it was built.

Planner Grahn stated that it was not unusual for houses to be located outside of the Historic Zoning Districts. Currently, there are approximately 25, not including the mine sites. She noted that a house constructed in 1946 at 1060 Park Avenue constructed in 1946 is listed on the HSI and designated as part of the mining decline and the emergence of the recreation industry era.

Planner Grahn reported that the Staff did not believe this house meets the criteria to be a Landmark site. Changes have occurred to the exterior of the building and it is not in its original state. She noted that the National Register of Historic Places, nominations for the Mining Boom Era and Thematic Residences District was initiated in 1984 and had a final date of 1929. This came after that. The house differs in architecture from what was typically seen during the Vernacular Victorian Housing Era in Park City. It is more contemporary in form and represents a style of architecture that became more popular after World War II.

Planner Grahn stated that the Staff believed the house met the criteria for a Significant structure. The house was constructed in 1932, which is over 50 years old. Its essential overall form has not been modified significantly. An addition was added in 1967, but the historic form is still evident. The house was never listed on the HSI in the past, and it was overlooked in the reconnaissance level and intensive level surveys. In addition to retaining its essential historic form and only having minor changes, the Staff found that some persons of interest within Park City lived in the home. They were not famous or noteworthy in the grand scheme of State of National history, but they were everyday people in Park City, reflecting the people who were building these houses. She reiterated that it also reflects the mining decline and the emergence of the recreation industry.

Planner Grahn remarked that Jodi Hoffman had prepared an outline of her response to the Staff report that was distributed to the Board just prior to this meeting.

Jodi Hoffman, legal counsel representing the applicant, introduced Rick Brighton, the architect. Ms. Hoffman remarked that years ago she was the City Attorney for Park City, and Rick Brighton has practiced as an architect in Park City for nearly 40 years. Because they both understand Park City, and based on their connection with this site, they would not be here if they had any concerns about this being was a historically Significant home.

Ms. Hoffman remarked that the house is definitely old and no one was contesting that the house did not exist. However, the form of the house did not fit into any kind of categorization. She did not believe it was the colonial ranch style as indicated in the Staff report. It is a two-story structure. The Staff report says that it has a low pitched roof. Ms. Hoffman noted that it was actually a 12:12 pitch roof, which is very steep on the front façade. She stated that the Staff report characterizes this particular house as having a gable on the east elevation that was shallow. Ms. Hoffman remarked that there was not a gable on that corner of the house. It was a tiny pitched roof over the door. In looking at a blown-up photograph, it intersects very low on the front façade of the roof.

Ms. Hoffman clarified that there is evidence that the house was substantially changed as a result of a fire in 1967, and a remodel in 1967 or 1968. She

presented a 1968 photograph showing the result of the remodel and how the house had changed. Ms. Hoffman remarked that the Staff's assessment of this photo was that the change in the original roof form detracts from the historic integrity of the structure as a change to make the character defining façade outside the period of significance. She noted that less than 50 years ago, the historic integrity of the building was changed.

Ms. Hoffman stated that at the same time the historic fabric was replaced with shake shingles. The house has had a metal roof and aluminum windows since 1968. Ms. Hoffman presented a slide showing how the house looks today, and pointed out items that were substantially different from what they saw in the photo from 1968. The dormers are larger, the upper windows are different, and a good sized addition was added. The home sits at least three feet below the rights-of-way and faces inward to the property. It does not face the street. The house is surrounded by very mature landscaping and it has almost no historic fabric. It also has a flat roof. Ms. Hoffman stated that she had researched the Utah Historic Sites data base, and there is no style in Utah in that data base that describes it as anything that meets the historic standard.

Ms. Hoffman stated that the current owner purchased the house in 1976 and remodeled it again. The metal roof was replaced with asphalt shingles. A variety of other materials were replaced as necessary to keep the house sound.

Mr. Hoffman remarked that the Staff report implies that there has been an inexplicable delay or that something was going on. She explained that the owner had commissioned Rick Brighton to design a home for her in Deer Valley. She called Mr. Brighton when she heard that the City was trying to designate her house at 1302 Norfolk as Significant on the Historic Sites Inventory. Since the owner lives in California, Mr. Brighton contacted the Planning Department to find out about it. He was told that there was a thin file and the Staff was interested in having the house considered for designation, but the historic sites had not yet been completed. There was some mention that a carpenter owned the house, and she was unsure whether it was intended to mean Otto Carpenter, who would be a significant historic figure for the emergence of the recreation industry in Park City. Board Member Beatlebrox clarified that Ms. Hoffman was talking about the Otto Carpenter who started Deer Valley. Ms. Hoffman answered yes. That the structure itself was not as important as an association with Otto Carpenter. Ms. Hoffman stated that she had researched everything associated with the house and Otto Carpenter never owned the house or lived there. She later learned from Staff that it was a Frank Carpenter who owned the house for a year. Ms. Hoffman remarked that they would understand the reason for the designation if there was an association with Otto Carpenter. However, since that was not the case, she believed the house was less significant.

Ms. Hoffman later learned that a lot of property surrounding this home was being considered for a very large affordable housing project. Phase I was still on the table and Phase II was upcoming. Ms. Hoffman showed photos of the three-story stacked flats immediately adjacent to this house. She also indicated two and three story homes on the hill immediately above the house. Ms. Hoffman showed the historic context of the house compared to the current context of the house. It is surrounded by stacked flats, hotels, and very large imposing structures. The site is surrounded by the RC zone and the house is in the RC zone. The house is hidden by landscaping and the historic context is gone.

Board Member Beatlebrox referred to the slide showing the affordable housing plan and asked where 1302 Norfolk was located on the scheme. Ms. Hoffman pointed to the house and noted that it was in the midst of an apartment complex with three-story houses on the hillside above it.

Ms. Hoffman stated that after talking with the Staff about the number of projects in the area and the City's assessment of value, it was determined that the value in that area is so high that it was probably not the best use of City funds for affordable housing. The City came back and offered to purchase the house at 1302 Norfolk if the owner was willing to donate 50% of the value. The owner actually looked into it and decided that it was not in her best interest. Ms. Hoffman stated that the owner approached Mr. Brighton years ago to see what she could do with her property. He laid out subdivision plans because aside from the house, there were four fragment parcels that could be subdivided and the lot lines removed to create four 25' x 75' traditional Old Town lots for four homes. The owner was not interested in doing that at the time, but kept it as a future option. Now she does not want her development options precluded by having the house designated as historic, particularly when the house is really not historic and there is no historic context or fabric, or a particular architectural style. In addition, it will be overshadowed by a fairly significant affordable housing project.

Ms. Hoffman remarked that 1302 Norfolk has never been on the HIS nor should it be. However, the City has disassembled properties in the same area that are listed on the HSI to build this affordable housing project, and those structures will be reassembled in another location. The rationale was that the historic context was gone and the structures no longer belonged in their current location.

Ms. Hoffman reviewed the criteria and explained why she disputed the Staff's interpretation of the criteria. She agreed that the house was 50 years old but its current form was not 50 years old due to the number of significant changes. On whether it retained its essential historic form, Ms. Hoffman read the definition of essential historic form, and noted that there was nothing in particular about this home that suggests mining decline era. The house does not retain its historic scale, context, or materials in a manner and degree. The context is gone and the fabric is gone. The essential form is gone. There are no architectural

characteristics of the site, and there is no mining decline ambience left. It is not similar to mining era residences, and it is not appropriate for the National Register District. Regarding its association to local or regional history, architecture, engineering or culture, Ms. Hoffman noted that the structure was built in 1932. Without disparaging people who actually lived there, Ms. Hoffman did not believe they were of significant importance to the community or to this house.

Ms. Hoffman did not believe this house met any of the criteria for Significance other than the fact that it was constructed over 50 years ago.

Board Member Scott referred to page 2 of Ms. Hoffman's response, and asked about the picture showing the gable above the front door. He could not see a difference between that picture and the first picture showing the original structure in the field.

Mr. Brighton pointed out that there was no gable on the original structure shown in the field. There was a bay window on the first story on the south facing part of the house. Ms. Hoffman noted that originally there was a small A-frame over the door probably to stop snow shedding when you walked out the door. However, it did not come up high on the roof as shown in the second picture, which means that the gable was less than 50 years old. Mr. Brighton stated that it was called a clipped gable, but it was actually a flat roof and did not fit the category of a clipped gable. Mr. Brighton could see from the windows on the end that it was always a two-story structure. In his opinion, it was never a one-story ranch style. The colonial style was cottage and not defined as ranch-style. He was unsure where the definitions were coming from. He felt that someone was trying to make this home fit into something that was not representative of what it actually was.

Board Member Beatlebrox noted that according to the Staff report, the Project Planner thought it could be brought back to its original form. Planner Grahn explained that she compared two photographs and noted that the major alterations were the addition that was added after the 1960s, as well as the expansion of the dormer. She believed the dormer could be altered to create the shape that was more consistent with what was alluded to in the picture.

Chair Stephens noted that the picture from 1968 did not have a flat roof. Mr. Brighton thought it did have a flat roof. Ms. Hoffman was not certain. Chair Stephens clarified that if it was a flat roof there would not be a clip with a ridge. With a flat roof the profile where it is clipped on the end would be flat across, but it appears to go right to the ridge. Mr. Brighton referred to the original photo, which showed a flat roof. Ms. Hoffman and the Board thought it was difficult to say for sure. Mr. Brighton could not understand why, if there was a gable, it would be clipped off.

Chair Stephens questioned why it was now considered a 12:12 pitch when before it was a shallow pitch. Ms. Hoffman replied that it was always a 12:12 pitch. Planner Grahn explained that Ms. Hoffman was correct in saying that the pitch is 12:12. When she mentioned the shallow roof forms, she was intending to show that it was characteristic of these homes. It tends to be sunken low on the ends and sits low to the ground. It is not a full second story because you can stand up in the center but not on the ends. Chair Stephens asked if everyone was consistent on the pitch of the roof and that it has not changed. It has always been a two-story since it was built. Mr. Brighton and Ms. Hoffman were only saying that there was not a gable over the front porch in the 1930 version but by 1968 there was a gable. Ms. Hoffman remarked that the Staff's position in the Staff report is that the gable constituted a change that lost the historic integrity of the front façade. Mr. Stephens recalled from the Staff report that it was the gable and an addition that kept the house from Landmark status, but it still met the criteria for Significant. Planner Grahn replied that he was correct.

Chair Stephens understood that at some shingles were put on the exterior. He asked if they were put over the existing material, or if the existing exterior fabric was removed before the shingles were put on. Ms. Hoffman could not answer that question, but she knew for sure that there was a fire and a good portion of the burned material was removed. Ms. Hoffman clarified that it was a fire that led to the 1968 remodel. Chair Stephens asked if she knew the extent of the fire and whether it was an exterior or interior fire. Ms. Hoffman was unsure of the extent, but there were still charred roof members inside the house.

Chair Stephens remarked that the problem is that this house is outside of the traditional historic district; and any time they do a historic home outside of the historic district it does lose its context. Mr. Stephens asked if there were many of these structures left. Planner Grahn did not believe there were many left. There was not a lot of building during the Mining Decline Era, and she thought they had captured everything that was built during the Mining Era. If they move forward they would be looking at ski era buildings, that was another topic for another time.

Board Member Holmgren commented on the status of how to consider people of importance. Not everyone was an Otto Carpenter or a Leland Wilde, and she finds that taking title back is very important. She did it on her house. Including herself, the people who lived in that house they were not well-known names, but they are very important to the history of Park City. Ms. Holmgren thought it was disrespectful to dismiss their importance.

Ms. Hoffman apologized for her previous comment and it was not her intent to be disrespectful. She was trying to say that the people who are listed were listed as found within the primary resources within the City. They are in title, but they are

not tied to the home itself. She stated that Dee Marzec, the current owner, has owned this property for nearly 40 years, but she never lived there. Ms. Hoffman believed there was a difference between someone living there, making it their home, and associating the house with their personality and good works versus just owning it.

Board Member Holmgren believed that owning it and/or living there are important to the history of their fabric. She pointed that that before her, many renters lived in the house she now owns and lives in, and several of them made significant contributions to Park City; yet they are not on the title. She emphasized her concern that they should not be dismissed or shown disrespect so easily. Ms. Hoffman reiterated that it was not her intent.

Chair Stephens asked if the current windows were placed into the same openings. Planner Grahn thought it was difficult to say because of the quality of the photo. Chair Stephens thought they appeared to be the same shape. He asked if the Staff found any evidence when they visited the site. Planner Grahn replied that they viewed the building standing in the right-of-way, so they were not close to the building. Mr. Brighton stated that there is a mish-mash of windows but the size of the window opening size appeared to be the same.

Chair Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, addressed context. She referred to the photo of the house in the field that was presented by the applicant. Before she sees anything else, she sees the field. She referred to page 6 of the same presentation, showing the house in the next context surrounded by larger buildings, but the first thing they see is the historic field. Ms. Meintsma stated that the historic field is so important to this community that there was a recent fight to save it. It is valuable property. The context of the field in front of the house disputes the applicant's claim that the context has been lost.

Ms. Meintsma presented an image she had prepared showing the historic structures around the field that were currently on the Historic Sites Inventory. She pointed out that it was a neighborhood around the historic field. Ms. Meintsma read from the proposed revised guidelines that have not yet been adopted, as a way to understand context. "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."

Ms. Meintsma referred to the applicant's comment about there not being a particular architectural type or style. The house was built in 1932 and she believed it was vernacular, which means a common man's structure. She thought everyone recognizes how important vernacular is in town, because a forum was held last week to celebrate vernacular. Ms. Meintsma was surprised

by the discussion regarding the flat roof. She noted that there are a few historic flat roofs in town, which are the pyramid roofs that do not come to a point at the top. She thought maybe that was the roof being described for this house.

Ms. Meintsma referred to Criteria C, and noted that the essential historic form of the building has been largely preserved, and the modifications are reversible. She referred to a comment about a moved structure and noted that it was 1323 Woodside. That structure was further in and separated from the field, and the house was moved to the affordable housing section. The house at 1302 is right on the field. Ms. Meintsma disagreed about the importance of people that lived at this house.

Chair Stephens closed the public hearing.

Board Member Hodgkins thought Ms. Meintsma made excellent comments about the field. If the trees were taken down in the corner, they would have a similar view of the house as shown in the 1940s photograph. He thought the façade was important and believed he was seeing a similar façade image in the bottom photograph on page 40 of the Staff report. In his opinion, the house is still there. Another point is that not many structures were built during the 1932-time period, and that is important.

Board Member Scott echoed Board Member Hodgkins. As he walked by the home and then read the Staff report, he found it to be historic because nothing else was being built at the time. He thought the house represented an interesting time period in Park City, and the style and construction of the house was different from the mining shacks. He commented on a handful of other structures in Old Town that were designated Significant that have bays windows and other elements that are represented in the house at 1302 Norfolk.

Mr. Scott understood that the role of the HPB is to determine whether the structure is historic and not so much about the context. Assistant City Attorney replied that context is part of the criteria listed in the Code for a Significant structure. Mr. Scott that he was comfortable with his opinion that this structure is historic.

Board Member Beatlebrox believed that context is important; however, she commented on recent decisions the Board has made about context. Ms. Meintsma had pointed out that very recently the HPB had designated the smaller house in between Chateau Après and the large condos to be on the HSI. She recalled that it was an older house. Planner Grahn stated that it was built during the Mining Era, it was constructed, panelized, and reconstructed. Ms. Beatlebrox noted that there had been a fire in that house and it had been restored with new materials. Since restoration is part of the historic fabric, the HPB deemed it appropriate to be on the HSI list.

Ms. Hoffman commented on the house Ms. Beatlebrox mentioned in her comments, and noted that the owner had applied for and received a historic district grant. Usually, with a historic district grant the applicant signs a façade easement where they agree to have restrictions placed on their home to preserve the historic significance of the home. It was owner initiated rules that must be complied with. Ms. Hoffman pointed out that it was not the case with the house at 1302 Norfolk. No one has asked for a historic grant, nor have they been given a façade easement. She understood the decision that was made for the other house, but in her mind the rationale was that the applicant had availed themselves of the protection of the historic system in Park City to encourage historic preservation. That house was also in a historic zone, as opposed to the RC zone.

Board Member Beatlebrox noted that in the 1400 block of Park Avenue the HPB looked at a house where its essential form had been changed and could not be put back to its original form, and the Board did not put it on the HSI. She recalled another house where the context had changed and they allowed two historic houses to be moved five to eight feet. Those houses remained on the HSI and they cannot be demolished. Ms. Beatlebrox was concerned about the house at 1302 Norfolk being demolished. She noted that the HPB had saved a house on Park Avenue that had an application for a demolition permit. Ms. Beatlebrox thought it was important to be concerned about these historic houses.

Board Member Holmgren was surprised by the comments presented by Jodi Hoffman. She did not see this as a flat roof, and she never has. It looks like it has a flat point on top, but it is not a flat roof. Chair Stephens believed Ms. Holmgren was correct. Mr. Brighton argued that the roof is not a clipped gable by definition.

Board Member Holmgren stated that she walks by this house often and he sees a lot of the old house that can be pulled back out. She agreed with her fellow Board members that the house should be designated as Significant on the HSI.

Chair Stephens stated that Park City has shown a pattern over decades where a property outside of the Historic District has been deemed historic. He believed that in most of those instances it would have lost its context based on what was built around it. There is precedence of deeming something Significant in this type of situation. Chair Stephens believed that they look at properties inside the Historic District a little different than properties outside of the District. He assumed, based on the presentations and the Staff report, that the shingles on the exterior were probably placed over the existing siding. With that in mind, other than the gable, he could still the original form and he believed there was probably historic material underneath. Chair Stephens stated that most of the homes in the Historic District have all had substantial modifications with regards

to windows and doors, sizes and shapes. In this case he thought the windows and doors were consistent even though the materials have been changed. The fact that the roof trusses are charred tells him that the original structure on the outside is still there, because they would not put up a new structure and leave the charred roof members in place. Without any evidence to the contrary, he would keep with that assumption.

Chair Stephens agreed with his fellow Board members that this home is Significant. He could understand why the applicant felt that it was no longer part of the context of the neighborhood, and they continually wrestle with that problem in Park City because of what is built around it. However, it is the purview of the HPB and what they have to look at, and he thought the Staff made a compelling argument that this structure meets the requirements for a Significant designation.

MOTION: Board Member Holmgren moved to designate the house at 1302 Norfolk as a Significant Structure on the Park City Historic Sites Inventory, in accordance with the Findings of Fact and Conclusions of Law found in the Staff report. Randy Scott seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1302 Norfolk Avenue

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 reroofed 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 – 1302 Norfolk

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.

2. 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. (Application GI-13-00222)

It was noted that Planner Tyler had left the meeting. Planner Grahn was prepared to continue unless the Board preferred to continue the item to the next meeting.

Planner Grahn remarked that at the last meeting the HPB provided significant input on the design guidelines for new infill residential structures.

Universal Design Guidelines

Board Member Holmgren read the language, “Styles that never appeared before in Park City shall be avoided”. She noted that there were a few styles that they would like to avoid, such as the dome home that burned down. Planner Grahn stated that if the dome home were to come back, the LMC would have to be changed because it currently prohibits domes.

Foundations

Planner Grahn noted that based on comments from the last meeting the language was changed to reflect “no more than 2’ of foundation should be visible above final grade on secondary and tertiary facades” and “no more than 8 inches visible on the primary facade” which is consistent with the IBC.

Roofs

Planner Grahn stated that the Board has asked the Staff to look at overhangs and eaves and a new Design Guidelines was added to address their comments.

Dormers

The Staff added an additional Design Guideline for the dormers. They had originally proposed two guidelines for new construction; however, the feedback was to make sure that the dormers stayed modest in size and not consume the roof. The Board also wanted to see the dormers set back from the main wall of the building, and lower at the primary ridge.

Gutters and Downspouts

Planner Grahn remarked that gutters and downspouts were not easy to address. She provided examples; one over a non-historic building and another on a historic building, showing how gutters can work well. She noted that a new Guideline was added to say, “The downspout should be located away from architectural features and shall be visually minimized when viewed from the primary right-of-way”.

Board Member Beatlebrox asked if the photograph was a negative or positive example. Planner Grahn thought it was positive because it was not noticeable walking by. If she had taken the photo from afar, the architectural features would have been more prominent and the gutter and downspout would blend in.

Porches

Planner Grahn remarked that language was added to emphasize that porches are over the entrance and mimic the historic house pattern of porches. The revised language corrected the previous language and added additional detail. They also talked about locating porches in a way that follows the pattern of the historic porches along the street. Language was also stating that porch columns and railings should be simple in design, and using square or rectangular columns. Planner Grahn pointed out that the bulky Deer Valley look is not part of the Old Town vernacular.

Chair Stephens understood that the added guidelines applied to new houses. Planner Grahn answered yes.

Materials

Planner Grahn noted that the Board gave little feedback on materials. However, they wanted the Staff to think ahead in terms of sustainable materials. She pointed out that the Guideline requires submitting a sample of the material to the Planning Department to determine whether or not it is appropriate for the Historic District. Language was also added to say, "The synthetic material should have a similar appearance and profile of the historic siding and trim materials, and it should be applied as traditional materials".

Board Member Beatlebrox thought Planners Tyler and Grahn had done a good job capturing the Board's comments and intent. Chair Stephens agreed. He believed the idea was to allow flexibility to make decisions; and at the same time avoid the unintended consequence of every house looking the same.

Board Member Hodgkins thought it was flexible enough to apply five or ten years from now; but it still gives them what they are looking for.

Chair Stephens opened the public hearing.

Ruth Meintsma referred to the Materials section on page 70 of the Staff report. It says the materials shall be compatible in scale, proportion, texture; and then it talks about masonry, wood, and other building materials shall be similarly used as it was historically. Ms. Meintsma stated that she considers glass and glazing as a material, and the revised Design Guidelines section on Windows talks about solid devoid. She asked if glazing was a material that should be appropriate to historic character.

Chair Stephens noted that patterns of windows were part of a previous discussion, and he thought those guidelines had already been revised. Planner Grahn replied that the Board spent considerable time talking about windows at the last meeting in terms of proportions of opening to solid, styles, sizes, etc. However, she believed Ms. Meintsma raised a good point because sometimes glass is used as a planning material.

Ms. Meintsma noted that the guidelines mention scale and proportion, and there is discussion about the Mountain Modern. In the new structures she sees across canyon, the new Mountain Modern is the flat roof. The glazing is massive and does not fit with building materials being compatible in proportion and texture.

Chair Stephens understood that glass could not be used as an exterior product, and he asked how the proportion of glass could be regulated. Director Erickson

suggested that they add language stating that glass and plastic are not appropriate as building materials because they would never meet the requirements for texture and scale. The Board could recommend that the Staff consider the glazing itself and to eliminate reflective glasses or at least highly reflective glass. Director Erickson thought they should also consider avoiding overly-darkened windows as well.

Director Erickson stated that if the HPB forwarded a recommendation to the City Council this evening, they could recommend that the Staff include language with respect to glazing.

Chair Stephens commented on previous discussions regarding stone, type of stone, how it is stacked, etc. He asked if the Staff felt they had the tools to regulate that effectively without pushing everyone to look exactly the same.

Planner Grahn remarked that they had a good start with the existing Guidelines and the revised Guidelines take it one step further. Calling out the dimensions of the masonry units is helpful. If the Staff could include photos of what is appropriate and what is not, it would also give people an idea of appropriate color and size. Chair Stephens asked about using synthetic stone in the Historic District. Planner Grahn replied that synthetic stone was not allowed by the LMC.

Board Member Holmgren asked to make a comment about landscaping and vegetation. She noted that there is always an emphasis on xeriscaping, and she would like the Guidelines to push historic bushes such as lilacs, fruit trees, and roses. She recognized that they require a lot of watering, but once they are planted they last forever. Planner Grahn recalled from the last meeting that they talked about creating a sidebar of the varieties that existed in Park City historically. Chair Stephens noted that most of the traditional plant materials could survive with a drip irrigation system.

Board Member Beatlebrox was prepared to make a motion, and asked for help with the language to include the glazing.

Director Erickson stated that the motion would be to forward a POSITIVE recommendation for this section of the proposed changes to the Park City Design Guidelines, and in accordance with the specific direction in their discussion this evening regarding glazing and other materials.

MOTION: Board Member Beatlebrox moved to forward a POSITIVE recommendation to the Planning Commission as stated above by Director Erickson. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

3. 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.
(Application PL-16-03352)

Planner Grahn stated that the Staff has been working on flat roofs and trying to determine when it is appropriate to have roof top decks versus patios and balconies, as well as how green roofs fit in. Another discussion has been how building out to the maximum footprints results in less side and backyards for people to have outdoor space, and it gets moved to the rooftop. She noted that there were also sustainability benefits, but they needed to be balanced with the historic integrity and character, and maintaining the historic districts.

Planner Grahn stated that in talking about the desired outcome, she and Planner Tyler thought it was to encourage a compatible roof design. One way to make it compatible was the pitch. She pointed out that when driving on Deer Valley Drive and looking at the town, the character defining features are the different roof pitches. She remarked that they would not want to discourage flat roofs on the back of the house, but it is important to keep a pitch along the street. Planner Grahn remarked that another issue is that flat roofs become detrimental to the Historic District due to the lack of compatibility with the mass, scale and height. In terms of green roofs, comments heard from the public and others is that green roof often go from being green and vegetated to not being maintained. They turn into brown lawn areas and then party decks and hot tubs.

Planner Grahn presented examples of green roofs. She explained why the green roof was the garage at the Washington School House Inn was successful. Planner Grahn reviewed examples of other flat roofs in Old Town where they did a good job of maintaining the streetscape.

Planner Grahn stated that she and Planner Tyler went through the LMC to determine what is or is not allowed. They took a step back and tried to keep it simple. She pointed to the language in red which was amended language to the LMC. It read, "The primary structure needs to have a primary roof pitch between 7:12 and 12:12. A roof that is not part of the primary roof design may be below the 7:12 roof pitch". "Accessory structures may be below the required 7:12 roof pitch".

Planner Grahn noted that the language about a flat roof having a maximum height of 35' was removed. It was replaced with, "The flat roof shall not be permitted as the primary roof form on the primary structure's façade". "The green roof has to meet the definition as provided in the LMC", which means it has to be vegetated. Hot tubs, outdoor cooking areas, and seating areas are not allowed on a green roof if it is the primary roof form. The roof deck shall not be located more than 23' above existing grade, including the height of any required

parapets, railings or similar features". She pointed out that for residential structures the railing has to be about 3' tall. They did not want to extend it another 3' to avoid increasing the mass and bulk of the structure.

Board Member Beatlebrox asked about the 23' above existing grade. Planner Grahn explained that on a downhill lot there is a requirement to step it in 10' at the 23' point. Most people use that step to create an outdoor deck, which is why the Staff tied it that. If the Board thought an exception was needed for specific cases, the Staff could come up with one. Chair Stephens asked if the 23' was measured to the top of the deck or the top of the rail. Planner Grahn replied that it was measured from existing grade to the top of the rail.

Director Erickson reported that the Staff was adjusting the LMC outside of the Historic District to include railings and other things because it tends to overbear the neighborhood. He pointed out that in some of the flat roof houses the railing are above height and the building suddenly gets bigger.

Planner Grahn thought another point to consider is if someone wants a patio area they would lose ceiling height and also wall height. If they lose the wall height it would reduce the scale, which is more compatible with the historic houses. Chair Stephens stated that one advantage of a flat roof is that it decreases the massing of the building. Without the specified height, they still get the same mass but with a roof deck on top. Board Member Hodgkins agreed that the point should be to decrease rather than increase. He believed they could come up with flat roof examples that increased the volume of the building.

Chair Stephens referred to the example of the deck with the hot tub and asked if it would preclude the deck from being used. Planner Grahn replied that if the owner would come in under the proposed guidelines and they had the flat roof space, it would not be the primary roof form because it has gables on both ends. Chair Stephens clarified that it would only apply to a green roof. Planner Grahn answered yes.

Chair Stephens asked how they define primary roof form. Planner Grahn explained that the Planning Department looks at the overall roof plan and calculates a percentage of each roof form. For example, if the flat roof is 51% and the gables between 7:12 and 12:12 that add up to 49%, the 51% is the green roof. Chair Stephens asked if they were looking at the area of square footage. Planner Grahn answered yes. He believed that being able to do gable on the front with a little bit of flat helps to keep down the scale of the home. Chair Stephens thought the calculations needed to be very clear to the architectural community. Planner Grahn agreed and offered to look further into the primary roof form and either tie it to square footage or what is visible from the street. Chair Stephens thought they should look at it from the street, but also from the

uphill and downhill lots. Board Member Hodgkins suggested saying that it could not be visible from the public right-of-way.

Director Erickson stated that the Board could forward the recommendations in their discussion to the Planning Commission this evening for debate, or they could ask the Staff to bring back portions at the next meeting.

Chair Stephens preferred that it come back to the HPB. He was concerned about the unintended consequences and he wanted to see the new calculation works out.

Chair Stephens opened the public hearing.

Ruth Meintsma referred to page 89 of the Staff report, the Desired Outcome, the second bullet item stating that, "flat roofs are generally not a desired outcome for the public face and along the street." She remarked that the cross canyon view also needed to be considered. She commented on the flat roof structures that she can see from across the canyon. Ms. Meintsma stated that she likes flat roofs, but she could also understand how people do not think it works, particularly the larger, mountain modern flat roofs. She had been looking at flat roofs in Salt Lake because a lot of them appear as infill. She thought one speaks to the other, but the massing is an issue. Ms. Meintsma understood how flat roofs in town could be an issue. However, for cross canyon views she thought there should be some accommodation for when you read the house, you read it as a gabled house with a flat roof, as opposed to a flat roof house with a little gable. Ms. Meintsma commented on green roofs not being maintained. She noted that green roofs can be gorgeous roofs, but it does not play out that way, especially on a flat roof where no one can see it. However, if green roofs could be allowed on a 5:12 pitch, and the green growth could be seen, it might encourage people to have beautiful green roofs that are sustainable and compatible. Ms. Meintsma stated that if she had a flat roof on the back of her house no one would see it except for the condos above who look down at her ugly roof. She thought it would be great if those condos could look down and see a garden of green.

Ms. Meintsma noted that currently the LMC says, "The primary roof pitch must be between 7:12 and 12:12". "A green roof may be below the required, which means the green roof could be flat, as part of the primary roof design". She noted that homes have been approved with 100% flat roofs, but when she reads the Code it says that the flat roof is only part of the primary roof that must be a minimum of 7:12. She found that confusing and no one has been able to explain it to her. Her interpretation of the existing Code is that it prevents a home with 100% flat roof.

Chair Stephens believed that once the revisions are completed, the Guidelines will reinforce the LMC and provide more clarity on the options.

MOTION: Board Member Holmgren moved to CONTINUE the discussion on flat roofs to a date uncertain. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 6:42 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction and Reconstruction Review
Address: 632 Deer Valley Loop
Project Number: PL-17-03512
Date: August 2, 2017
Type of Item: Administrative – Material Deconstruction and Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the reconstruction of the historic house and material deconstruction of non-historic and non-contributory materials at 632 Deer Valley Loop pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Topic:

Address: August 2, 2017
Designation: Significant
Applicant: Lilac Hill LLC (Architect Bryan Markkanen)
Proposal:
1. Reconstruction of c.1900 historic house
2. Material Deconstruction of non-historic broken wood stairs and overgrown landscaping; historic c.1918 floor structure; c.1941 enclosed porch addition; c.1969 rear addition; c.1918 fire-damaged roof structure; c.1918 brick chimney; non-historic c.1969 concrete block chimney; c.1969 T-11 siding; 18 linear feet of the historic c.1918 west wall; historic c.1918 front porch and c.1969 ornamental porch posts; c.1930 exterior door on north façade; non-historic service door on west elevation; 9 non-historic single-pane, replacement windows.

Background:

On March 28, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 632 Deer Valley Loop. The application was deemed complete on April 11, 2017. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on the HPB's Review for Material Deconstruction approval and the request for panelization of the historic house. The current HDDR application is for the panelization of the historic house, and any material deconstruction necessary for the proposed project.

On April 26, 2016, the City received a Subdivision application for the Lilac Hill Subdivision located at 632 Deer Valley Loop; the application was deemed complete on April 28, 2016. The Lilac Hill Subdivision was recorded on January 31, 2017. The property was then purchased by the current developer, Lilac Hill LLC, on March 2, 2017.

The current owners are proposing to subdivide the property again to create two lots—one accessible from Deer Valley Drive and the other from Rossie Hill. This proposed subdivision went to the Planning Commission on July 12, 2017; it is scheduled to be reviewed by City Council on August 3, 2017. The proposed subdivision is dependent on the HPB allowing for the rear addition on the south elevation to be removed. Should the HPB not approve the removal of the c.1969 rear addition, the applicant may appeal the HPB's determination to the Board of Adjustment (BOA). The applicant may also return to the Planning Commission and City Council with a revised subdivision showing the subdivision line between the two lots relocated to accommodate maintaining the addition.

This site is listed on Park City's Historic Sites Inventory (HSI) and is designated as a Significant Site. The house was constructed c.1900 during the Mature Mining Era (1894-1930) by George and Elizabeth Thompson. The early twentieth century Sanborn Fire Insurance Maps demonstrate that this site was part of a much denser neighborhood comprised of approximately fourteen (14) structures located on the hillside. Of these, only four (4) structures currently exist on the hillside—632 Deer Valley Loop, 622 Rossie Hill Drive, 652 Rossie Hill Drive, and 660 Rossie Hill Drive.

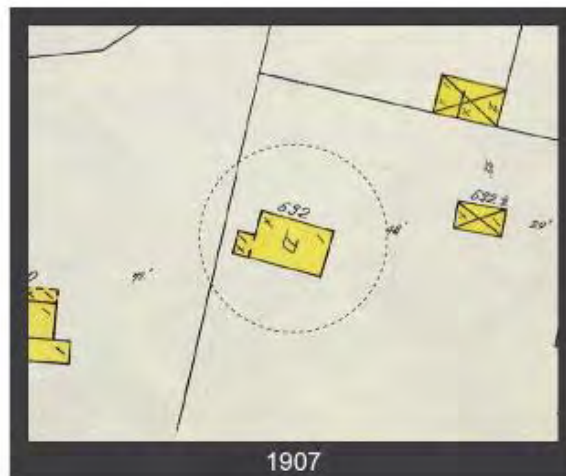
This property has had a long history as it is the first of the Bureau of Land Management (BLM) parcels to be released by the BLM and privately held. This complex history is outlined by the following staff reports, but summarized here:

- **1981:** William and Juli Bertagnole purchase the property from Harold and Mary Dudley
- **May 2, 2013:** BLM granted the Bertagnoles a land patent for ownership of the parcel
- **August 21, 2013:** Park City Building Department issues a Notice and Order to Vacate and Repair the structure due to fire damage and the dilapidated state of the building
- **November 13, 2013:** HPB holds a Determination of Significance (DOS) hearing and finds that the house should remain designated as "Significant" on the City's HSI. [HPB Staff Report \(page 19\)](#) and [HPB Minutes \(page 1\)](#).
- **April 15, 2014:** BOA reviews Bertagnoles appeal of the DOS; due to the new information submitted by the appellant, the BOA remands the DOS back to the HPB for review. [BOA Staff Report \(page 23\)](#) and [BOA Minutes \(page 2\)](#).
- **May 21, 2014:** HPB again finds the house should remain designated as "Significant" on the City's HSI. [HPB Staff Report \(page 15\)](#) and [HPB minutes \(page 2\)](#). Bertagnoles again appeal the DOS.
- **July 9, 2014:** Bertagnoles withdraw the DOS appeal.
- **February 2016:** Bertagnoles sell property to 632 DVL, LLC.
- **April 26, 2016:** 632 DVL, LLC submits a plat amendment application.
- **June 22, 2016:** Planning Commission reviews the Lilac Hill Subdivision at 632 Deer Valley Loop and forwards a positive recommendation to City Council. [PC Staff Report \(page 29\)](#) and [PC Minutes \(page 4\)](#)

- **July 14, 2016:** City Council reviews Lilac Hill Subdivision at 632 Deer Valley Loop and continues to a date uncertain. City Council expresses concerns regarding the development of the hillside and directs staff to return with legal restrictions on house size, height, site parameters, and relocating the historic house. [CC Staff Report \(page 81\)](#), [CC Minutes \(page 5\)](#), and [CC Audio](#).
- **September 22, 2016:** Due to concerns expressed by City Council during the July 14th meeting, staff returned to Council for input on proposed Conditions of Approval. [CC Staff Report \(page 58\)](#) and [CC Audio](#).
- **October 20, 2016:** City Council approved the Lilac Hill Subdivision as [Ordinance No.16-32](#). [CC Staff Report \(page 108\)](#) and [CC Minutes \(page 9\)](#).

History of Development on this Site

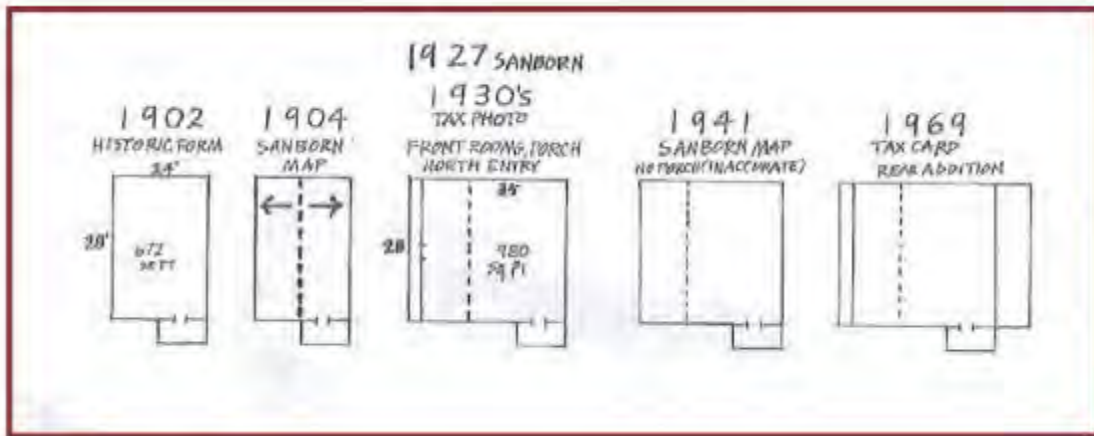
The residential structure constructed at 632 Deer Valley Loop was originally built circa 1900. The 1900 Sanborn Fire Insurance maps did not include this portion of Park City as it was outside the dense development of Old Town. A copy of the 1904 quitclaim deed, outlining the transfer of the property of George and Elizabeth Thompson to Sven and Hannah Bjorkman, shows that in 1904 the structure was a “two (2) room frame dwelling.” Staff finds that this is consistent with the 1907 Sanborn Fire Insurance Maps:



Based on physical evidence and analysis conducted by the Bertagnoles during their appeal of the DOS, the structure was expanded between 1912 and 1918. In 1918, then-owner Carl Hoger transferred the property to Willis A. Simmons. The quit claim deed describes the structure as a “four room frame dwelling house.” The four (4) room cottage first appeared on the 1929 Sanborn Fire Insurance Map, shown below:



Based on analysis provided by the Bertagnoles, the house was then expanded by adding an addition across the façade. As families came to inhabit these structures and the economy improved, additions were constructed to meet the growing needs of homeowners. It was not uncommon in Park City to see additions constructed atop existing structures, transforming hall-parlor structures to two (2)-story houses. Leantos, shed additions, and new wings were also added to structures as they expanded. The addition on this structure is seamless and transformed the house into a four-room side gable form. Staff finds that the following analysis supplied by the Bertagnoles documents the house's expansion:



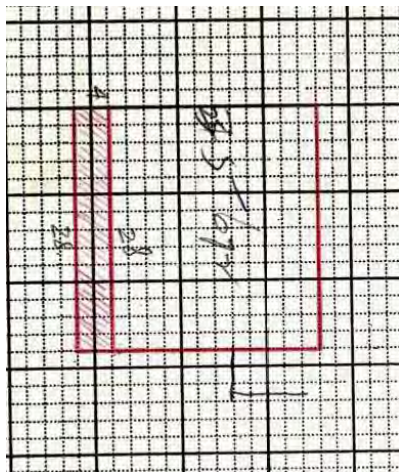
Staff has not verified the measurements provided in the analysis above; however, overall staff believes this is a feasible explanation of the development of the structure with the exception that it does not address the rear shed addition that is visible in the c.1940 tax photograph. We also know that the c.1941 Sanborn Fire Insurance map is inaccurate in its depiction of the structure as it does not show the porch that is visible in the c.1941 tax photograph. The 1927 Sanborn Fire Insurance map does not depict any accessory structures, and it is unclear whether this structure is a later, short-lived addition, or a non-identified outbuilding. Further, the Sanborn Fire Insurance map shows that this is not a neighboring structure as the house and neighborhood were

scattered and not constructed in as dense of a pattern as we see in other parts of Old Town.

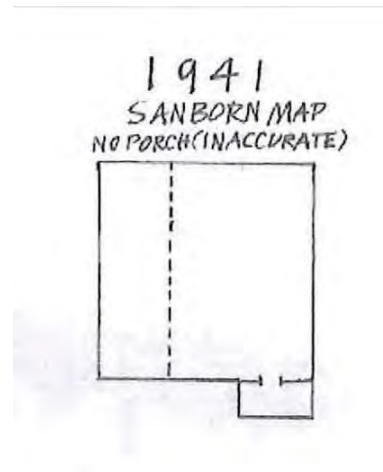


Above: The arrow denotes the structure to the back of the building c.1941. It is unclear if this is a short-lived addition or an unidentified outbuilding.

The tax cards included in the Historic Sites Form further support that the side porch depicted in the c.1941 tax photograph was enclosed and expanded in the decades after, likely the same time that the present rear addition was constructed along the rear (south) wall of the structure.



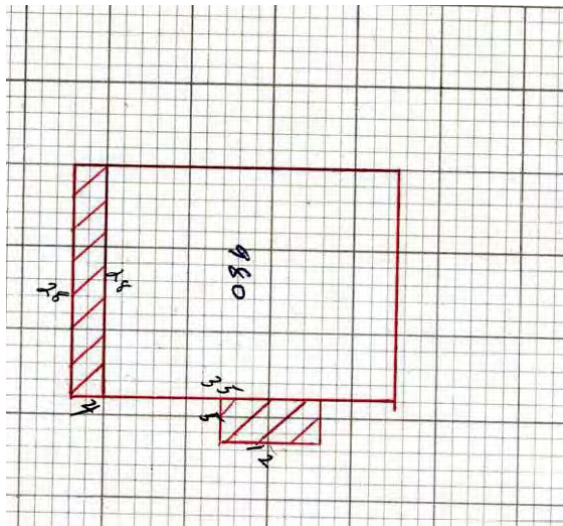
1949 Tax Card



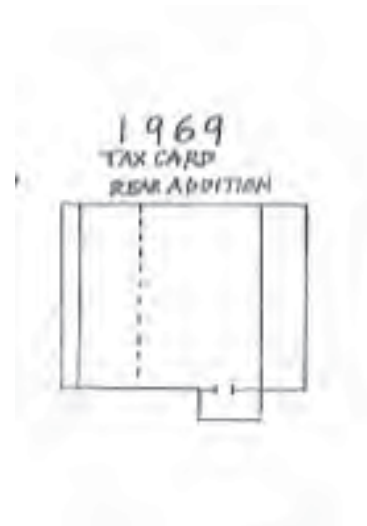
1941 Sanborn Analysis by the Bertagnoles

The Bertagnole's analysis of the structure in 1941 closely resembles the 1949 tax card, completed just eight (8) years later. It demonstrates that in the 1940s, the structure had a relatively square footprint with a full-width porch across the façade (north) elevation as shown in the c.1940 tax photograph. Further, it shows that the side porch extended only as far as the rear (south) wall of the historic structure. It is unknown why in 1949 the surveyor only showed two (2) walls of this side entry on the west elevation (drawn in blue ink). The addition or structure located just south of the structure in the c.1940 tax photograph is also not depicted in either the 1941 Sanborn Map, nor the 1949 tax card.

It appears that the rear addition along the south wall and enclosure of the side porch to create a mudroom were completed in 1969. Staff finds that the replacement aluminum windows, vertical siding, concrete block chimneys and replacement porch posts and railing were all introduced during the 1969 remodel.



1969 Tax Card



Bertagnole's Analysis

It is very clear in the 1969 tax card that the width of the mudroom is roughly twelve feet (12'). This does not appear consistent with the existing structure as the enclosed side porch extends beyond the south wall of the gable structure and over the rear addition. It also appears that the rear shed addition may have been added over the eave of the gable, rather than beneath it. From the c.1940 photograph, it is evident that the mysterious structure to the south was not constructed over the existing gable. In evaluating the applicants' research, staff concludes that the c.1969 rear addition may have replaced the structure or addition shown in the tax photograph.



1. *Mudroom extends beyond the original south wall of the side-gable structure.*
2. *The historic photograph shows that the side-gable is symmetrical and the eave is detached. The c.2013 photograph shows that the gable has been shortened in*

order to add the c.1969 shed-roof addition.

Based on the applicant's analysis and staff's site visit, this house appears to have been constructed with a frame structure. Stud walls are covered with exterior horizontal planks. It is unclear whether the house was initially constructed with single-wall construction and then framed at a later date, or if it had always been framed. In either case, the framing appears to be historic and was likely added early on.

The rear portion of the house was severely damaged in a fire on May 17, 1999. Since that time, the building has been vacant and exposed to the elements. In his Physical Conditions Report, the applicant finds that "the walls of the historic portion of the house are largely intact, though portions of the East wall are fire damaged. The South wall of the original house is heavily fire-damaged and not salvageable. Roof rafters in the original house are either burned or smoke and fire damaged. The fire caused roof collapse in the South addition and portions of the South side of the historic home."



Photo of interior of c.1969 addition and historic wall of the house. Due to the hole in the roof of the c.1969 addition, the back portion of the historic house and the c.1969 addition have been largely exposed to the elements.

Analysis 1: Disassembly and Reassembly ("Panelization") of the Historic House

In their analysis, the applicant proposed to reconstruct the historic house in its entirety. The applicant's structural engineer found that the fire had severely damaged the entire roof, attic floor, and south perimeter walls that have caused the roof members to be beyond repair (See Engineer's Report, Exhibit B). The 2x4 stud wall framing sits on floor joists that rest directly on the soil. The lack of foundation has caused the house to heave and settle unevenly. The structural engineer found that "there is no economic

value to the home in its existing condition. If the roof were removed leaving the existing perimeter walls, a new roof structure should not be built upon perimeter walls that are not supported by the foundation. The most feasible solution is to demolish the entire structure and re-build.”

Chief Building Official Dave Thacker and Planning staff conducted a site visit with the project architect on June 26, 2017. Upon further inspection, staff confirmed the structural engineer’s findings that the roof was beyond salvageable as it was severely charred and damaged by the 1999 fire. Staff disagreed with the engineer’s analysis that the walls were beyond salvage. As indicated in the CBO Determination Letter (Exhibit C), the framed walls are in fair condition. The framed walls have provided rigidity and the walls are largely salvageable.

Staff is now requiring the applicant to panelize the structure, saving the north, east, and west walls of the historic house. The applicant has consented to this with the understanding that total reconstruction may be necessary should the wall panels be in poorer condition than currently anticipated. Due to the instability of the house, the applicant has not proposed any further exploratory demolition.

15-11-14 Disassembly And Reassembly Of A Historic Building Or Historic Structure

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

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

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

A structural engineer has found that the Historic Building cannot reasonably be moved intact due to its poor structural condition. Specifically, he found that the roof structure is beyond repair and that the building is in poor condition (Exhibit B). The structural engineer recommended complete reconstruction; however, the Planning and Building Department believe panelization is possible given the condition of the framed walls on the north, east, and west sides of the house.

2. At least one of the following:

- a. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

The historic house is currently in poor condition as it was abandoned after the fire of 1999 and left exposed to the elements. The structural engineer recommended complete reconstruction; however, staff finds

that panelization will ensure the preservation of three of the four historic walls of the house. Staff finds that the panelization will abate total demolition of the house and preserve a greater amount of historic materials.

- b. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or

The Park City Building Department issued a Notice and Order on August 21, 2013, to vacate and repair the structure due to fire damage and the dilapidated state of the building. The Chief Building Official has reiterated that this is a dangerous building in his letter dated, July 16, 2017. The building is in a hazardous and dangerous condition due to the significant amount of damage caused by the 1999 fire.

- c. The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:

1. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or
2. If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or
3. All other alternatives have been shown to result in additional damage or loss of historic materials.

There are unique conditions that are specific to this building that warrant its proposed panelization. The structure is in such poor condition that it would not survive lifting or moving the building as a single unit. The applicant has demonstrated that panelization will result in the preservation of a greater amount of historic materials as three historic wall panels will be preserved. (A total reconstruction would not have preserved any of the wall panels.) The applicant has considered other alternatives, such as reconstruction; however, panelization allows for the greatest amount of historic material to be salvaged and maintained.

The historic house will need to be reassembled using the original materials that are found to be safe and/or serviceable. No change to the location, placement, orientation, or form of the historic house is proposed at this time.

The proposed panelization does comply with the Design Guidelines. The applicant has prepared a plan to remove the non-historic materials and disassemble the walls. Measured drawings of the historic structure have been completed. Staff and the applicant have also created a thorough photographic survey of the exterior to ensure proper reassembly of the historic structure. The applicant is proposing to store the panels vertically on site, braced against a new structural system, and tarping the panels to protect them from the elements. (See Applicant's Panelization Plan, Exhibit D.)

To ensure that the historic house is reassembled accurately, staff has included the following Conditions of Approval:

2. Written plans detailing the disassembly and reassembly steps and procedures shall be submitted and approved by the Planning and Building Departments as part of the building permit.
3. The applicant shall document through photographic means the disassembly of the building. As each component is disassembled, its physical condition shall be noted, particularly if it differs from the condition stated in the pre-disassembly documentation.
4. The wall panels shall be protected with rigid materials, such as sheets of plywood. The wall panels shall be securely stored on-site until needed for reassembly. The City may hold a portion of the financial guarantee should further damage or destruction occurs to the panels while they are stored on site.
5. When reassembling the structure, its original orientation and siting shall be approximated as close as possible.

Analysis 2: Material Deconstruction

Staff has analyzed the specific scope of work for the material deconstruction below:

SITE DESIGN

As existing, the site slopes uphill from north to south, parallel with Deer Valley Drive. There are no historic fences or retaining walls on the site. There are some limited, deteriorated retaining walls along the gravel parking pad, immediately adjacent to Deer Valley Loop. Broken wood stairs lead from the parking area to the front porch. Any original landscaping is overgrown and the property is generally unkempt.

The applicant is proposing to clean-up the site. New stone retaining walls are proposed to retain the hillside along the proposed driveway on the north edge of the property. The applicant proposes to re-landscape the lot.

Staff finds that the proposed scope of work does not impact any historic materials and thus does not require HPB review.



Photo of the site in spring, before the grasses have become overgrown.

STRUCTURAL SYSTEM

As previously described, the house currently has a framed wall system with 1x12 horizontal planks covering the framing. The south wall of the historic house (interior wall between the historic house and c.1969 addition) was severely damaged by the 1999 fire and is beyond repair. The fire also damaged the roof structure. Because there is no foundation, the floor framing sits directly on the dirt. As the structure settled, individual structural members have become deformed.

The applicant proposes to panelize the north, east, and west walls of the historic house. A new framed structure will be constructed and the salvaged wall panels will be installed over the new framing.

Staff finds that the proposed work mitigates any impacts that will occur to the historical significance and architectural integrity of the building. By removing the panels in the largest pieces possible, the applicant will have to build a new framed structure that exactly matches the dimensions of the existing wall panels. As previously described, the panelization will ensure that the greatest amount of historic material is preserved.

Staff finds that the proposed scope of work required for the rehabilitation of the house.



The exploratory demo on this interior wall of the east elevation showed that wallpaper had been applied over horizontal wood planks, typical of single-wall construction. On the opposite wall on the west elevation, stud framing was present.



Charred roof construction with brick chimney.

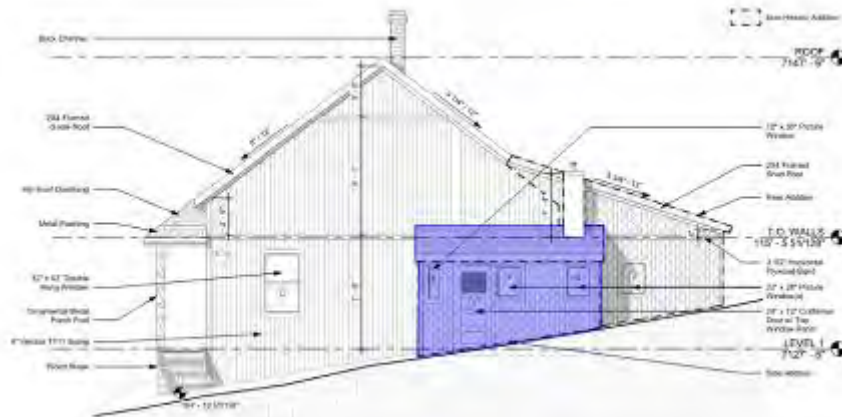
ADDITIONS

The period of historical significance for this house is around 1929, when the four-room, side-gable cottage with full-width front porch was constructed. This is the overall form that is still discernable today.

The first addition made to the house was the enclosure of the porch on the west elevation after the c.1941 photograph. In the tax photograph, this structure is an open porch; however, it was likely enclosed and expanded to the south as part of the 1969 remodel.

Staff finds that this addition no longer maintains its integrity. The design of this addition has been modified from an open porch with a square footprint to an enclosed mudroom with a rectangular footprint. The exterior is now clad in T-11 siding and the original porch structure is no longer visible. It does not reflect the

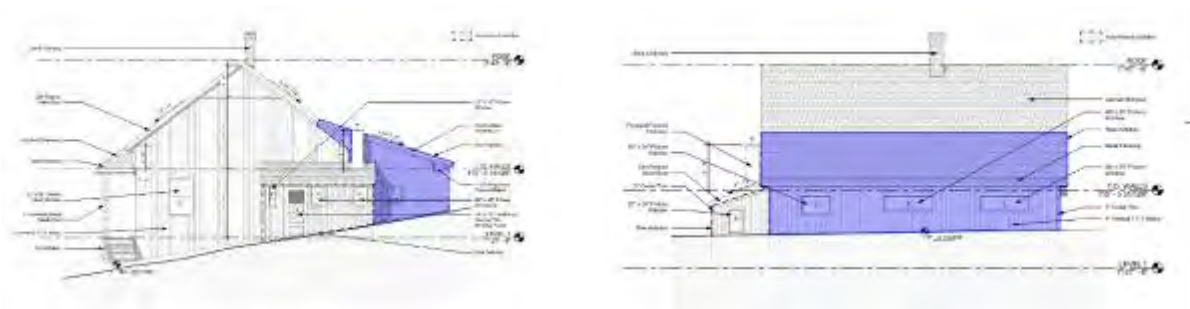
workmanship, feeling, and association with the Mature Mining Era (1894-1930) in which the historic house has been designated as significant. Further, the enclosed porch is located beyond the midpoint of the historic structure, and is secondary to the primary façade. Staff finds that this addition is non-contributory to the historic integrity and historical significance of the structure and can be demolished.



A second addition was constructed across the south elevation of the historic house in c.1969. The applicant has proposed to remove this addition in order to restore the original side-gable appearance of the historic house. The addition consists of a framed structure and is clad in T-11 siding and 3 inch vertical wood trim. The windows on this addition are oriented horizontally and further speak to its construction date of c.1969.

The applicant is also proposing to subdivide the lot into two lots of record, with the proposed property line dividing the two running through the existing addition.

Staff finds that this addition is non-contributory to the historic integrity and historical significance of the structure and can be demolished.



West Elevation

South Elevation

ROOF

As previously described, the applicant's structural engineer has found that the roof has been jeopardized due to the 1999 fire. In addition to destroying the structural members of the roof above the historic house and c.1969 addition, the fire also caused the roof of the c.1969 addition to collapse. The addition as well as the attic of the historic house have been exposed to the elements for almost two decades, leading to further deterioration.

The historic gable roof structure has a 9:12 pitch. It was constructed of 2x6 dimensional framing with 1x10 planking. The original shingles were replaced with asphalt shingles. The eaves of the historic gables are plumb cut.

The applicant proposes to demolish the roof assembly entirely.

Staff finds that the proposed scope of work is necessary for the restoration and rehabilitation of the building.



CHIMNEYS

There is a brick chimney in the center of the historic house that is original to the building. The chimney is in fair condition and the applicant believes it can be salvaged. The chimney likely provided a vent for a wood stove, so the brick chimney base only exists through the attic and does not continue to the ground floor. The chimney served as a fire break in the attic.

The applicant is proposing to salvage and reconstruct the chimney. Due to the structural instability of the attic, inspections of the chimney have occurred from the ground level. Staff believes it may be difficult to salvage the chimney in whole given the instability of the roof and attic structure.

Staff finds that the removal of the chimney is necessary in order to reconstruct the roof. Staff anticipates that the chimney will need to be reconstructed in order to install it on the new roof. The proposed material deconstruction to reconstruct the

chimney is necessary for its restoration. To ensure an accurate restoration, staff has included the following Conditions of Approval:

6. Should the historic chimney not be able to be removed in one piece, the applicant shall disassemble the chimney in the largest workable pieces possible. All the elements of the chimney shall be systematically separated from the chimney. The markings shall be removable or made on surfaces that will be hidden from view when the chimney is reassembled. The process of the disassembly shall be recorded through photographic means.



On the west elevation, there is a concrete block chimney that runs through the roof of the c.1969 roof of the enclosed porch addition. There are also a metal chimney flues on the south (rear) elevation of the house. Staff finds that the concrete block chimney and metal flue do not contribute to the historic integrity and historical significance of the structure.



EXTERIOR WALLS

Historic photographs show that the house originally had horizontal wood siding, typical of what was available during Park City's Mining Era. Over time, new layers of siding have been added over this material and today the house is clad in T-11 wood siding. In some areas, the T-11 was nailed through Bricktex siding to the original shiplap siding; however, in others, it appears that the original wood siding may have been removed and the T-11 sits directly on top of the horizontal wood planks of the wall.

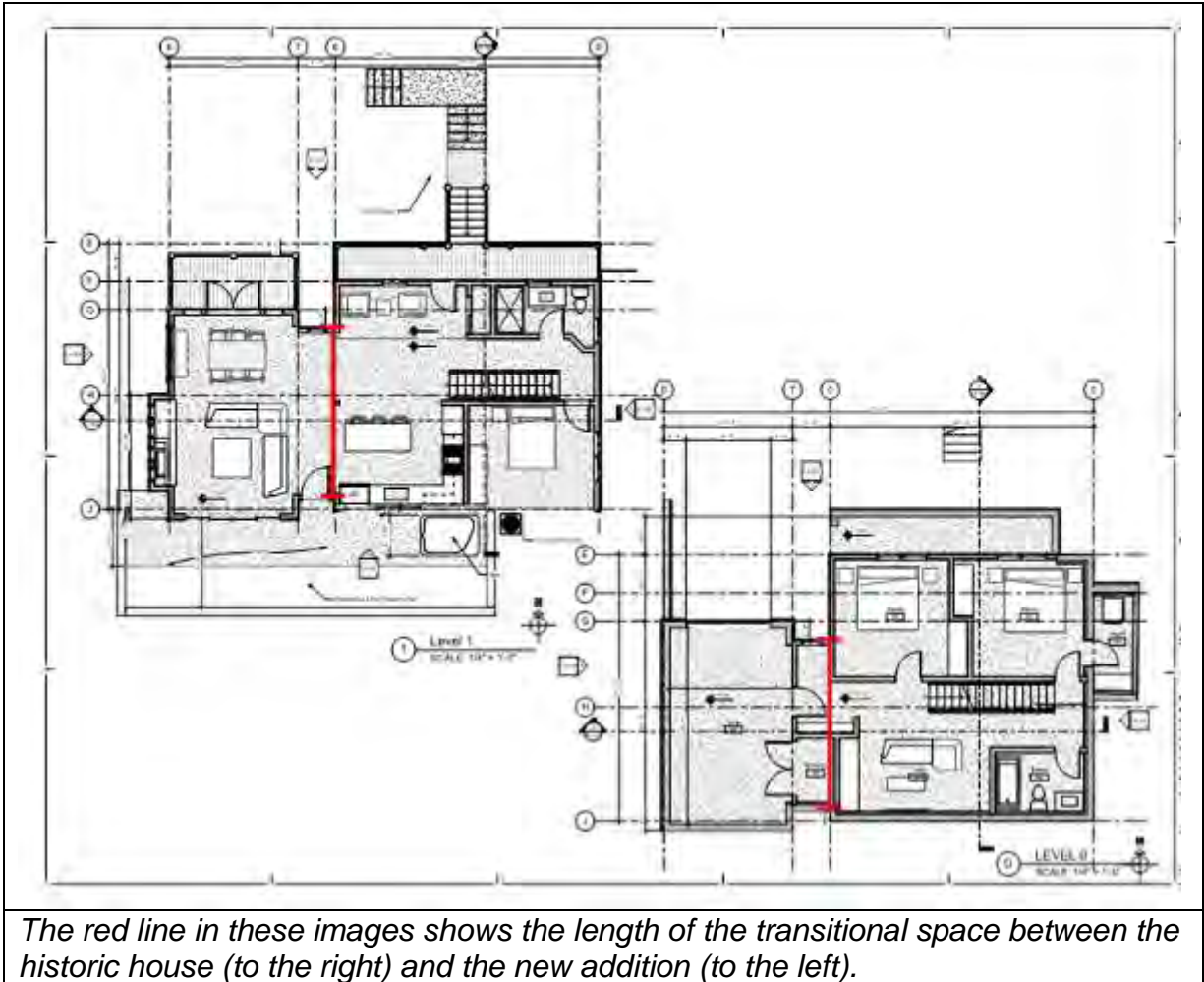
The applicant is proposing to remove the T-11 wood siding. The historic wood siding will be maintained and repaired using recognized preservation methods. The applicant has not yet completed his exploratory demolition, and the condition of the siding is unknown.

Staff finds that the removal of the T-11 wood siding is necessary for the restoration of the historic wood siding. Staff has added the following Conditions of Approval to ensure the preservation of the wood siding:

7. 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 removal of the historic materials in writing prior to any removal of the materials. The Historic Preservation Plan shall be updated, as necessary, to reflect the conditions of the original wood siding.

The new addition is proposed along the west elevation of the historic house. The applicant is proposing to remove 18 linear feet of the west wall in order to accommodate a transition element between the historic house and new addition. (The overall length of the west wall is about 24.5 feet.)

Staff finds that the proposed exterior changes will not destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.



FOUNDATION

In the past, the owners removed portions of the floor structure in the historic house to determine whether or not a foundation was present. At this time, it appears that there is no existing foundation. This is further supported by the way in which the house has settled, specifically the shifting of floors and skewed door frames. The applicant believes the house was built on planks that rested directly on the ground.

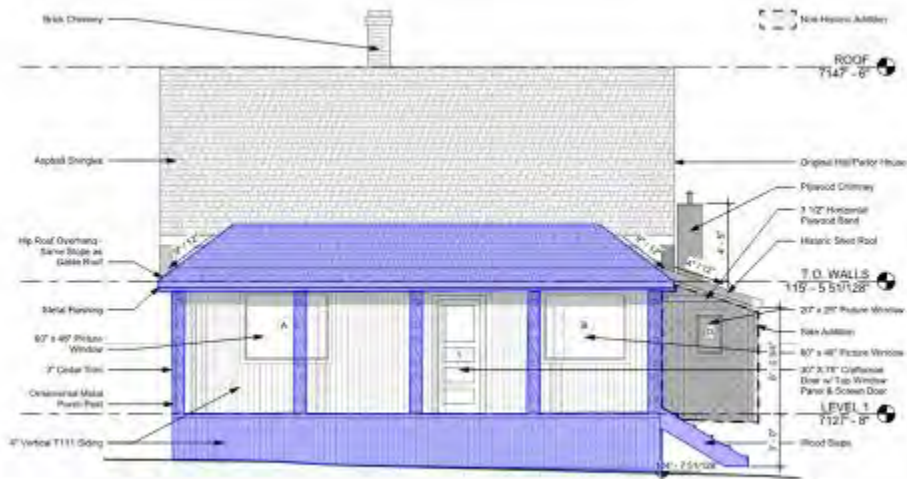
The applicant proposes to pour a new basement foundation beneath the historic house. Staff finds that the material deconstruction of the deteriorated floor system and foundation remnants is necessary in order to rehabilitate the historic house.

PORCH

The existing porch is constructed of contemporary building materials, and staff believes it may not be the original porch. The current floor framing has settled as it rests on 6x6 wood piers that are in fair to poor condition, and the wood stairs leading from the porch to the ground are severely rotted. The hip roof of the porch is supported by ornamental metal posts, likely introduced in the c.1969 remodel.

The applicant is proposing to reconstruct the porch. Physical evidence and the historic c.1940 tax photograph will be used to replicate the turned posts and horizontal railing of the historic porch. A new hip roof will be constructed to comply with structural codes.

Staff finds that the proposed material deconstruction is necessary in order to restore the appearance of the original porch.



DOORS

There are only two existing exterior doors on the house.

The four-panel door with half-light on the north façade is historic and can likely be restored. Staff finds that the material deconstruction of the historic door is necessary for the restoration of the house; however, staff finds that the door may be in worse condition than anticipated as the opening has been boarded since 2013. Staff has added the following Condition of Approval to address the historic door:

8. The applicant shall work with the Historic Preservation Planner to determine whether or not the historic door on the historic house can be salvaged and reused as an operable door on the rehabilitated house. The Historic Preservation Planner shall make a determination in writing prior to material deconstruction on the door.

Photo #19: Entrance Door #1



Historic front door proposed to be salvaged and reused.

There is a second exterior door on the west elevation of the enclosed porch addition; this door is not historic. Staff finds that the proposed removal of the non-historic door is necessary as part of the demolition of the enclosed porch addition. The door does not contribute to the historical integrity or historical significance of the house.

WINDOWS

Because the T-11 siding has not yet been removed, it is unclear if the existing window openings are historic or if they were introduced as part of the c.1969 remodel. Only the double-hung windows on the east and west sides may be the original window openings on the historic house; the others are believed to have been modified. The existing windows on the house are replacement, single-pane windows built in place or with aluminum frames.

The applicant is proposing to restore the original window openings on the north, east, and west sides of the property with new wood windows. Because the applicant has not verified the locations of the original windows, staff has included the following Conditions of Approval:

9. Following the removal of the non-historic T-11 siding, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window openings. The applicant shall base any window modifications on the façade (north elevation) or secondary facades (east and west elevations) that will be visible from the Woodside Avenue right-of-way on physical, measured evidence uncovered during the demolition process. Planning staff shall review and approve the updated window configuration

2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance map analysis, the house was constructed as a two-room frame dwelling c.1900. Between 1912 and 1918, the structure was expanded to create the four-room cottage seen today by adding a new addition across the façade. A front porch was also built at this time.
4. Following the end of the Mature Mining Era (1894-1930), an open porch on the west elevation was enclosed. This porch was later expanded again in the c.1969 remodel to create a larger mudroom that extended beyond the south wall of the historic house and on to the c.1969 rear addition that was constructed.
5. In 1981, William and Juli Bertagnole purchased the property from Harold and Mary Dudley and used it as an income property.
6. On May 17, 1999, a fire severely damaged the rear portion of the house. The house has been abandoned since that date.
7. On May 2, 2013, the Bureau of Land Management (BLM) granted the Bertagnoles a land patent for ownership of the parcel.
8. On August 21, 2013, the Park City Building Department issued a Notice and Order to Vacate and Repair the structure due to fire damage and the dilapidated state of the building.
9. On November 13, 2013, the Historic Preservation Board (HPB) held a Determination of Significance (DOS) hearing and found that the house should remain designated as “Significant” on the City’s Historic Sites Inventory (HSI).
10. The Bertagnoles appealed the HPB’s determination of significance on April 15, 2014, to the Board of Adjustment (BOA). It was remanded back to the HPB for further review due to the applicant submitting additional information; the HPB reviewed the application again on May 21, 2014, and the Bertagnoles again appealed the determination.
11. On July 9, 2014, the Bertagnoles withdrew their appeal of the DOS.
12. In February 2016, the Bertagnoles sold the property to 632 DVL, LLC.
13. On October 20, 2016, the Park City Council approved the Lilac Hill Subdivision as Ordinance No. 16-32.
14. On March 2, 2017, the property was purchased by the current owners, Lilac Hill LLC.
15. On March 9, 2017, the Planning Department received a subdivision application to subdivide the existing lot into two lots of record. The proposed subdivision was heard by the Park City Planning Commission on July 12, 2017. The subdivision is dependent on the HPB allowing for the rear addition on the south elevation to be removed. The plat has not yet been approved by City Council.
16. On March 28, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 632 Deer Valley Loop; the application was deemed complete on April 11, 2017. The HDDR has not yet been approved as it is dependent on the HPB’s review for Material Deconstruction and the proposed disassembly/reassembly (“Panelization”) of the historic house.
17. The applicant proposes to panelize the historic c.1900-1912 historic four-room house. The proposal to disassemble/reassemble (panelize) the house complies with LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure. A structural engineer has found that the Historic Building cannot be reasonably moved intact due to its poor structural condition. The proposed disassembly and reassembly will abate demolition of the Historic Structure; the

existing roof is severely compromised due to the c.1999 fire and the structure is no longer structurally sound. Panelization will preserve a greater amount of materials than a complete reconstruction. The Building Department issued a Notice and Order on August 21, 2013, and the Chief Building Official found that this was a dangerous building on July 26, 2017. There are unique conditions that warrant the panelization of this structure including its poor structural condition and that panelization will preserve a greater amount of historic materials.

18. The applicant intends to remove broken wood stairs leading from the gravel parking area to the front porch and clean-up the overgrown landscaping on the site. The proposed scope of work on the site design does not impact any historic materials and thus does not require HPB review.
19. The applicant proposes to remove the existing floor structure that rests directly on dirt and construct a new wall structure. The proposed scope of work is required for the rehabilitation of the house.
20. The applicant proposes to remove a c.1941 enclosed porch located on the west elevation; the enclosed porch was further expanded in 1969 and no longer maintains its integrity as it does not reflect the workmanship, feeling, and association with the Mature Mining Era (1894-1930). The addition is non-contributory to the historic integrity and historical significance of the structure and can be demolished.
21. The applicant is also proposing to remove a c.1969 rear addition along the south elevation. The addition is non-contributory to the historic integrity and historical significance of the structure and can be demolished.
22. The applicant proposes to reconstruct the roof as the existing gable roof structure was severely damaged by the 1999 fire and has been exposed to the natural elements since that time. The proposed scope of work is necessary for the restoration and rehabilitation of the building.
23. The applicant proposes to salvage and reconstruct the existing c.1900 brick chimney. The material demolition of the chimney is necessary in order to reconstruct the roof.
24. The applicant proposes to demolish a metal chimney flue on the south elevation and a concrete block chimney on the west elevation—both of these were likely added during the c.1969 remodel. These additions do not contribute to the historic integrity and historical significance of the structure and may be demolished.
25. The applicant proposes to remove the existing T-11 wood siding that was introduced in c.1969 and previous layers of Bricktex and other siding that may be covering the original c.1900 wood siding. The removal of the non-historic siding is necessary for the restoration of the historic wood siding.
26. The applicant proposes to construct a new addition along the west elevation of the historic house, which will require the material deconstruction of 18 linear feet of the west wall in order to accommodate a transitional element between the historic house and new addition. The proposed exterior changes will not destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.
27. The applicant proposes to construct a new foundation beneath the historic house, removing any remnants of a historic foundation or piers that may currently exist. The material deconstruction of the deteriorated floor system is necessary in order to rehabilitate the historic house.

28. The applicant proposes to reconstruct the historic porch based on photographic evidence. The current framing is in poor condition and has settled. The historic hip roof is failing and is supported by ornamental metal posts, likely introduced in c.1969 remodel. The proposed material deconstruction is necessary in order to restore the appearance of the original porch.
29. The applicant proposes to restore the four-panel door with half-light on the north façade; the material deconstruction is necessary for the restoration of the house. The applicant proposes to demolish a non-historic service door on the west elevation; the door does not contribute to the historical integrity or historical significance of the house.
30. It is unclear if the existing window openings are historic or were introduced as part of the c.1969 remodel. Only the double-hung windows on the east and west sides may be the original openings; however, all of the existing windows are replacement, single-pane windows built-in place or with aluminum frames. The applicant is proposing to restore the original window openings with new wood windows. The material deconstruction is necessary in order to restore the original window openings.
31. There are nine (9) non-historic windows on the enclosed porch addition on the west elevation as well as the non-historic addition across the south elevation. These windows do not contribute to the historical significance of the house and can be removed along with the non-historic additions.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction. The proposal meets the criteria for Disassembly and Reassembly pursuant to LMC **15-11-14. Disassembly and Reassembly of a Historic Building or Historic Structure.**

Conditions of Approval:

1. Final building plans and construction details for the historic house shall reflect substantial compliance with the HDDR proposal stamped in on June 13, 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. Written plans detailing the disassembly and reassembly steps and procedures shall be submitted and approved by the Planning and Building Departments as part of the building permit.
3. The applicant shall document through photographic means the disassembly of the building. As each component is disassembled, its physical condition shall be noted, particularly if it differs from the condition stated in the pre-disassembly documentation.
4. The wall panels shall be protected with rigid materials, such as sheets of plywood. The wall panels shall be securely stored on-site until needed for reassembly. The City may hold a portion of the financial guarantee should further damage or destruction occurs to the panels while they are stored on site.
6. When reassembling the structure, its original orientation and siting shall be approximated as close as possible.

7. Should the historic chimney not be able to be removed in one piece, the applicant shall disassemble the chimney in the largest workable pieces possible. All the elements of the chimney shall be systematically separated from the chimney. The markings shall be removable or made on surfaces that will be hidden from view when the chimney is reassembled. The process of the disassembly shall be recorded through photographic means.
8. 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 removal of the historic materials in writing prior to any removal of the materials. The Historic Preservation Plan shall be updated, as necessary, to reflect the conditions of the original wood siding.
9. The applicant shall work with the Historic Preservation Planner to determine whether or not the historic door on the historic house can be salvaged and reused as an operable door on the rehabilitated house. The Historic Preservation Planner shall make a determination in writing prior to material deconstruction on the door. The applicant shall also be responsible for recording addendums to the Historic Preservation Plan with the Summit County Recorder's Office.
10. Following the removal of the non-historic T-11 siding, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window openings. The applicant shall base any window modifications on the façade (north elevation) or secondary facades (east and west elevations) that will be visible from the Woodside Avenue right-of-way on physical, measured evidence uncovered during the demolition process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – Structural Engineer's Report

Exhibit C – Chief Building Official's Letter

Exhibit D – Applicant's Panelization Plan

Exhibit E – Physical Conditions Report & Historic Preservation Plan

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

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



February 2, 2017

Elliott Workgroup
Attn: Bryan Markkanen
Park City, UT

RE: 632 DEER VALLEY LOOP STRUCTURAL OBSERVATION

Bryan,

As requested I performed a site visit to the home located at 632 Deer Valley Loop on Wednesday January 25, 2017. The purpose of the site visit was to determine the extent of the structural damage to the home, and provide my recommendations on whether or not the home is salvageable in its current condition.

The home appears to have had several additions on the South and West sides. The majority of the fire damage occurred on the South half of the home destroying the entire roof and attic floor and South perimeter walls. The South section of the roof collapsed, and the remainder of the roof is either charred or has considerable smoke damage. I would not recommend trying to salvage or re-use any of the existing roof framing.

The perimeter walls are constructed from 2 x 4 studs with exterior lap board siding. There have been additional layers added to the exterior siding. There does not appear to be any foundation that the walls are bearing on. There were several sections of floor cut open to be able to see the existing floor framing. The floor joists consist of 2 x 4 joists bearing directly on soil. The perimeter walls and floor are very un-even. There are signs of settlement around the perimeter of the home due to soil heaving, and interior walls and ceiling are sloping.

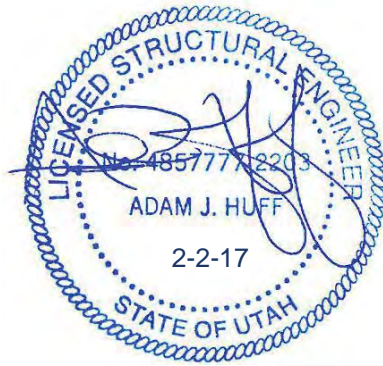
It is my professional opinion that there is no economic value to the home in its existing condition. If the roof were removed leaving the existing perimeter walls, a new roof structure should not be built upon perimeter walls that are not supported by a foundation. The most feasible solution is to demolish the entire structure and re-build.

The lap board siding is the only item that I see may be salvageable if any new structure would be built on this site to comply with the requirements of the historic district. As mentioned there are additional layers that have been placed on the original lap board siding.

Attached to this report are pictures of the conditions described above.

If you have any questions or concerns please feel free to contact me at your convenience.

Respectfully,



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



Figure 1 - Living room ceiling



Figure 2- Existing floor framing conditions



Figure 5 - Existing wall framing with lap board siding



Figure 3 - South Perimeter Wall looking into Attic



Figure 4 - South Area of roof

Exhibit C

July 26, 2017

Frank Watanabe
Lilac Hill LLC
275 Medical Drive
Carmel, IN 46032

CC: Brian Markkanen, Elliot Work Group; Anya Grahn, Park City Municipal Corporation

RE: 632 Deer Valley Loop, Park City, UT 84060

Dear Mr. Watanabe,

Please be advised that the historic structure located at 632 Deer Valley Loop, has been found to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. A Notice and Order to vacate and repair the structure due to fire damage and its general dilapidated state was issued on August 21, 2013.

Building and Planning Department staff visited the site on June 26, 2017. The applicant had proposed reconstruction of the historic house due to its deteriorated state; however, staff found that disassembly and reassembly ("panelization") was more appropriate in order to save the greatest amount of historic materials possible. The roof structure has been severely damaged by the 1999 fire and floor joists rest on dirt. The south wall of the historic house has been lost due to the fire; however, the north, east, and west walls are intact and salvageable. Staff found evidence of framed wall construction, covered by 1x12 wood planks laid horizontally on the exterior.

As a result of the overall poor condition of the roof and floor structures, the Building Department subsequently supports the panelization of this structure as we do not find it would survive temporary lifting or moving as a single unit.

Sincerely,

Dave Thacker
Chief Building Official



ELLIOTT WORKGROUP

July 11, 2017
632 Deer Valley Loop Road
PL-17-03512
De-construction process for existing historic house

To whom it may concern,

The de-construction process shall be followed as described below*:

- Remove T-111 siding (earlier if approved as part of demolition package for rear addition removal)
- Remove and discard roof structure, simultaneously bracing walls to remain vertical and stable
- Remove rear (South) wall in it's entirety
- Remove any Brick-tex that remains as secondary exterior siding material
- Remove decorative interior finishes including:
 - Any wallpaper, gypsum wall board, paint, insulation or other non-structural material
 - Retain 1x12 siding if present on interior to preserve structural integrity
- Proceed with panelization plan provided by Architect for Remaining three walls (North East and West)

Panels to be stored on-site

- Vertically against braced structural system
- Covered by tarps to prevent further degradation

*Shall it be determined through de-construction that the materials or structure is not salvageable, in part or in whole, a request will be made to demolish existing non-salvageable materials or structure and rebuild per the documented de-construction review and the individual elements reviewed.





PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Lilac Hill Sub-division
ADDRESS: 632 Deer Valley Loop Rd.
Park City, UT 84060
TAX ID: PC-537 OR
SUBDIVISION: Lilac Hill OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: LANDMARK SIGNIFICANT NOT HISTORIC

APPLICANT INFORMATION

NAME: Lilac Hill LLC
MAILING ADDRESS: _____
PHONE #: (805) 559 - 1754 FAX #: () -
EMAIL: tfwatanabe@usa.net

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Bryan Markkanen
PHONE #: (435) 649 - 0092
EMAIL: bmarkkanen@elliottworkgroup.com

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: **Landscape & Site**

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

Estimated date of construction: **1904**

Describe existing feature:

The site slopes uphill from South to North parallel with Deer Valley Drive. From front property line to back property line is approximately 95'-148' and slopes uphill approximately 35'. Two railroad ties are located at the North side of the property. There are no retaining walls or fences on the property.
Landscaping is non-existent and the property is generally un-kept & overgrown with natural grasses.
Wooden stairs are located on the West side of the front porch (North side of house).
Remnants of a stone path/stairs lead from the front porch stairs to the street.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: _____ Illustration Numbers: _____

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

2. Structure

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

Element/Feature: **Wood Frame**

This involves: An original part of the building A later addition Estimated date of construction: **1904**

Describe existing feature:

The original one story frame Hall-Parlor type house and both additions (South and West) is a light frame construction; wood frame walls, wood planks on dirt & roof rafters. There is no foundation. Wall construction is dimensional 2X4 studs with 1X10 planking on interior. Exterior consists of 10" ship lap siding with Brick-tex & T111 on top (the last two layers are not historic). Rafters consist of 2X6 dimensional wood rafters. The side addition, located on the West side of the house is a light wood framing system; wood walls, roof rafters and wood floor planks over dirt. Ship lap siding is not present in the wall construction. Historical evidence suggests that the West addition was originally a covered porch that was enclosed at a later date.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The structure of the original house is compromised by a fire in 1999. Damage to the structure is most pronounced in the rear addition, where a section of the roof at the Southeast corner has collapsed, and is present throughout the structure, with charring of wood rafters. There is a lack of a proper foundation that, combined with frost heaving, has caused some shifting of the walls. The floor framing is deformed in places due to the lack of a foundation.

Photo Numbers: **1, 2, 3, 4** Illustration Numbers: **5a, 5b, 5c, 5d**

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

3. Roof

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

Roof System

Element/Feature: _____

This involves: An original part of the building A later addition Estimated date of construction: 1904

Describe existing feature:

The house has a light wood frame system with wood rafters throughout the building. The historic double pitched gable roof includes a hip roof of identical pitch over the front porch and the roof line was altered to accommodate the South shed addition of the house. On the West side of the house, the shed roof is contemporaneous with the original roof and should be considered historic. The historic gable roof is at ~9:12 pitch with a ~4:12 pitch over both shed additions. Gable roof construction is 2X6 dimensional wood rafters with 1X10 planking; Shed roof constructions is 2X4 dimensional wood framing. The original shingles have been replaced with asphalt shingles. No gutters or downspouts were found. The eaves of the gable roof are plumb cut on the gable roof and square cut on the addition. A brick chimney flue is located slightly right off center of house. Metal flashing is present at the eaves of the porch hip roof & shed roof on the rear addition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

There is major structural failure due to fire. A section of the roof in the rear addition has caved in allowing for weather infiltration. Smoke and fire damage is spread throughout entire roof structure.

Photo Numbers: 11-16 Illustration Numbers: 6

4. Chimney

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

Element/Feature: **Chimney**

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

Estimated date of construction: _____

Describe existing feature:

A brick chimney is found just South of gable roof ridgeline and just East of the center of the building. The Chimney extends down from the roof to the ceiling height of the main living area, serving as a fire break from attic materials. No sign of brick extending into living quarters.
There is a metal flue adjacent to the brick chimney that provided ventilation for a gas furnace.
There is also a chimney in the West addition, consisting of a metal flue and plywood sheathing.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

[Empty box for describing deficiencies]

Photo Numbers: **8,12**

Illustration Numbers: **1-4**

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

5. Exterior Walls

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

Element/Feature: **Original exterior walls**

This involves: An original part of the building A later addition Estimated date of construction: **1904**

Describe existing feature:

The original hall-parlor house is clad in narrow vertical T111 wood lap siding 4" wide. There is 1X3 cedar wood trim with no articulation or decoration, suggesting that it is not historic. Wall construction was originally 2X4 dimensional wood framing with 1X10 sheathing interior and 10" shiplap siding exterior. Exterior of wall was later overlaid with Bricktex and then T111 exterior panel siding. There are two 4" plywood bands running horizontally across wall: The first one is located 8' above floor level and runs across the entire house, and the second is located 7.5' above the first and runs only across the East and West walls.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

T111 & Bricktex exteriors are non-historic and their installation may have damaged the original shiplap siding. Window openings are of non-historic proportions and appear to have been modified from their original form. Several windows are missing from their openings, and those that remain are non-historic aluminum frames. There appears to be evidence of old paint that could be contaminated with lead.

Photo Numbers: **1-4, 13,14** Illustration Numbers: **1a, 5a, 5b, 5d**

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

Element/Feature: **Rear Addition Walls**

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

Estimated date of construction: **1950s**

Describe existing feature:

The rear addition, located on the South side of the hall-parlor house has vertical wood lap siding with 3" vertical wood trim at edges and fascia. The wall construction is identical to that of the original house with one exception: instead of ship lap siding, there are 1X10 planks present.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The window openings are non-historic & are of a difference configuration from those on the main house.
There is significant fire damage to the Southeast corner of the addition with visible charring on the exterior.

Photo Numbers: **2-4, 13,14** Illustration Numbers: **1-6**

Side Addition Walls

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

The side addition, located on the West side of the hall-parlor house has vertical T111 siding with 3" vertical wood trim at edges and fascia. These walls were added at some point in time to enclose a porch covered by a roof that is original to the house.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Window openings are not historic and have a different configuration from the hall-parlor house.

Photo Numbers: 1,3,4,7,

Illustration Numbers: 1,2-6

6. Foundation

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

Element/Feature: **Foundation**

This involves: An original part of the building A later addition Estimated date of construction: **1904**

Describe existing feature:

The foundation is not visible and its composition cannot be verified. Close inspection suggests that the house is built on planks directly on top of the ground. No perimeter foundation drainage is found.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The structure of the original house is compromised by the lack of a proper foundation. Evidence of this can be found in the walls showing signs of shifting and the lack of any level floor surface in the house.

Photo Numbers: **9-10** Illustration Numbers: _____

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

7. Porches

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

Element/Feature: **Front Porch (North Elevation)**

This involves: An original part of the building A later addition Estimated date of construction: **1904**

Describe existing feature:

Based on evidence from the 1907 Sanborn Maps, the front porch was a later addition of the original house. The front porch is a small projecting entry porch with hip roof supported by ornamental metal posts. There are no railings around the porch. The hip roof has the same slope as the gable roof of the house and has a flat tongue and groove wooden ceiling at 7' - 7" above the deck level. Wood stairs lead from the West of the porch down to ground level. The stairs may be historic, but they also show signs of wood rot. There is a significant slope down due to shifting site conditions.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The porch supports are not historical and appear to be a relatively modern addition. Construction materials in the porch will need replacement.

Photo Numbers: **5, 6** Illustration Numbers: **1,2,4,5**

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

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

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

Element/Feature: **Mechanical System**

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

Estimated date of construction: _____

Describe existing feature:

No mechanical systems are present in the house. Flues for a gas furnace suggest that the house once included central heating. There is also evidence of a forced air system conveyed through ducting in the attic. The brick chimney was historically used for a fireplace.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The forced air system has been removed from the house.
There are no signs of the chimney on the main level.
Other services should be brought up to modern standards

Photo Numbers: **17,18** Illustration Numbers: _____

Door Survey Form

Total number of door openings on the exterior of the structure: 3

Number of historic doors on the structure: 2

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

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

Number of doors to be replaced: 3

Door #:	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	Photo #:	<i>Historic (50 years or older):</i>
1	Poor	Broken window panel, missing hardware	19	X
2	Fair		20	
3	Poor	Fire damage on top rail	21	X
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

Window Survey Form

Total number of window openings on the exterior of the structure: 15

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows _____

Number of windows completely missing: _____

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

Number of windows to be replaced: 15

Window #:	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	Photo #:	<i>Historic (50 years or older):</i>
A	Fair		22	X
B	Poor	Broken pane	23	X
C	Fair		24	
D	Fair		25	
E	Fair		26	
F	Fair		27	
G	Fair		27	
H	Fair		28	
I	Fair		27	
J	Poor	Boarded up due to missing or fire damaged pane	29	
K	Poor	Boarded up due to missing or fire damaged pane	30	
L	Poor	Missing or destroyed pane	30	
M	Poor	Boarded up due to missing or fire damaged pane	30	

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

11. Interior Photographs

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

Element/Feature: **Original Hall-Parlor House**

This involves: An original part of the building A later addition Estimated date of construction: **1904**

Describe existing feature:

The original hall-parlor house interior has been modified through the years. It has one living room at the front of the house with new wood paneling in all four walls, carpet and drywall flat ceiling. The bedrooms and kitchen are finished with drywall. The rear addition includes a modern bathroom, although it is hard to determine its composition due to fire damage.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The floor is warped and damaged in several locations. Smoke and fire damage are present throughout the entire ceiling. The interior of the house is, in general, poorly maintained due to abandonment and fire damage.

Photo Numbers: **10-15, 34-48** Illustration Numbers: **5**

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

Element/Feature: **Rear Addition**

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

Estimated date of construction: 1950s

Describe existing feature:

The rear addition to the hall-parlor house was probably not built in a time of historical significance. The addition detracts from the historical character of the original hall-parlor house as it modifies the layout and roof line of the original.
We found two rooms and a hallway, most likely used as a bedroom and bathroom. There is a doorway suggesting that an original door to the exterior was removed and the doorway modified by the construction of the addition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The fire that compromised the structure likely originated in the Southeast corner of the addition, as shown by the scorching pattern above the windows of the addition. That is also the area where the roof collapsed.

Photo Numbers: 2-4, 13,14 Illustration Numbers: 2-6

Side Addition

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

The side addition to the hall-parlor house consists of one room accessible from the kitchen of the main house. The space appears to be unconditioned. The roof structure appears to be original and the electric meter is present within the addition. This leads us to conclude that the area of the addition was once a covered walkway that was enclosed at a later, non-historic time.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

There is a general lack of maintenance and upkeep that leaves the addition in poor condition. Also, there is no observable ceiling finish in the addition.

Photo Numbers: 1,3,4, Illustration Numbers: _____

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

Element/Feature: **Utility System**

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

Estimated date of construction: _____

Describe existing feature:

All utility systems have been likely updated from the original house.
The electric meter is located in the West addition.
Telephone lines are observed entering the house at the West elevation.
There is evidence of a gas furnace, but the location of the gas meter is unknown.

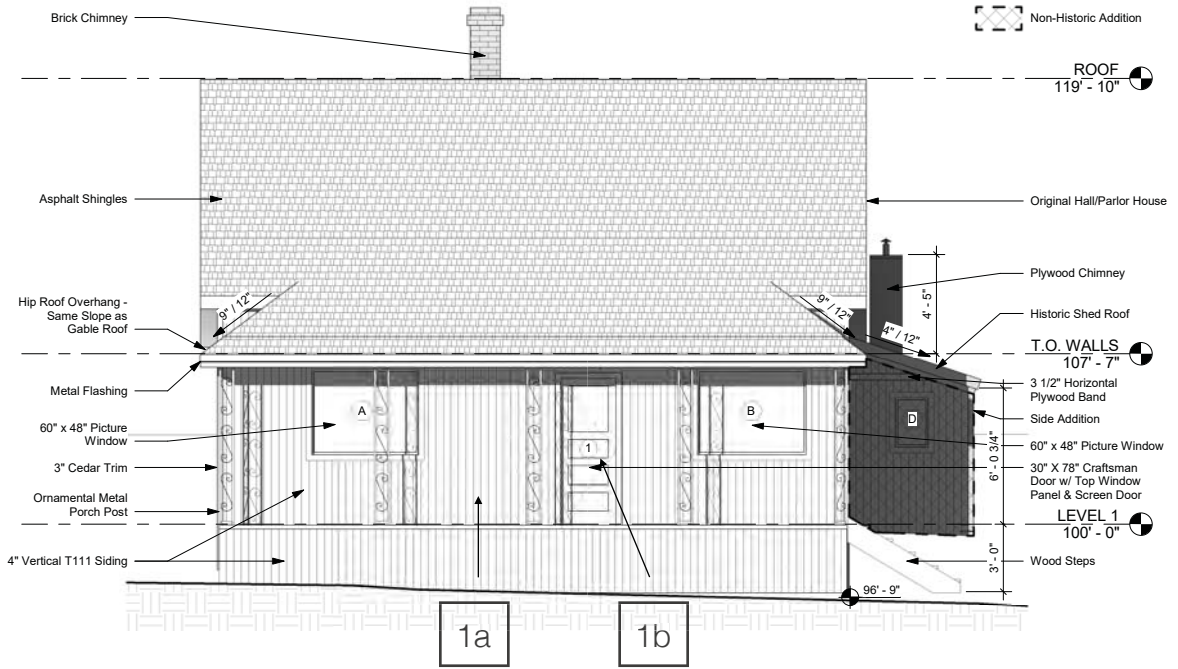
Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Electricity has been disconnected from the house. The furnace is missing as well.

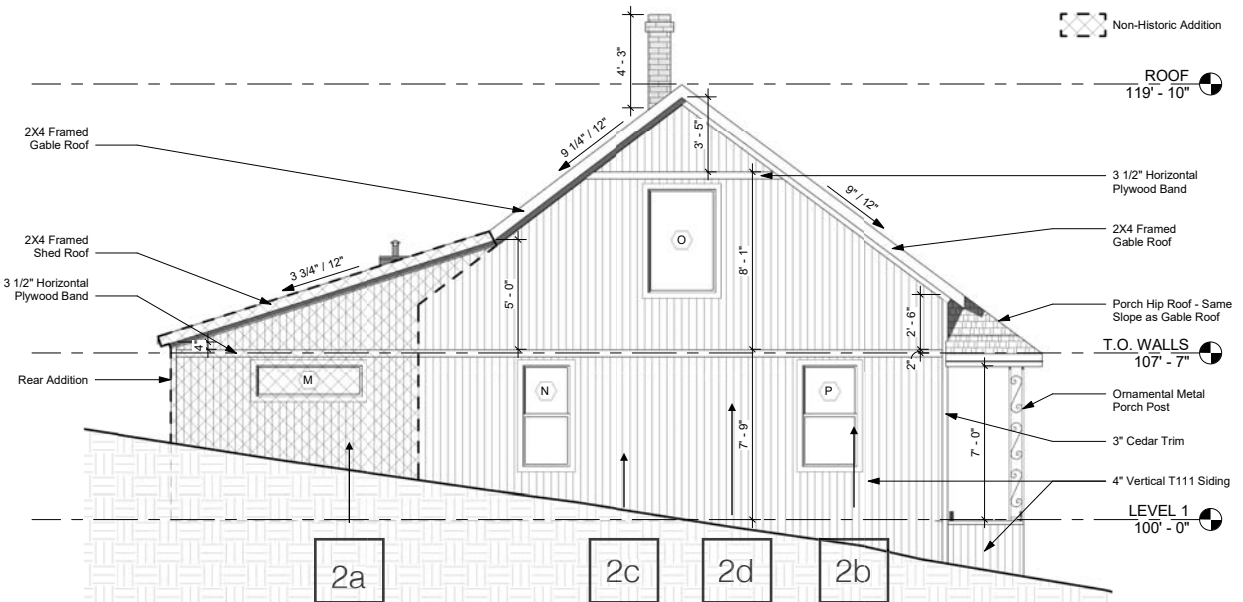
Photo Numbers: _____ Illustration Numbers: _____

Illustration Sheet

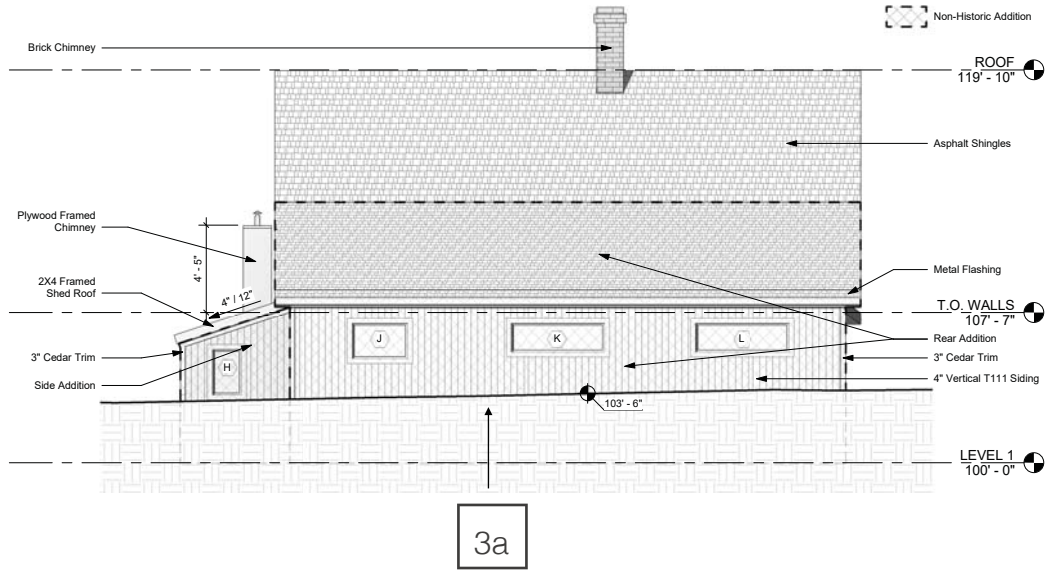
1. North Facade



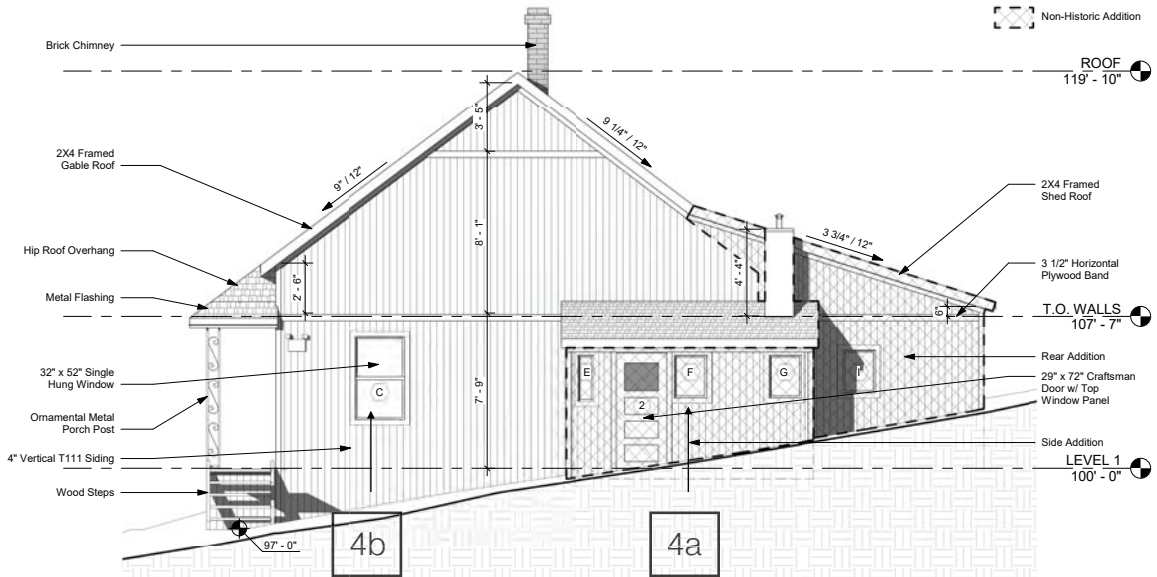
2. East Facade



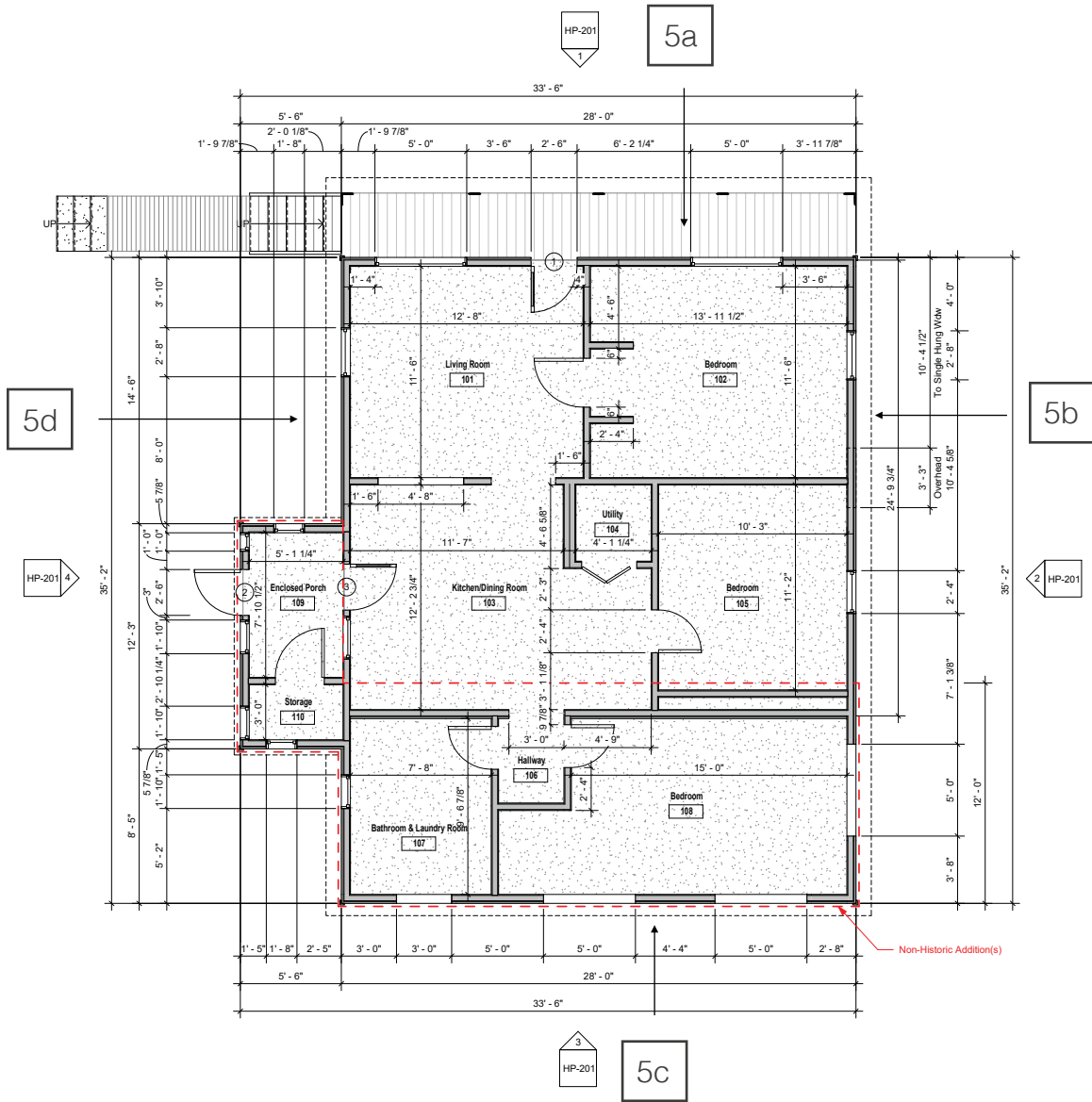
3. South Facade



4. West Facade



5. Main Level



6. Roof Plan

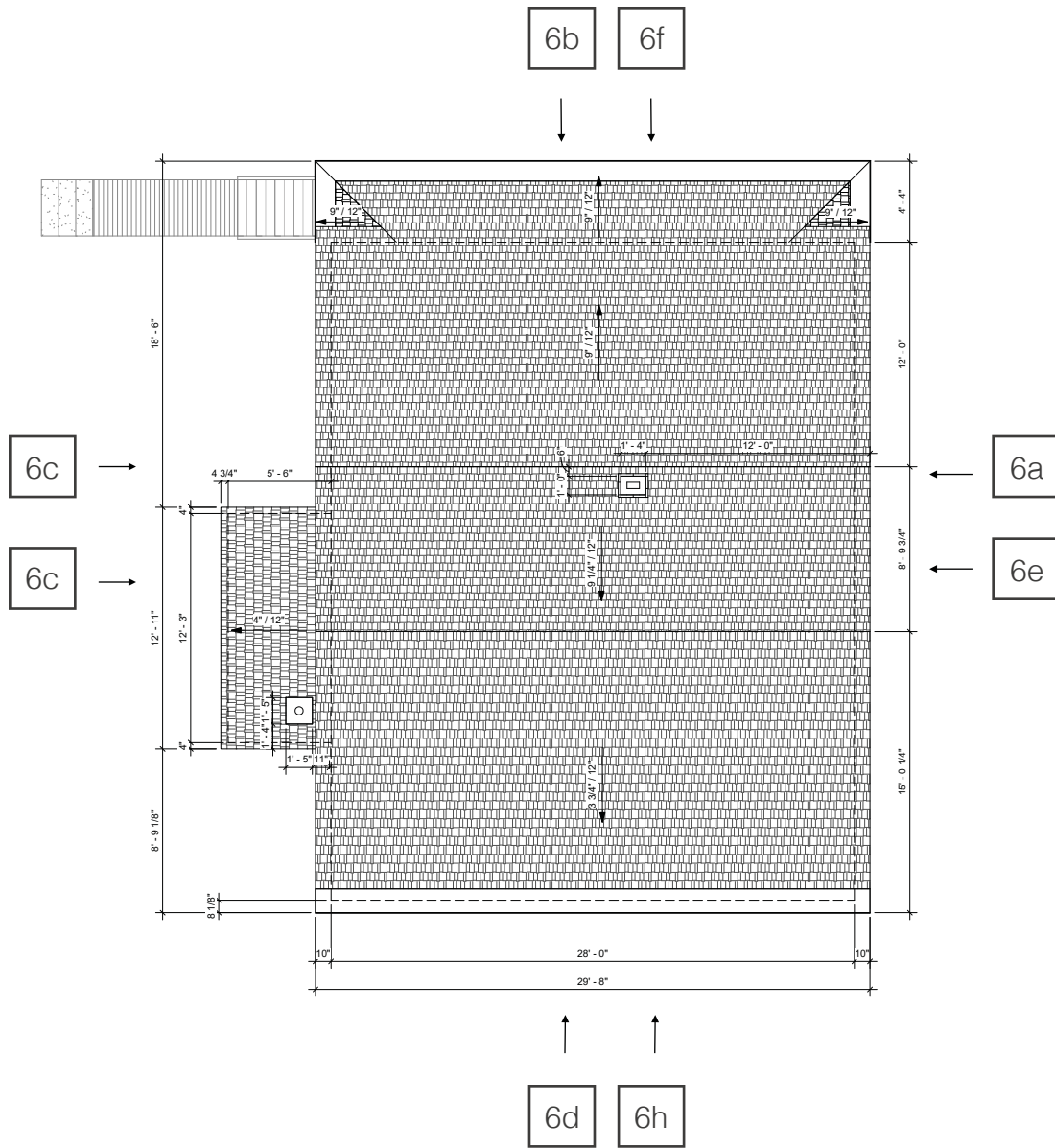


Photo Document Sheet

Photo #1: North Elevation



Photo #2: East Elevation



Photo #3: South Elevation



Photo #4: West Elevation



Photo #5: Entry Porch



Photo #6: Ornamental Metal Porch Post



Photo #7: Side Addition (Non-Historic) w/ Historic (?) Roof



Photo #8: Brick Chimney



Photo #9: Exterior Wall at Grade



Photo #10: Floor Construction on Grade



Photo #11: Attic Access @ Rear Addition



Photo #12: Chimney Flue @ Attic



Photo #13: Interior Wall of Rear Addition



Photo #14: Fire Damage @ Rear Addition



Photo #15: Damaged Wall/ Ceiling @ Kitchen



Photo #16: Eave



Photo #17: Electrical Meter & Panel

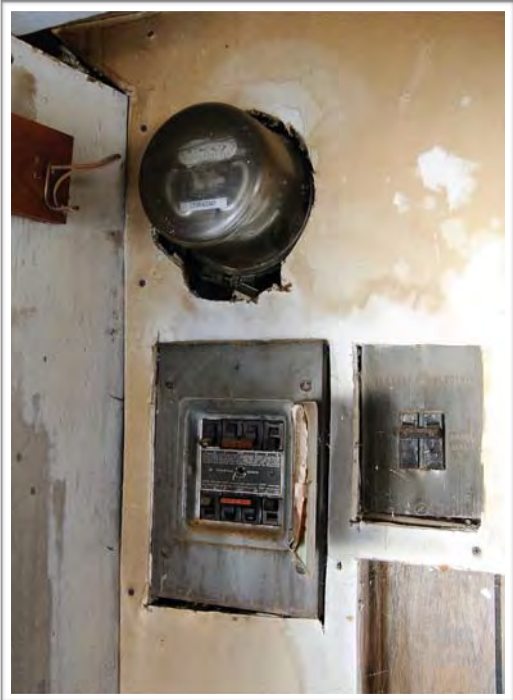


Photo #18: Gas Furnace



Photo #19: Entrance Door #1



Photo #20: Addition Door #2



Photo #21: Kitchen/Addition Door #3

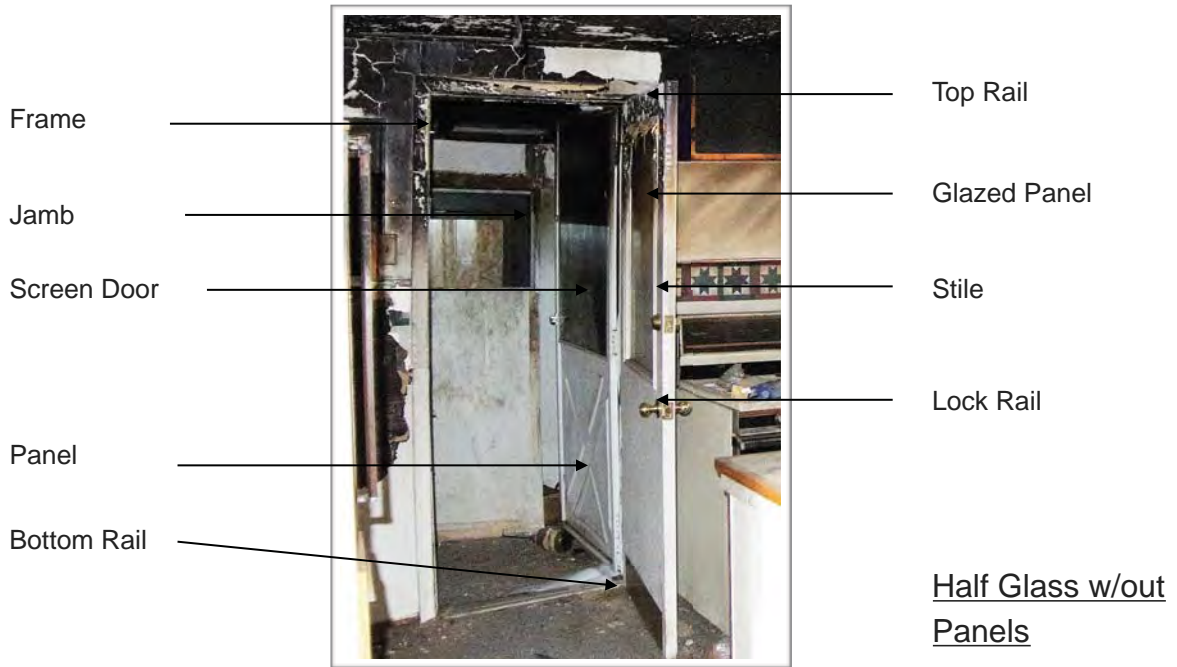


Photo #22: Front Window A



Photo #23: Front Window B



Photo #24: Side Window C

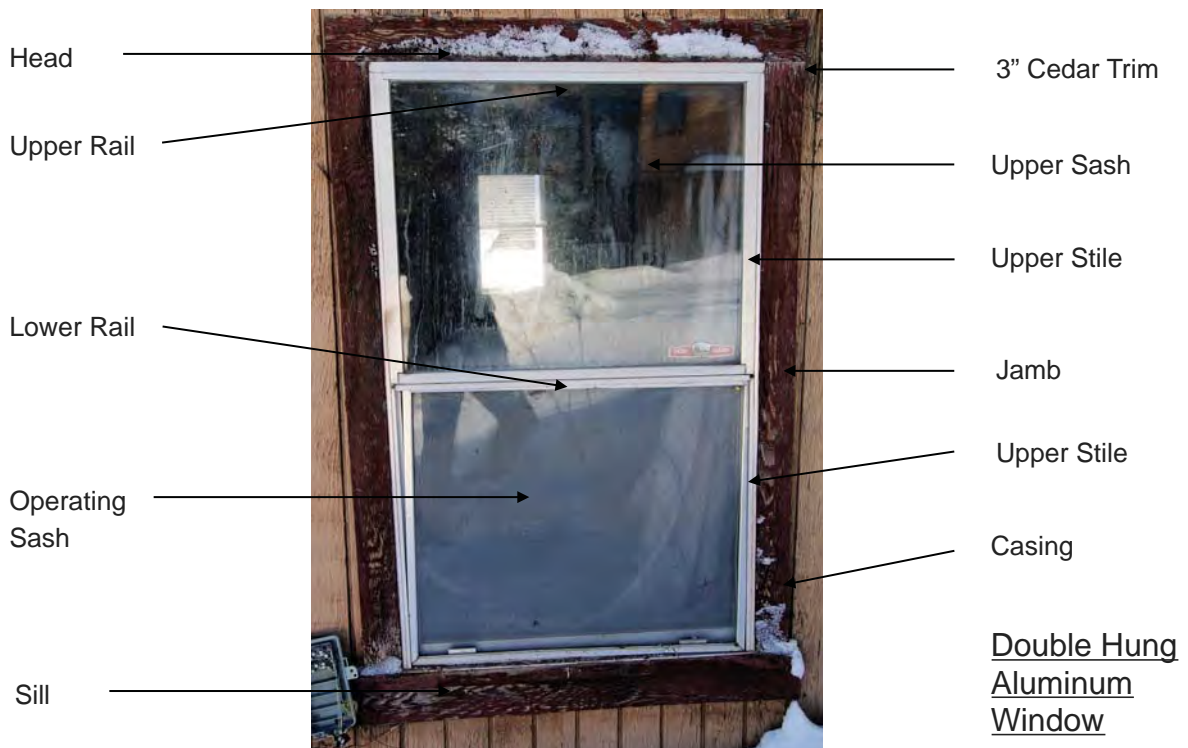


Photo #25: Side Window D



Photo #26: Side Window E

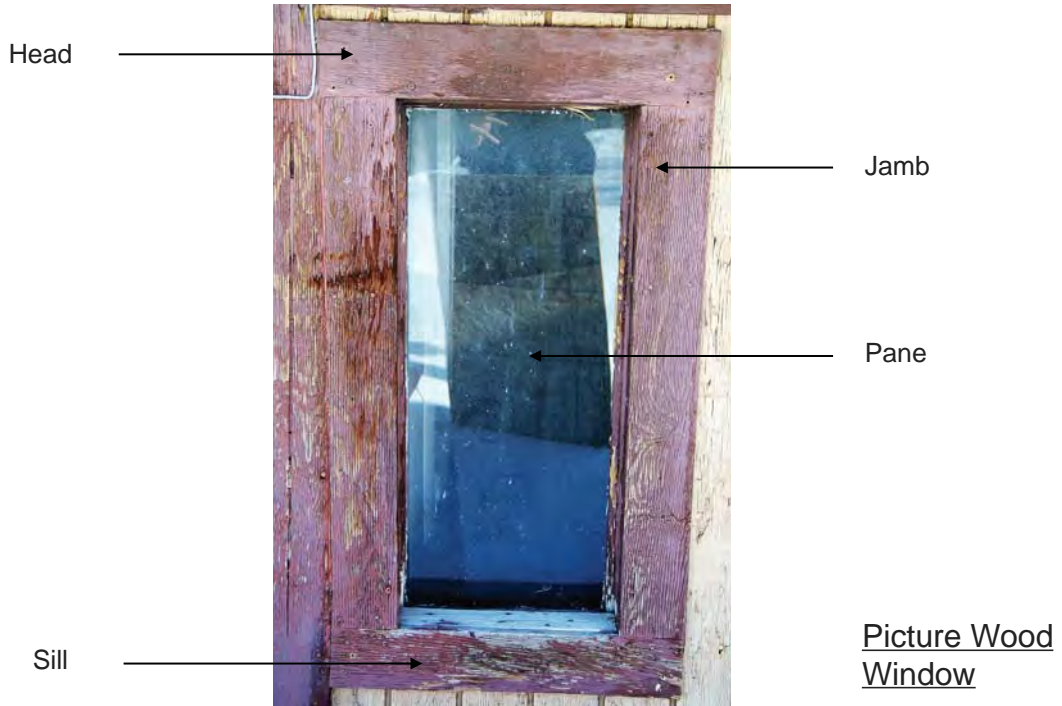


Photo #27: Side Window F, G & I



Photo #28: Side Window H

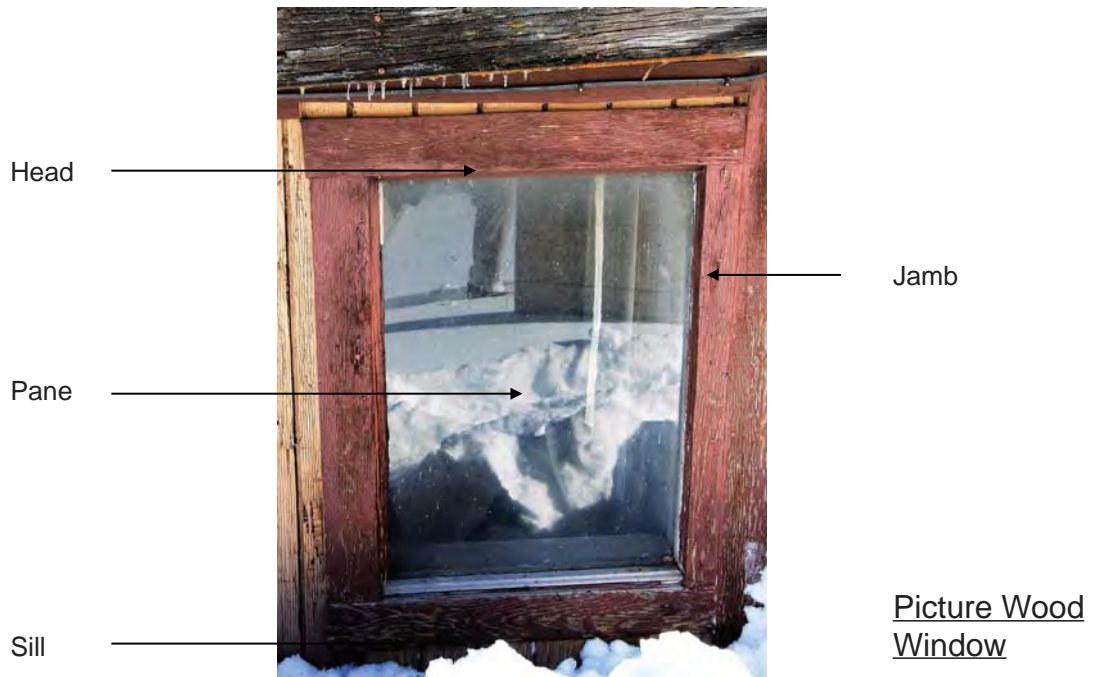


Photo #29: Back Window J

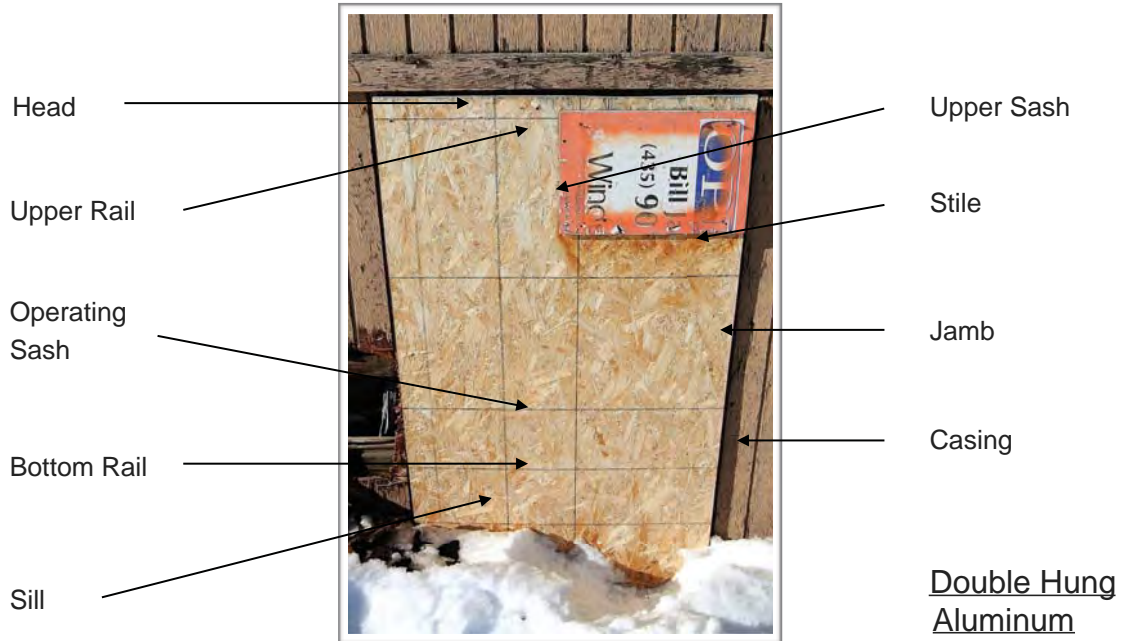


* Site Conditions Do Not Allow For Plywood Removal

Photo #30: Back Window K, L & Side Window M



Photo #31: Side Window N



* Site Conditions Do Not Allow For Plywood Removal

Photo #32: Side Window O



* Site Conditions Do Not Allow For Plywood Removal

Photo #33: Side Window P

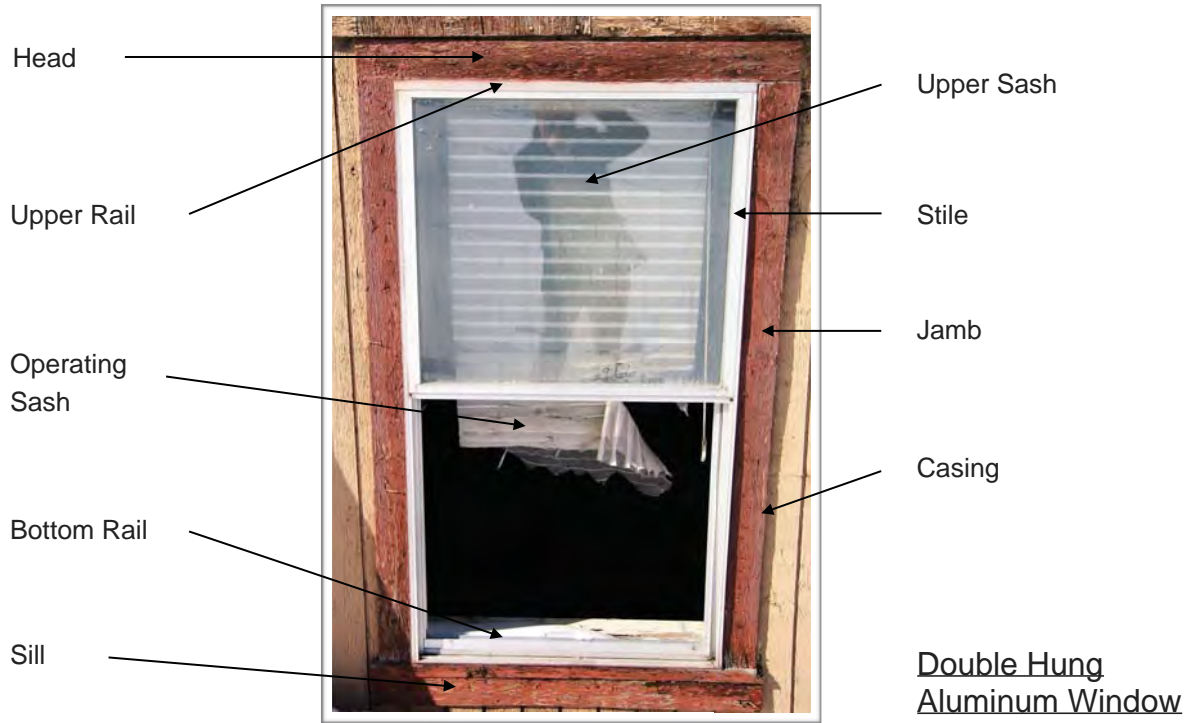


Photo #34: Interior Main Room (1)



Photo #35: Interior Main Room (2)



Photo #36: Interior Front Bedroom (1)



Photo #37: Interior Front Bedroom (2)



Photo #38: Interior Kitchen (1)



Photo #39: Interior Kitchen (2)



Photo #40: Interior Utility Closet



Photo #41: Interior Side Bedroom (1)



Photo #42: Interior Side Bedroom (2)



Photo #43: Interior Side Addition (1)

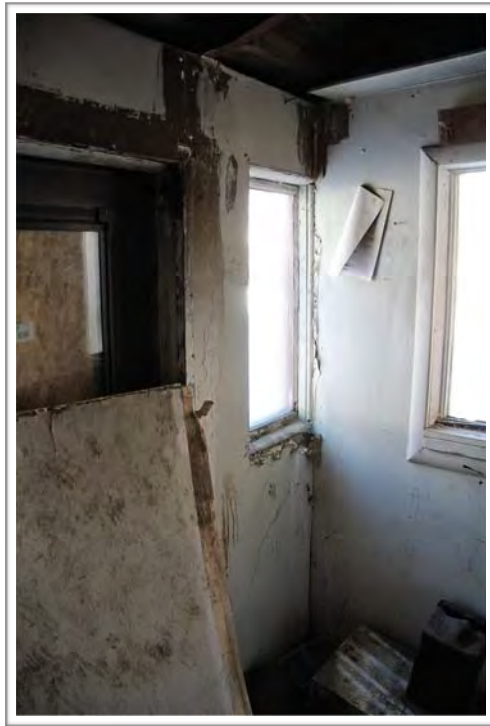


Photo #44: Interior Side Addition (2)

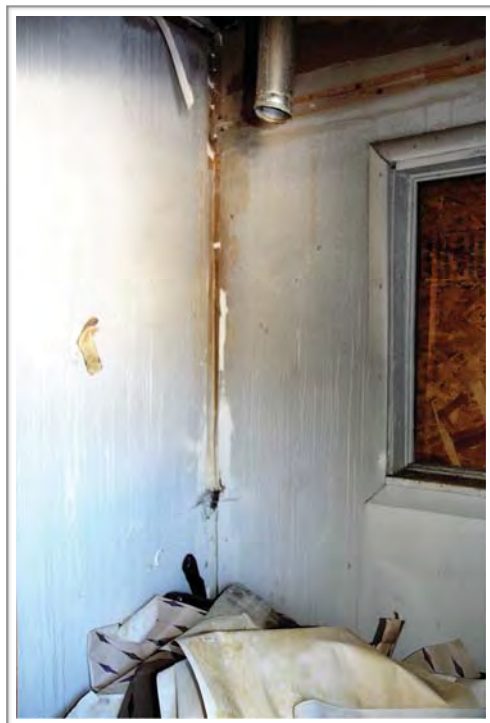


Photo #45: Interior Rear Addition Bathroom (1)



Photo #46: Interior Rear Addition Bathroom (2)



Photo #47: Interior Rear Addition Bedroom (1)



Photo #48: Interior Rear Addition Bedroom (2)



Exhibit E

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____

APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

LANDMARK SIGNIFICANT DISTRICT: _____

NAME: Lilac Hill Sub-division

ADDRESS: 632 Deer Valley Loop

Park City UT 84060

TAX ID: PC-537 OR

SUBDIVISION: Lilac Hill OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Lilac Hill LLC

PHONE #: (805) 559-1754 FAX #: () -

EMAIL: tfwatanabe@usa.net

Site Design

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

Element/Feature: **Landscape & Site**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The siting of the house will remain in-situ, however the surrounding area around the house will be part of a (2) duplex sub-division and will be developed. Efforts to retain grade will be taken where structures are not planned. A combination of native grasses and light landscaping are being proposed.

There are no features meriting consideration except a few railroad ties that help define the current gravel parking area for the house and wooden stairs leading to the porch. This parking area will become a driveway for one of the duplexes. The stairs are in poor condition and easily re-constructed if required. However, the new layout will likely correct the stair orientation to better reflect historic photos with stair centered on porch.

Structure

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

Element/Feature: **Wood Frame Construction**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

2x4 dimensional lumber form the studs and 2x6 roof rafters for this house. Later additions follow the wall framing but use 2x4s for roof rafters. The walls in the historic portion of the house are largely intact, though portions of the East wall are fire damaged. The South wall of the original house is heavily fire-damaged and not salvageable. Roof rafters in the original house are either burned or smoke and fire damaged. The fire caused roof collapse in the South addition and portions of the South side of the historic home.

The entirety of the house has been left in a vacant and un-attended condition. Ceilings, roofs, walls, floors have all been compromised due to weather. There is a lack of a proper foundation that, combined with frost heaving, has caused some shifting of the walls. The floor framing is deformed in places due to the lack of a foundation.

Roof

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

Element/Feature: **Roof System**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Proposed work is to demolish or remove the roof assembly entirely. Fire and smoke damage have caused extensive damage and attempts to salvage existing would be a tough and expensive exercise for saving a structurally deficient roof. Weather has likely taken a toll as well, not being occupied for close to 2 decades.

Chimney

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

Element/Feature: **Chimney**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The chimney is in fair condition and could be saved and re-incorporated if required. Visible inspection of the chimney was not possible due to poor conditions in house and concerns for safety. It was noted that the chimney did not continue to the ground floor level, perhaps as a typical feature of the era or because a forced air system was introduced. It is the will of the City to determine the fate of the chimney but the recommendation from EWG would be to remove and reconstruct using modern materials that communicate to this era.

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: **North exterior wall**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

There are 3 layers of siding with 3 layers of attachments on the each of the exterior of the walls. T111 was nailed through the added brick-tex asphalt siding to the original Ship lap siding. It doesn't appear a house paper or weather membrane was used. Anticipated condition is poor but cannot be verified until intervention.
Both T111 and Brick-tex are non-historic and will be discarded.
Interior of walls is planks with wall paper added and added faux wood paneling at a later period. The interior is in fair condition.
Reconstruction is recommended to due to exposure and likely condition.
Window openings are also not historic and contribute to the chopped up nature of any salvaged materials. Original openings will be reconstructed based on historic photos.

Element/Feature: **East exterior wall**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

There are 3 layers of siding with 3 layers of attachments on the each of the exterior of the walls. T111 was nailed through the added brick-tex asphalt siding to the original Ship lap siding. It doesn't appear a house paper or weather membrane was used. Anticipated condition is poor but cannot be verified until intervention.
Both T111 and Brick-tex are non-historic and will be discarded.
Interior of walls is planks with wall paper added and added faux wood paneling at a later period. The interior is in fair condition.
Reconstruction is recommended to due to exposure and likely condition.
Trim and windows were added at a late date and are not worth preserving.

Element/Feature: **South exterior wall**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The south exterior wall (of original house) is enclosed in the South addition. As much as it should have been more preserved than the other three wall exposed to the elements, this wall had the unfortunate proximity to the fire that has caused the roof to fail. Fire/ smoke damage and obvious exposure to elements have caused severe damage. Construction is immaterial as it should not be salvaged.

Element/Feature: **West exterior wall**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

There are 3 layers of siding with 3 layers of attachments on the each of the exterior of the walls. T111 was nailed through the added brick-tex asphalt siding to the original Ship lap siding. It doesn't appear a house paper or weather membrane was used. Anticipated condition is poor but cannot be verified until intervention.
Both T111 and Brick-tex are non-historic and will be discarded.
Interior of walls is planks with wall paper added and added faux wood paneling at a later period. The interior is in fair condition.
Reconstruction is recommended to due to exposure and likely condition.
Trim and windows were added at a late date and are not worth preserving.

Foundation

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

Element/Feature: **Foundation**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

It is difficult to decipher foundation conditions. The shifting floors and skewed door frames suggest that there likely is not a foundation or is of no significance. A new foundation will be constructed underneath with the re-constructed house above it.

Porches

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

Element/Feature: **Front Porch**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

In line with the reconstruction of the exterior walls, the porch will be reconstructed in a form that replicates the original. Current floor framing and 6x6 piers are in fair or poor condition. The existing decorative roof supports are not historic and will be replaced with new turned post supports that identify with available historic photos of the house or in the case they don't exist, local references for that era. The entablature or support beam is a series of 2x4s, one scabbed with an additional 2x4 mid-span. A more stout reconstruction is recommended with appropriate members that meet the structural needs of this environment. Roof structure is likely 2x4 and insufficient for current standards. Look and feel will be replicated as much as possible.

Doors

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

Element/Feature: **Front Door**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The Front door is historic and can probably be retained. It is a 4 panel door with a light in the top panel. Door height and width may be a concern. If the door is not able to be retained it will be replicated with same pattern, look and material.

Element/Feature: **Side Doors**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Both the door from outside to the West addition and the door from the West addition to the main house are modern additions and should be removed.

Windows

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

Element/Feature: **Front Facade**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The front facade windows are not original to the house and are not historic in their placement or ratios. These 2 windows will be pulled and replaced with appropriate windows to the time and era.

Element/Feature: **Remaining Windows**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The remainder of the house (not front facade) have windows that are either broken single pane built in place or for the most part, aluminum frame. Historic ratios and Double hung typology will be retained but new wood windows will be required.

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: **HVAC**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

There is nothing in this house worth preserving or re-using. An updated forced air system replaced a wood stove. Neither exist currently and the deteriorated condition of the roof and attic areas has damaged any modern forced air ducting.

Additions

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

Element/Feature: **South Addition**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The South addition will be completely removed and not re-constructed. It was added at a later date and detracts from the form of the original house.

Supplemental Sheets

Supplemental Page ____ of ____

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

Element/Feature: **West Addition**

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

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

The West addition will be completely removed and not re-constructed in any way. There is a sanborn map showing that this addition existed at time of construction but modern materials and construction (except the roof framing) point toward a more modern interpretation. It may have existed as a covered exterior space in it's early existence to allow for a convenient path to the outhouse or other outdoor amenity. Recommendation is for removal.

Element/Feature: _____

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

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