

**PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
CITY COUNCIL CHAMBERS  
May 16, 2018**



**AGENDA**

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

**ROLL CALL**

**ADOPTION OF MINUTES OF May 2, 2018**

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

**STAFF/BOARD COMMUNICATIONS AND DISCLOSURES**

**CONTINUATIONS**

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

1021 Park Avenue –Historic District Design Review – Material Deconstruction on Landmark Site. The applicant is proposing to impact a portion of the rear (west) elevation for a new addition, modifications to historic window and door openings. The house was approved to be reconstructed through the Historic District Design Review (HDDR) process in 2016.

*Public Hearing & Possible Action.*

PL-18-03797      33  
*Planner Grahn  
and Planner  
Newberry*

115 Sampson Avenue – HDDR Material Deconstruction and Reconstruction – The applicant is proposing to reconstruct the historic house designated as “Significant” on the City’s Historic Sites Inventory. In addition the applicant will be removing existing non-historic parking pad along with its associated wood staircases and railroad tie retaining wall; non-historic stacked stone retaining walls and 1990s wood slat fences; post-1947 addition on the west elevation and an underground root cellar; rebuilding the historic pyramid roof and dormers; reconstructing the existing masonry chimney; raising the house 2 feet to pour a new foundation; reconstructing the historic ca.1900 wraparound porch on the east and south elevations; replacing two non-historic doors; and removing non-historic aluminum windows and restoring 11 window openings.

*Public Hearing & Possible Action.*

PL-17-03580      101  
*Planner Grahn  
and Planner  
Newberry*

835 Empire Avenue –Historic District Design Review – Material Deconstruction on Landmark Site. The applicant is proposing to impact the following materials including the pre 1941 railroad tie retaining wall; non-historic wood landscape steps; post-1941 rear additions; non-historic 1997 asphalt shingle and rolled asphalt roofing materials; non-historic concrete block foundation; pre-1983 wraparound porch; 4 historic wood doors; and 10 historic wood windows.  
*Public Hearing & Possible Action.*

PL-17-03556 175  
*Planner Grahn  
and Planner  
Newberry*

1503 Park Avenue – Determination of Significance for the proposed removal of a garage listed as Landmark on Park City’s Historic Sites Inventory, per Land Management Code (LMC) 15-11-10(C).  
*Public hearing and possible recommendation to Planning Commission on June 13, 2018 and City Council on June 21, 2018.*

PL-18-03830 231  
*Planner Grahn*

**ADJOURN**

**\*Parking validations will be provided for Historic Preservation Board meeting attendees that park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF MAY 2, 2018

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, John Hutchings, Randy Scott

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Tyler, Polly Samuels McLean, Liz Jackson

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ROLL CALL

Chair Stephens called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Alex Weiner, who was excused.

ADOPTION OF MINUTES

April 18, 2018

MOTION: Board Member Holmgren moved to APPROVE the minutes of April 18, 2018 as written. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn reminded the Board that May is Preservation Month. Utah State History had a number of activities planned for the month if anyone was interested.

Planner Grahn noted that the next HPB meeting was scheduled for May 16, 2018. The Historic Preservation Award would be unveiled with the City Council on May 31<sup>st</sup>.

Planner Grahn reported that the Historic Preservation Board interviews with City Council were scheduled for the first week in June.

CONTINUATIONS – Public Hearing and Continue to date specified.

115 Sampson Avenue – HDDR Material Deconstruction and Reconstruction – The applicant is proposing to reconstruct the historic house designated as “Significant” on the City’s Historic Sites Inventory. In addition the applicant will be

removing existing non-historic parking pad along with its associated wood staircases and railroad tie retaining wall; non-historic stacked stone retaining walls and 1990s wood slat fences; post-1947 addition on the west elevation and an underground root cellar; rebuilding the historic pyramid roof and dormers; reconstructing the existing masonry chimney; raising the house 2 feet to pour a new foundation; reconstructing the historic ca.1900 wraparound porch on the east and south elevations; replacing two non-historic doors; and removing non-historic aluminum windows and restoring 11 window openings.  
(Application PL-17-03580)

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

MOTION: Board Member Beatlebrox moved to CONTINUE 115 Sampson Avenue to May 16, 2018. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

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

1. 424 Woodside Avenue – Historic District Design Review for Reorientation and Relocation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and Relocation of the “Significant” Structure ten feet (10’) to the east. 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. (Application PL-16-03379)

Planner Hannah Tyler remarked that this item was the reorientation and relocation of the structure at 424 Woodside Avenue. The HPB had reviewed this application several times.

Planner Tyler stated that on March 7<sup>th</sup> the Planning Commission talked at length about this item, and it was Continued to April 4<sup>th</sup> to facilitate a site visit. At the last meeting the Board held a site visit and discussed what they observed on the site. Due to unforeseen circumstances, the applicant’s team was unable to attend the meeting on April 4<sup>th</sup>, and the applicant requested another continuance to this meeting. Planner Tyler noted that part of the reason for a continuance was to give the applicant the opportunity to submit an Engineer’s report. The Engineer’s report was included as Exhibit 1 in the Staff report.

Planner Tyler remarked that the Staff reviewed the Engineer’s report and provided additional analysis by the Chief Building Official and the City Engineer Department. Both analyses were included in the Staff report.

Planner Tyler commented on the Supplemental Engineer's Report. She noted that the engineer had provided two possibilities. One was to install a perforated storm drain system. The second was to relocate the structure on the site. The Chief Building Official and the City Engineer Department found that providing a drain underneath the driveway and against the building would be the preferred solution, in addition to providing a gutter system.

Planner Tyler noted that the applicant had submitted an additional document 45 minutes prior to this meeting. It was sent to the Board via email before the meeting, and she also provided a hard copy for those who had not read their email. A hard copy would also be included in the record.

Planner Tyler pointed out that this item was continued only to facilitate this particular Engineers report. For this reason, she would not comment on items or details that were discussed in previous meeting.

Planner Tyler stated that in each analysis, reorientation is independent of any drainage solution. Therefore, reorienting the structure would not resolve the drainage issue. Drainage issues would be addressed either through relocation or the storm drain system. Planner Tyler noted that it would be a Finding of Fact and she would draft that language later in the meeting. The Chief Building Official was present to answer questions.

Joe Tesch, representing the applicant, referred to the report from the City Engineer's office and asked if the Staff who did the report was a licensed engineer. Director Erickson replied that the City Engineer is the licensed engineer. Corey Legge prepared the report. He is currently an Engineer in Training, but his report was reviewed by the Engineering Department.

Dina Blaes, representing the applicant, appreciated the opportunity to speak with the HPB again this evening. Ms. Blaes noted that the comments she had submitted to Planner Tyler and that the Board received electronically and in a hard copy directly related to specific findings in the Staff report. Ms. Blaes reviewed the Findings as follows:

Finding 43 – Ms. Blaes expressed frustration in that the City continues to rely on language and a standard for analyzing the historic significance for Landmark structures and not Significant structures. There is usually a more iterative process between the applicant and the City in terms of solving issues and problems as they move through the components. The applicant had hoped to have dialogue with the City on specific issues, but it never occurred.

Ms. Blaes wanted the Board to understand that standard being applied in Finding 43 is not the applicable standard from the Code. The Staff talks about the

context in the Staff report, “The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a District-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that it’s unique development history cannot be recognized.” Ms. Blaes remarked that one building will not secure the historic context for the entire street. That is now how it works by any preservation standard.

Ms. Blaes stated that the evidence of the development pattern of the adjacent historic houses, the footpaths, the staircases and the open space are all critical elements to tell the story and convey the historic significance. She pointed out that those have been lost over years of the City’s actions; not actions by the applicant. Ms. Blaes thought the City was holding the applicant to a higher standard than it held for itself or any of the adjacent properties in previous applications and previous actions. Ms. Blaes noted that the development pattern in Park City is only one of many historic contexts that this building successfully conveys. Others are the Mining Era Boom, the residential building type, and construction methodology. She remarked that the application the applicant submitted allows those elements of historic context to be retained and enhanced. Ms. Blaes stated that the focus on the development pattern is only one of many historic contexts that this building is successful in conveying.

Due to other physical constraints on this property, they asked the Board to place better emphasis on those other historic contexts and approve the application as it was presented.

Finding 53 – Ms. Blaes noted that the Finding states that the proposed reorientation and relocation would diminish the overall physical integrity of the Historic District. She thought it was important to point out that Park City’s Historic District is not a Historic District based on the traditional definition of a historic district, which has a majority of historic resources that are bound by a geographic boundary. This is a zoning district. Therefore, in looking at the physical integrity of a zoning district they would look at setbacks, height requirements, and density on the site. The project meets those requirements. In terms of the physical integrity of the Historic District being jeopardized is not accurate, because this is not a true historic district as defined in preservation.

Finding 54 - Ms. Blaes thought two points could be argued. Maintaining the Significant status as a result of reorientation is one issue. The second is the claim that the remaining historic materials will be lost. Ms. Blaes stated that this was critical because the language in the Staff report is not definitive. She found that to be an idle threat, and it was frustrating to see language saying that it might not be considered Significant after this project is approved. It made it difficult for the applicant to respond in any way because it is not a Finding or a statement of fact. It is a cautionary tale. Ms. Blaes noted that the Design

Guidelines have nothing to do with whether or not a building is designated. She thought it was also important to note that the applicant provided evidence of at least three other properties that have been rotated, reoriented, and relocated on their sites that have retained their Significant status. Ms. Blaes noted that she had shown those properties in previous meetings.

Ms. Blaes stated that a second point is the claim that remaining historic materials would be lost. She remarked that if the building is lifted and rotated some materials may be lost, but at this point no one knows what is even there. The existing conditions report acknowledged the uncertainty and the applicant wanted to do exploratory carefully to make sure they retain the historic materials that they do find. She provided examples of other projects in town where no historic materials were left. Ms. Blaes remarked that the applicant intends to retain as much historic material as possible, and retain it in a way that is appropriate. They have every intention of working towards that goal.

Finding 55 – Ms. Blaes noted that the report states, “The potential to preserve the historic structure will not be enhanced by its relocation. All restoration of lost historic materials could occur in the historic structures current location and setting.” Ms. Blaes did not disagree; however, the restoration of historic materials is not the standard in the LMC. The standard in the LMC is the potential to preserve the historic building or structures will be enhanced by its relocation. Ms. Blaes noted that the applicant has argued that they could mitigate the existing current and imminent problems, as indicated in the Engineering report. However, it would not solve the problems in looking at the long-term preservation for this building.

Joe Tesch would commented on the Engineer’s Report, which he thought it was the most important document of evidence before the HPB. He noted that the report talks about hazardous conditions and the condition of the house, but he did not believe that was within the role of the Chief Building Official. Hazardous conditions are outside of his general experience and training.

Mr. Tesch read from the Engineer’s report. He noted that in the middle of the first paragraph there was approximately 15 to 20 feet of separate from the east gutter to the west face of the house, and that the house is 10 feet below the road. Mr. Tesch remarked that it was not the way the house was built and the road was not 10 feet above it, which is evident in old pictures that were submitted. The roof was not below the road at all. He pointed out that the change resulted from changes the City made.

Mr. Tesch read from page 2 of the report, the 5<sup>th</sup> line down, “compounding the effect of snow removal from the road and the house roof sloping to the west, as well as having very limited clearance from the ground, buries the west facing windows during heavy snow events, creating a hazardous condition. The house

has temporary wood boards installed to protect the windows during the winter". Mr. Tesch pointed out that this was the reason why the Engineer concluded it was a hazardous condition.

Mr. Tesch referred to possible solutions in the report. He noted that both the Engineer in Training and the Chief Building Official preferred Option 1. Mr. Tesch stated that it is impossible to do Option 1 because the building goes right up to the lot line and the applicant does not own any land to put in a French drain. He noted that the HPB has the purview to determine whether there actually is a hazardous condition; not whether it can be eliminated by going on to someone else's ground and engineering a solution. Mr. Tesch thought it was also important to note that in Option 1 "...the system would not perform optimally during the winter months", as stated in the report. He pointed out that until the six months of winter is over, it would not drain. Mr. Tesch remarked that the idea that Option 1 is the best solution does not work.

Mr. Tesch stated that the second solution is one the applicant can perform on the ground they own. He read Option 1, "Gain more horizontal separation from Woodside Avenue, and it would be beneficial to raise the floor elevation of the house". It is the only option possible without acquiring other easements onto other ground. Mr. Tesch pointed out that nothing in the Code requires the applicant to mitigate a hazardous condition. The Code only requires the Board to look at what exists today and whether it is hazardous.

Mr. Tesch stated that both the Engineer in Training and the Chief Building Official suggesting that Option 1 is the best option is an admission of a hazardous condition to be mitigated, and the applicant is not required to do that.

Board Member Beatlebrox asked about reference to the sock. Director Erickson replied that the sock is a long cloth tube that goes over the plastic pipe to keep gravel from getting into the pipe. From the standpoint of a homeowner, Ms. Beatlebrox thought it would require a lot of maintenance. Director Erickson stated that it is normal and a standard engineering practice to require under drains around most of the houses. For new houses in the Historic District the under drains are typically below the frost level. He pointed out that Option 1 is a normal standard operating procedure typical of City Engineer activities and consistent with City Code.

Board Member Hutchings asked how Option 2 addressed rotating the house. Director Erickson replied that it did not address it. He remarked that Option 2 only addresses relocation of the house and raising it. The rotation is independent of the drainage situation. Mr. Hutchings understood that the focus this evening was rotation. Director Erickson explained that the application addresses all three components; rotation, lifting, and relocation. If at some point in the future the applicant chooses to do one or more of those independent of this



current application, the City would consider relooking at the application. The application would have to be significantly different in order to relook at it, but they would consider it.

Chair Stephens understood that Corey Legge is not a license engineer, but it was his report. Director Erickson stated that Corey's report was reviewed by the Chief Building Official and the Planning Director. It was Corey's opinion, but he was not providing an engineering solution, which is why he did not stamp the document. He relied on the information provided by the applicant in providing an opinion as to which option is preferable, consistent with the LMC.

Chair Stephens thought either Option 1 or Option 2 would handle drainage issues during the non-winter months. He understood that the snow that accumulates at the back of the structure comes from both snow removal from the City, as well as from snow shedding off the roof. Jonathan DeGray, the project architect, replied that he was correct. It comes from both directions based on their observations. The grade change from the activities on the roadway that raised the grade have reduced the amount of vertical distance from the roof to the ground, and it creates a problem in both directions.

Chair Stephens stated that the City typically has a snow easement within the first number of feet next to the property lines. However, in this case there is a structure next to the property line. He wanted to know how they handle those issues when there is a built structure next to the property line and encroaching into the City's snow easement. Mr. DeGray believed that was part of what Mr. Tesch had pointed out. The solution that was presented by the applicant's engineer ignored the fact that it would encroach onto City property. Neither Building Official nor the Engineering Department recognized that the improvement would require easement agreements and that it was not a good long-term solution.

Director Erickson stated that normally when new construction is done in the Historic District they resolve the issue of a snow removal easement in addition to the right-of-way. This particular case is fairly standard. Standard easement encroachment agreements are done consistently for soil nailing, for construction, and for driveway access. They also have an easement for heated driveways in the right-of-way. Director Erickson emphasized that this was not a non-standard approach, but it would need to be accomplished if the applicant chooses to use Option 1. He noted that the Staff had not precluded Option 2.

Chair Stephens understood that the claim in the Engineer's Report that snow was being pushed 15 to 20 feet from curb to the house. Mr. DeGray believed 15 feet was accurate. He pointed out that the easements are all on the downhill side. Snow removal is to the downhill side and this property is to the downhill side. Everything on Woodside will be pushed to the downhill side of Woodside.

Chair Stephens asked for the typical easement for snow. Director Erickson replied that it was an additional 10 feet. Chair Stephens thought they were well within 10 feet and the snow should not be going into the house. Director Erickson replied that the house is right on the property line. The distance from the property line to the curb is 15 feet. There is no room for the additional 10 feet unless the house is relocated.

Assistant City Attorney McLean noted that the right-of-way is 15' back. There are other places in town where the property lines go up to the curb or within a few feet of the curb, which is where the additional 10' comes in.

John Berkley, the applicant, stated that they also needed to take into account the 10-foot drop. They have to boards up against the window because the snow plow breaks the back windows of the house.

Board Member Scott stated that in looking at Exhibit 1, he assumed that all of the snow against the building was from the roof, because he could see a ground break and then all the snow from the road pushed that way. Mr. Scott believed all of the snow in the picture was coming from the roof. He thought that issue was solvable on the applicant's property.

Mr. Berkley remarked that it was one picture and one winter. He has owned the house for 14 winters and some winters are worse than others. The tenant who rented the house said the snow seeps through the back wall and freezes solid.

Chair Stephens asked if Mr. Berkley had contacted the City with regards to ways to mitigate the plows pushing snow into his property. Mr. Berkley answered no. He was looking for a more global solution to help preserve the property and to restore it. Chair Stephens asked if Mr. Berkley had made any efforts to keep the snow from shedding off the roof behind the house. Mr. Berkley reiterated that he was trying to look for a global solution. If they can do the renovation they will take it back to a more traditional shingle roof that holds the snow. They have a lot of plans that are in keeping with the historic preservation they are trying to accomplish. As a property owner he also has to look at this from an investment standpoint. They are looking for a better solution that makes sense and preserves the property and the historic elements of the property, and at the same time cures all of the issues.

Chair Stephens also noticed from the exhibit that the drainage pipe would have been on City property; however, he understood from Director Erickson that it was not uncommon.

Assistant City Attorney McLean addressed a number of legal issues that were raised. In response to a letter from Joe Tesch dated April 13<sup>th</sup>, she advised the Board that the discussion of raising the home was outside of their purview. The

application needs to meet the Code and the HPB does not rule on that because it is not part of their criteria. Secondly, in terms of the definition of hazardous conditions, if something is not defined in the Code they use Webster's Dictionary. Ms. McLean noted that the criteria in 15-11-13 talks about the Planning Director and Chief Building Official determined that the building is threatened in its present setting because of hazardous conditions. The question is whether it is threatened and she believed they had made that analysis.

Assistant City McLean noted that Mr. Demkowicz from Alliance Engineering indicates that there is a drainage issue and he provided options as his solutions. The only thing that Mr. Demkowicz claims is hazardous has to do with the snow removal, which as discussed, is from the road and the house roof sloping. Mr. Demkowicz just mentions that there is a drainage issue. Ms. McLean referred to comments by Ms. Blaes regarding the Findings. Ms. McLean noted that Finding 43 directly quotes Historic District Guideline E1.1. Finding 53 quotes 15-11-13(A)(3)(c)(2). Those are the actual criteria in both the Guidelines and in the Code. Regarding Finding 54, Ms. McLean believed much of that was addressed with the site visit. She believed Finding 55 speaks for itself.

Chair Stephens asked how raising the house fits in with what the Board was addressing this evening. He understood they were talking about relocating the house 10' and reorienting the house. Planner Tyler stated that lifting the house was addressed at the Staff level as part of the Design Review. She noted that in a previous meeting they decided as a group to eliminate all references to lifting the structure from the Findings of Fact to reduce the confusion.

Joe Tesch thought the Board needed to consider lifting the structure in context of the complete application to see how it fits in. Chair Stephens clarified that the HPB typically does not look at the HDDR application or design issues. Mr. Tesch referred to a comment by Director Erickson that if the application changes significantly, the HPB could reverse their decision. He did not think it made sense to only look at rotating the structure when they full application also talks about raising it. They need to consider the entire context.

Assistant City Attorney McLean disagreed with Mr. Tesch. The City's position is that the HPB does not have the ability to approve the lifting because it is not an issue that goes before this Board.

Chair Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, asked if they could at least allude to the idea of lifting two feet because it is allowed.

Director Erickson explained that it was an application that involves relocation, rotation and lifting. The HPB has authority over the rotation and the relocation. The HDDR is a Staff level action that is appealable.

Ms. Meintsma wondered whether two-feet was non-controversial. Director Erickson replied that while it was part of the application, it was an appealable part of the Staff decision and not part of the decision the HPB would be making this evening.

Ms. Meintsma stated that in a recent Planning Commission meeting there was a short discussion about how purpose defined by whatever LMC is appropriate has been missing from the introduction in the Staff report. The Commissioners agreed that in the future the LMC purpose should be included in the introduction. Ms. Meintsma thought it might be good to go back to LMC 15-11-13 and begin with the purpose. She pointed out that in 15-11-13, Relocation and Reorientation, the word "intent" is used, but she thought they could agree that intent is similar to purpose. She read the initial statement from 15-11-13, "It is the intent of this section to preserve historic resources". She focused on the resources because sitting through all these meetings she believed there were two arguments. One from the applicant and one from HPB.

The first argument from the applicant's historic preservation professional focuses on the preservation of only one historic resource, which is the essential historic form. The argument is that saving this historic form will keep it on the Significant list. Ms. Blaes is a specialist and she would not argue her point. Ms. Meintsma noted that the argument coming from the HPB, representing the community as a whole, but the focus is on the preservation of several resources and not just the historic form. It was the historic form, the structure itself, the existing materials, and the relationship of the historic to the site. The HPB is given the responsibility to look at three or four criteria; while the preservationist is primarily concentrating on the importance of the form. Ms. Meintsma believed the form is only one small part of the purpose of the LMC to preserve historic resources; not structures or the historic form. Historic resources come from the General Plan.

Ms. Meintsma referred to the General Plan where it describes the intent or purpose. Volume 2 – Neighborhood, Old Town, 6.1, "The Land Management Code should ensure the preservation of the neighborhood's historic integrity". Ms. Meintsma pointed out that a lot more than just the historic form of the structure is involved with integrity. Property is lot and improvements. Therefore, it is the land and house associated house. Not the structure itself and not the form singularly.

Ms. Meintsma read from 6.2 – Old Town. "The City must prevent loss of historic resources". It is not to prevent the loss of structures, it is to prevent the lost off resources, which is more than just the form. Ms. Meintsma noted that Ms. Blaes

had said that the form is important and there are many other houses in town that have no historic material left. Ms. Meintsma agreed, however, 6.2 Old Town in neighborhoods says, "The City rarely recommends reconstruction". The fourth preservation, "practice". And that is what this is. This is essential form. It is the fourth and least wanted.

Ms. Meintsma read from 6.4 – Old Town. "To understand the relationship of a historic structure to its site, the character of historic sites must be retained and preserved. Building setbacks and orientation contribute to the character. The site specific details also contribute to the overall historic character of the streetscape, and their loss diminishes the historic integrity of the neighborhood." Ms. Meintsma remarked that the argument on the side of the HPB to enforce the LMC seems much broader in terms of what the City is intending to say, versus what Ms. Blaes has said about keeping it on the Significant list and saving its form.

Ms. Meintsma referred to General Plan, Volume 2, for neighborhoods and noted that there are five strategies. The first is adaptive reuse. The second is influencing streetscapes. She read, "The strategy of the City taking steps to preserve historic development patterns found in Old Town." Ms. Meintsma stated that it was the General Plan speaking through the Code. It was the purpose of the LMC.

She referred to Volume I, Goals. "Unique". Where it sits on the lot now is unique. If the structure is moved to the street it would not be unique. There are two goals under historic character, General Plan, Volume 2. The first goal is to preserve the integrity of the designated historic resources. She pointed out that it is the resources and not the structure.

Ms. Meintsma noted that there are five General Plan objectives for historic character. The first objective is "maintain the integrity of the historic resources". The second objective is "maintain character". That goes to integrity. It is not the structure. It's the character and where it sits on the site.

Ms. Meintsma noted that the Introduction in the General Plan says to Keep Park City Park City, and that means doing whatever they can to save what they have. If people leave Park City and come back, they should be able to recognize it.

Ms. Meintsma stated that if the purpose of LMC 15-11-13 is to show an emphasis primarily on the essential form, which is the argument of Ms. Blaes; or to better exhibit the essential form by turning the structure by the street; or if the purpose is to turn the structure towards Woodside in order to accommodate today's lifestyle in a way that residents can enter and exit their home, then the Code would read, it is the intention of this section to preserve historic resources through encouragement of relocation or reorientation. Ms. Meintsma believed

that if the community as a whole wanted to bring these houses forward and show them off as examples of hall and parlors, the Code would say to move and lift them and make them more apparent. However, that is not what the Code says. The Code reads, "It is the intent of this Section to preserve historic resources through limitations on relocation or orientation." The purpose is to limit, if possible.

Ms. Meintsma believed that all the issues on this site could be mitigated without turning the structure 180 degrees. The structure can be lifted two feet to compensate for the difference between the historic and the current street height. If the structure's proximity to the street is an issue, that would be resolved without rotating it 180 degrees. The drainage problems can be addressed in several ways. The entry to the duplex residence from street level or driveway can be created at the existing entrance. The visual massing of the extensive shed roof can be mitigated by creatively moving offending elements and adding articulated elements. Any hazard conditions, such as the stairs, can be mitigated. Ms. Meintsma pointed out that there are three lots of square footage to work with. She did the math and the maximum allowed footprint for the entire project can be accomplished with over 200 square feet of building pad to spare without imposing on any of the three exposed elevations of the historic structure.

Ms. Meintsma stated that the structure at 424 Woodside could be preserved and the project as a whole could be improved to the prevailing \$1,000 square foot market value level in its existing location. She reiterated that the purpose is to preserve the City's unique historic character.

Michael Dean stated that he recently met the homeowner, John Berkley, and visited the home site. Mr. Dean remarked that after living in Park City for years and the history that comes with it, he loved what everyone was trying to do accomplish. He was not familiar with the Codes, but he thought it was in Mr. Berkley's interest to preserve whatever history is on his property. Whenever he has visited the home, including today, the house looks like it is in a hole and it is an eyesore. When inside the home it does not appear safe. Mr. Dean believed that the integrity of preservation also includes the integrity of safety. It is a steep drop and the snow comes from the hillside and the roof. Based on common sense, he thought the property should be lifted in some way because the road has been raised at least three feet higher than when the house was built. Mr. Dean suggested that they allow Mr. Berkley's request to expose the history of the site because currently it is hidden in a hole. He encouraged some flexibility to allow Mr. Berkley to make the home livable for his family and to make the house shine from the standpoint of historic preservation.

Chair Stephens closed the public hearing.

Mr. Tesch referred to Ms. McLean's comment that the City uses the Webster Dictionary definition of hazardous conditions. Mr. Tesch checked and he could not find a definition of hazard conditions in the Webster Dictionary. Ms. McLean replied that there is a definition of hazardous.

Dave Thacker stated that his official title is Chief Building Official; however, he is sometimes called Chief Building Inspector. He also has the official title of Fire Code Official. He oversees the building code enforcement team and also the Fire Marshall. The Building Department works specifically with hazardous building. They also have a Code called the Abatement of Dangerous buildings, which is defined. Dangerous and hazardous are used synonymously. That Code provides the authority and ability to determine safe or unsafe structure.

Mr. Thacker stated that he is certified as a Master Code professional. When he was certified, there were only 700 in the Nation at the time. He has over 26 certifications related to building inspection, dangerous buildings, fire codes, building codes, etc. In addition, he is also considered the authority having jurisdiction as it relates to the Building and Fire Codes for the City. Design professionals present their information to him and his team, and they review it and make a determination. It also includes engineers.

Mr. Thacker stated that his Department is not only certified, trained, and licensed; but they also have the authority and responsibility to ensure that what they do is within the confines of the Code.

Mr. Thacker commented on the structure at 42 Woodside. He had reviewed the information presented by Mr. Demkowicz and his team and it was not an anomaly to anything they see within the City. There are several homes on a downhill slope, several homes who have downward sloping roofs, there are several ways to mitigate snowfall, several ways to mitigate precipitation or storm water that drains from the roof. There are also ways to mitigate any storm water that may run off of the streets. Those issues have all been brought up and discussed, and it was determined that Option 1 presented by Mr. Demkowicz was a reasonable and commonly used type of solution to address the concerns. If the house is lifted, relocated, or re-orientated, once the foundation is put in a drain would be required per Code. Regardless of what takes place, a drain would be put in and Option 1 made the most sense.

Chair Stephens noted that Mr. Thacker mentioned water and drainage. He understood that the road was redone a few years ago as part of the Old Town Improvement Study. He asked if Mr. Thacker had seen any signs that the street would fail during heavy summer rain storms and put water into that area. Mr. Thacker replied that it was a melting snow issue. He had not seen any signs of the road failing. Mr. Thacker noted that Corey was the expert in that area,

however, he had discussed the matter with Corey and he was comfortable making that statement.

Board Member Holmgren stated that she has reviewed the Findings of Fact and the idea of rotating the house has concerned her from the beginning. The home currently faces Main Street and that is where it has faced since it was built. She would be uncomfortable rotating the house to face Woodside. Ms. Holmgren was on the fence in terms of relocation.

Board Member Beatlebrox noted that the Board had a lot of discussion about the view of this house from the City Hall parking lots. She had taken pictures to show that it was very hard to see the house. It was also difficult to tell that the house was a hall-parlor. Ms. Beatlebrox also showed a picture taken over the roof of the KCPW from the Marsac parking lot. The house could not be seen at all because the blue building is in the way.

Board Member Beatlebrox agreed with Mr. Dean. Common sense tells her that if the house was rotated and the hall-parlor and the porch were restored, and it could be seen from the streetscape on Woodside, people would be able to interpret the house as a historic building much more than it is now. She noted that Ms. Meintsma had pointed out that there was a shed in the pathway. They assume there were pathways but that is not for certain. Ms. Beatlebrox was not convinced that the front was main access. Even if it was, the access no longer exists. Ms. Beatlebrox believed that Criteria 3C of the LMC applied because there are unique conditions that have changed, and that the interpretation of the building could be enhanced by rotating and moving it back. The fact that the house is below grade and the street has risen over time puts the house in a hole, and people do not notice it or think its unattractive. Ms. Beatlebrox thought the house could benefit by being relocated and having a plaque that tells its story.

Board Member Scott remarked that this was an interesting situation that could not be compared to anything similar so they could not use precedent. Having visited the site more than once he agreed that it was very challenged. However, he struggled with reorienting the structure and keeping its historical integrity. The current application was for reorientation and relocation; however, in his opinion he believed other options could be explored. He did not believe that reorientation solved the hazardous situation.

Board Member Hodgkins concurred somewhat with Board Member Scott. However, he did not have a struggle finding that reorientation did not meet the LMC criteria. Mr. Hodgkins did not believe that additional information presented this evening supported reorientation.

Board Member Hutchings agreed that reorientation did not meet LMC 15-11-3. He noted that the standard requires the HPB to take input from the Planning



Director and the Chief Building Official, and if he understood their input correctly, there were other solutions besides reorientation.

Chair Stephens stated that in looking at the Criteria in 15-11-13, they have to meet all four conditions in the Criteria 3. Chair Stephens believed that arguments could be made and there could be some flexibility in the first three items on 3C, that the proposed relocation would enhance the building and that it will not diminish the overall physical integrity. In addition, he was unsure whether moving this house was a key factor for changing the integrity and the significance of the home. Chair Stephens clarified that his issue was with 3C(4), which relates to the additional information submitted this evening regarding the potential to preserve the historic buildings. He did not think snow was the issue that would endanger the building. Chair Stephens understood the economics as a property owner, but there are ways to mitigate snow. He thought the City should have some responsibility if the plows are pushing snow into that area. Chair Stephens thought the solution to move the property ten feet was drastic. He also had to consider the precedent they would be setting.

MOTION: Commissioner Hodgkins moved to DENY the reorientation and Relocation for 424 Woodside Avenue pursuant to the Findings of Fact and Conclusions of Law as found in the Staff report. Board Member Holmgren seconded the motion.

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

#### Findings of Fact – 424 Woodside

1. The applicant, Jon and Heather Berkley (represented by Jonathan DeGray, Architect), are proposing to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The applicant is also requesting to relocate the structure ten feet (10') to the east in order to comply with the Front Yard Setback.
2. The Duplex Dwelling located at 424 Woodside Avenue is listed as "Significant" on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.

5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal required a Variance.
7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment.
9. The 2011 Historic District Design Review application was Denied.
10. The current proposal is different from that of the 2011 HDDR and Variance because the current proposal would comply with the Height and Setback requirements. There would be no Variance triggered for Height or Setback exceptions by the current proposal.
11. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
12. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR subject to the application before the HPB included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west) and Relocate the Historic Structure ten feet (10') to the east in order to comply with the minimum Front Yard Setback.
13. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed new plans addressing those comments once submitted by the applicant.
14. The HDDR application is currently under review and cannot be complete as the HDDR is dependent on Historic Preservation Board's (HPB) review for Reorientation, Relocation, and Material Deconstruction.

15. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.

16. The Historic Preservation Board held a public hearing and continued this item on October 4th, 2017.

17. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on December 5th, 2017.

18. The Historic Preservation Board held a public hearing and continued this item on February 7th, 2018.

19. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on March 7th, 2018.

20. The Historic Preservation Board did a site visit, held a public hearing, discussed the item, and continued this item on April 4th, 2018.

21. On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions of the site and possible solutions to those existing conditions.

22. The Chief Building Official and City Engineering Department provided an analysis of the applicant's supplemental engineer's report. The Chief Building Official and City Engineering Department's analysis found that Option 1 is a valid option supported by City Staff.

23. On April 16, 2018, a letter was submitted by Joe Tesch.

24. On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.

25. On March 7, 2018 the Historic Preservation Board reviewed the proposal for 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018. At the meeting, the applicant requested a continuation to a date certain (April 4, 2018) in order to facilitate a site visit.

26. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).

27. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced

toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.

28. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.

29. By 1900, the original shed-roofed wing had been extended across the rear (west) side.

30. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.

31. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.

32. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.

33. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.

34. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.

35. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.

36. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the

Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.

37. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City (examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.

38. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was. After work in the mines, one would have used utility entrance on the northwest corner of the structure in the rear enclosed porch addition. If the home owner was having guests over, the front façade entrance on the east side of the structure would have been used.

39. If relocation of the structure ten (10) feet to the east is approved, the proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.

40. The current site conditions listed in the Findings of Fact of the 2011 Variance still exist. The Board of Adjustment found conditions of the site that are still existent and are common to the neighborhood, including, but not limited to the elevation of Woodside Avenue.

41. The proposal does not comply with Design Guideline B.3.2 (“B.3.2 The original placement, orientation, and grade of the historic building should be retained.”) as the original placement, orientation, and grade of the historic building would not be retained. The relationship to the street and the orientation of the Historic Structure facing Main Street are important in conveying the history of the Historic District and this site.

42. The proposal does not comply with Design Guideline B.3.3 (“B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.”) as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.

43. The proposal does not comply with Design Guideline E.1.1 (“E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has

been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action . . . .”) because the reorientation and relocation of the Historic Structure will diminish the integrity and significance of the site and its context. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The relocation in addition to the reorientation would result in the loss of the association to the structure’s position on the shallow terrace. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.

44. Bullet points 1 and 2 of the “Side Bars” for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.

45. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.

46. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.

47. LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.

48. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.

49. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.

50. The proposal does not comply with LMC 15-11-13(A)(3)(c) as the Historic Preservation Board, with input from the Planning Director and Chief Building Official, does not find Unique Conditions that would warrant the proposed reorientation and relocation 51. All four unique conditions listed in LMC 15-11-13(A)(3)(c)(1)-(4) must be found in order to support a finding under this criteria. Unique conditions shall include all of the following:

- A. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
- B. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
- C. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
- D. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

52. The proposal does not comply with LMC 15-11-13(A)(3)(c)(1) "The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;" because the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.

53. The proposal does not comply with LMC 15-11-13(A)(3)(c)(2) "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district" as the proposed reorientation and relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form.

54. The proposal does not comply with LMC 15-11-13(A)(3)(c)(3) "The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;" The reorientation and relocation of the historic house at 424 Woodside Avenue will have a significant negative effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer

be considered a Significant Site as defined in the LMC and Design Guidelines. If the structure is reoriented as proposed, material making up the existing north and west walls will be demolished. In addition, these walls will no longer be visible from the Public Right-of-Way.

55. The proposal does not comply with LMC 15-11-13(A)(3)(c)(4) "The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation." as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure's current location and siting.

#### Conclusions of Law – 424 Woodside Avenue

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

2. 945 Norfolk Avenue – HDDR Material Deconstruction– The applicant is proposing to remove existing improvements in the front yard such as the non-historic stone retaining walls in the front yard, stairs and decks in the south side yard, and a c.1990 rock retaining walls in the backyard; reconstruct the historic c.1896 roof form and c.1990 wood shake roofing materials; reconstruct two c.1896 chimneys; reconstruct c.1997 basement; reconstruct c.1983 reconstructed front porch; replace c.1900 front door and two non-historic doors; replace 12 total historic wood windows.  
(Application PL-17-03686)

Planner Grahn stated that the item for discussion this evening was a historic house at 945 Norfolk. She noted that an accessory apartment garage addition was added later and it has its own address of 943 Norfolk. The addition was separate from this application.

Planner Grahn remarked that the building retains most of its integrity. In looking at the Sanborn maps the structure has changed very little from when it was built prior to 1900. Over time, the majority of the changes centered around the porch and simplified it due to maintenance and changes that occurred to the site.

Planner Grahn commented on material deconstruction. The Staff looked at the different improvements made on the site. A number of new stone retaining walls wrap the site. She presented photos of the historic house and the porch. The stairs off the porch had been changed in the 1980s. In 1994 the detached building with an accessory apartment and garage was constructed with a driveway. Planner Grahn believed that most of the improvements between the two structures related to when the detached building was added. The retaining



walls that run along the site are proposed to be removed, as well as the sidewalk between the two properties and the driveway.

Planner Grahn reported that the applicant had submitted for a demolition permit to take down the non-historic building. This was done in anticipation of the plat amendment going to the Planning Commission next week. The applicant was proposing to subdivide the property down the middle so the house will be on one lot. The other half would be a vacant lot that could be redeveloped. Planner Grahn pointed out that most of the improvements were not historic and resulted in the 1990s.

Planner Grahn noted that the interior of the building is single-wall construction. The applicant was proposing to frame new walls as necessary. The house has a hip roof, and the roof is original to the 1896 building. She explained why a hip roof tends to be more difficult than a gable when adding new structure. The applicant had provided a structural engineer's report. The roof might need to be removed and completely rebuilt because it is currently not up to Code and standards. Planner Grahn stated that if there is an opportunity to preserve the historic roof form they should do so rather than rebuild it. She had added conditions of approval requiring that she and the Chief Building Official go out and evaluate the condition of the roof structure, and have the applicant submit a structural engineer's report just to ensure that there is not a way to restructure the roof from the interior to avoid changing the form.

Planner Grahn noted that there were two historic chimneys on the house. The first one is on the center of the roof and led to a fireplace that was part of a formal living room or parlor. The second is a kitchen chimney. Planner Grahn was proposing that the applicant salvage the brick from these chimneys. The chimney needs to be reconstructed, but the first chimney can be rebuilt and reused as a chimney and act as a flue for the proposed new fireplace in the living room. The second chimney is not visible from the street and she did not believe it added to the historical significance of the house.

Planner Grahn stated that the exterior walls were in fairly good condition. The only material deconstruction that might be necessary is normal typical repair and maintenance. The applicant was proposing to leave it in place. Planner Grahn commented on issues with the foundation from the 1995 remodel. The engineer found that the grout might not have been installed properly and it was deteriorating due to moisture. Because the foundation is not historic, the applicant was choosing to demolish the existing 1995 foundation and pour a new foundation that will be Code compliant and address the water issues. Planner Grahn pointed out that adding a new foundation would require lifting the house. She had added the typical conditions of approval for lifting a house.

Planner Grahn noted that the porch was starting to pull away from the historic house. The posts are most likely original, but the railings have been changed. The decking has deteriorated and the ceiling of the porch was coming apart. The applicant was proposing to reconstruct the porch in its entirety. Historically, the railing had a lattice design and they were looking at ways to bring that back. One of the challenges was meeting Code and not letting a 4" sphere go through any of the railings. Planner Grahn believed that could be accomplished with invisible screening behind it. She thought the lattice style was a detail that should be encouraged to be brought back.

Planner Grahn indicated the four doors on the house. One was a non-historic basement steel door. The other doors were in varying degrees of deterioration. The applicant would like to remove the doors and replace them in whole to get Low-e tempered glass and meet energy efficiency. Planner Grahn requested that the doors be documented to make sure that when the doors are reconstructed it is an accurate reconstruction. Her request was addressed in Condition #12. Planner Grahn reported that there were 12 original window openings. Several of the windows have been replaced but most are the original wood windows. The windows are in varying condition, depending on where they are located and the level of deterioration. The applicant would like to remove and replace all the windows with wood windows and replace them in-kind. Planner Grahn believed that if there was an opportunity to restore the original wood windows they should do so. She had added a conditions of approval to have an independent window evaluation specialist come out and look at the windows.

Jonathan DeGray, the project architect, was available to answer questions.

Chair Stephens noted that often times the doors were cut down to different sizes for unknown reasons. He asked if the front door was a full size historic door at 30", or whether they would accomplish that when restoring the door. Mr. DeGray stated that based on field measurement it was a 2'8" door.

Mr. Hutchings understood that the doors were historic and the intent was to remove the doors and reconstruct them. Planner Grahn explained that the applicant would like to remove the doors because they are thin and deteriorated. They would like to replace the glass to make them energy efficient.

Chair Stephens asked how they would do low-e glass on the little colored part. Planner Grahn stated that what she has learned from stained glass window workshops is that sometimes there is an opportunity to layer it with two pieces of glass, with one clear and the original behind. She could work with Mr. DeGray to figure out how to preserve the look. Chair Stephens asked if the screen door would also be added. Planner Grahn replied that it could be required if the HPB wanted it. Chair Stephens did not think it was necessary. Mr. DeGray preferred

to focus the discussion on the actual doors and not the screen door. He assumed the screen door was old, but he was not sure it was the original.

Board Member Hutchings asked if the windows would be removed and reconstructed, and whether that was typically done. Planner Grahn stated that it was on a case by case basis. Most of the historic houses do not have the original historic wood windows. A lot of the windows were upgrade with aluminum windows or new wood windows. She explained that when the Board of Adjustment looked at the Kimball Garage as part of an appeal, there was concern about replacing the steel windows. A window specialist came out and looked at the windows and determined that the windows were beyond repair and could be replaced in-kind. Planner Grahn clarified that she was asking for the in-kind replacement for this project.

Board Member Hutchings asked if the proposal was to rebuild both chimneys or just the one that could be seen. Planner Grahn replied that it was the one chimney that was visible from the right-of-way. Mr. Hutchings asked if both chimneys were historic. Planner Grahn answered yes.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Board Member Hutchings questioned why the applicant was not required to rebuild both chimneys if both are historical. He understood the removal of the doors and windows and that they would be upgraded and reconstructed with the same look and feel. He thought they should require that both chimneys be replaced because even though one was not visible from the street, it was still an important part of the building.

Board Member Scott pointed out that the building is listed as a Landmark structure. Chair Stephens asked if the chimney was visible from up above. Planner Grahn thought it could be seen from Empire. She offered to add a condition of approval regarding the re-construction of both chimneys. Mr. DeGray noted that it was on the application as being preserved. Planner Grahn had suggested that it not be reconstructed. Chair Stephens assumed that because it was not an operating chimney it would be held to a different standard through the Design Review process. Planner Grahn stated that the chimney has nice detailing and she would make sure it is reconstructed accurately.

Board Member Scott asked why they were not requiring the railing balustrades to be reconstructed to some of the earlier photographs. Planner Grahn replied that they were asking the applicant to do that. She and Mr. DeGray have been

working on it because there are challenges with the spacing between the railing members. The Building Code requires that no more than a 4" sphere could pass through. She and Mr. DeGray have discussed reconstructing the railing and putting a screen behind it, which would meet the Building Code.

Board Member Beatlebrox thought it looked like a nice project. Mr. DeGray replied that it was very pristine and he was certain it would maintain its Landmark status.

MOTION: Board Member Hutchings moved to APPROVE the material deconstruction of non-historic and non-contributory materials at 945 Norfolk Avenue, pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

Chair Stephens noted that the motion should have included the second chimney. Assistant City Attorney stated that they could amend the motion to include the amended Findings of Fact and Conditions of Approval.

AMENDED MOTION: Board Member Hutchings amended his previous motion to include the amended Findings of Fact and Conditions of Approval to show that both chimneys would be reconstructed. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

#### Finding of Fact – 945 Norfolk Avenue

1. The property is located at 945 Norfolk Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.
3. On March 13, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 945 Norfolk Avenue; it was deemed complete March 19, 2018. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
4. The house was likely constructed ca.1896 by Nathaniel J. Williams. It was constructed by local carpenter Elsworth J. Beggs.
5. Based on the 1900, 1907, 1929, and 1941 Sanborn Fire Insurance Maps, this house had no changes during the historic era.
6. The first photograph of the house is the c.1941 tax assessment. The photograph shows a full-width hip-roof front porch with turned posts, decorative brackets, and lattice-inspired decorative railing. The porch had a wide staircase that led to the concrete retaining wall at the street.

7. In 1982, Ellen Beasley completed the first National Register for Historic Places (NRHP) survey and found the house to be “Contributory”. Her survey photograph shows only the turned posts; the porch railings and ornate brackets had been removed.

8. In 1984, this site was nominated to the NRHP as part of the Mining Boom Era Residences Thematic District as one of four houses in the nomination to be a 1.5-story variation of the traditional one-story pyramid-roof cottage.

9. In 1994, the house received a Historic District Grant for \$2,000 to upgrade the heating system, seal the foundation, improve the existing stairs, repaint, re-roof, and new plumbing. There is no evidence that a Façade Easement was required in exchange for the grant.

10. In July 1994, the Historic District Commission was approved the construction of an accessory apartment-garage addition to the site, located just south of the historic house. The project received a Certificate of Occupancy in August 1998.

11. In 1995, the Park City Council approved Ordinance 95-13, establishing the Gardener Parcel Subdivision. The plat amendment was recorded on July 16, 1996.

12. In 2009, the Historic Sites Inventory (HSI) was adopted with this site designated as Landmark. By the time of this nomination, a simple railing had been added to the porch and access to the porch was from porch steps to the south.

13. The applicant is proposing to remove the non-historic addition to the site at 943 Norfolk Avenue. A concrete sidewalk, driveway, concrete and stone stairs, and stone retaining walls in the right-of-way will be removed between the two (2) buildings. In the backyard, a series of large boulder retaining walls that are about twenty (20) years old will be removed. These improvements are not historic and do not contribute to the historic integrity or historical significance of the site. The proposed work to remove these improvements mitigates any impact to the visual character of the neighborhood, the historical significance of the building, and the architectural integrity of the building.

14. The applicant is proposing to construct a new framed structure on the interior of the building that will then be tied into the existing single-wall construction of the exterior walls. The proposed Material Deconstruction is required for the rehabilitation of the building.

15. The existing roof structure and dormers on the north, south, and east elevations are original to the house and date from c.1896. The roofing materials have been changed several times, most recently in 1994. The roofing materials show signs of discoloration and deterioration due to age and exposure to the elements. The roof structure’s construction is historic. The structural engineer has found a portion of the roof to be fire-damaged and will require reconstruction. Because the roof structure no longer meets structural capacity, the structural engineer requires sistering the structure with new framing or reconstructing it.

16. The chimney visible on the front of the house and from the right-of-way is from ca. 1896. It is unreinforced masonry and will be rebuilt in its current location,

serving as a flue for a new living room fireplace. The proposed Material Deconstruction of the front chimney is necessary for its restoration.

17. A second chimney was constructed on the back of the house ca.1896, and likely served a kitchen in the past. This chimney is not visible from the right-of-way and is in poor condition. It is unreinforced masonry and will be rebuilt in its current location, serving as a flue for a new living room fireplace. The proposed Material Deconstruction of the front chimney is necessary for its restoration.

18. The exterior walls are in good condition, with some signs of deterioration at the bottoms of the walls. The applicant proposes to repair the defects where necessary, but the historic siding can largely remain in place and intact. Any Material Deconstruction necessary to repair the siding is necessary for its restoration.

19. The foundation is about twenty (20) years old. The structural engineer does not believe the concrete blocks were solid grouted, which has caused moisture penetration and deterioration. There are water leaking spots and lines. Based on the structural engineer's report, the applicant proposes to pour a new concrete foundation beneath the historic house. The proposed exterior changes will not damage or destroy the exterior architectural features of the property that are compatible with the character of the historic site.

20. The front porch has been minimally altered over time. By 1983, the lattice-inspired railings and ornamental brackets present in the c.1941 tax photo had been removed. New railings were added by 2007. The porch is in fair condition, with the deck and roof currently sagging towards the street and lacking structural integrity. The bottom of the porch posts show signs of deterioration and do not meet the bearing capacity of the roof. The applicant proposes to reconstruct the original porch and reconstruct the original central staircase that existed historically. The new railing will match the lattice-inspired design of the original railing.

21. There are three existing doors on the historic house. On the façade, there is a wood paneled screen door and a decorative paneled front door with glazing. On the south elevation, there is a paneled backdoor. The basement has a contemporary steel door. The applicant is proposing to reconstruct the historic front and backdoors. The contemporary basement door will be replaced with a new wood door. The proposed Material Deconstruction is necessary in order to restore the historic house.

22. There are a total of twelve (12) original window openings on this historic house; the three windows on the rear (west) elevation have been replaced with new double-hung windows. The windows and trim are suffering from deterioration and wood rot; the applicant has consented to a window restoration specialist inspect the windows and determine their potential for restoration prior to replacing them in-kind. The proposed Material Deconstruction is necessary in order to restore the original wood windows.

Conclusions of Law – 945 Norfolk

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 945 Norfolk

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on April 14, 2018. 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. Should restructuring the roof from the interior not be possible due to the condition of the existing roof structure, the applicant shall schedule a site visit with the Chief Building Official and Historic Preservation Planner to evaluate the condition of the roof structure.
3. The applicant shall also submit a structural engineer's report to the Historic Preservation Planner and Building Department outlining the defects in the roof that prevent the new structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction.
4. The applicant shall provide construction details documenting the historic chimneys at the time of the building permit. The reconstructions chimneys shall exactly match the historic chimneys and their detailing in size, material, profile, and style.
5. The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
6. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.

9. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
10. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
11. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.
12. The applicant shall provide construction details documenting the historic screen door, front door, and backdoor at the time of the building permit. Reconstructed replacement doors shall exactly match the historic door and its detailing in size, material, profile, and style.
13. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.
14. Should the original wood windows not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

The Meeting adjourned at 6:36 p.m.

Approved by \_\_\_\_\_  
Stephen Douglas, Chair  
Historic Preservation Board





Planning Department

## Historic Preservation Board Staff Report

**Author:** Laura Newberry, Planning Technician  
Anya Grahn, Historic Preservation Planner  
**Subject:** Material Deconstruction Review  
**Address:** 1021 Park Avenue  
**Project Number:** PL-18-03797  
**Date:** May 16, 2018  
**Type of Item:** Administrative – Material Deconstruction

### **Summary Recommendation:**

Staff recommends the Historic Preservation Board conduct a public hearing and approve the material deconstruction of non-historic materials to the Landmark single-family dwelling at 1021 Park Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

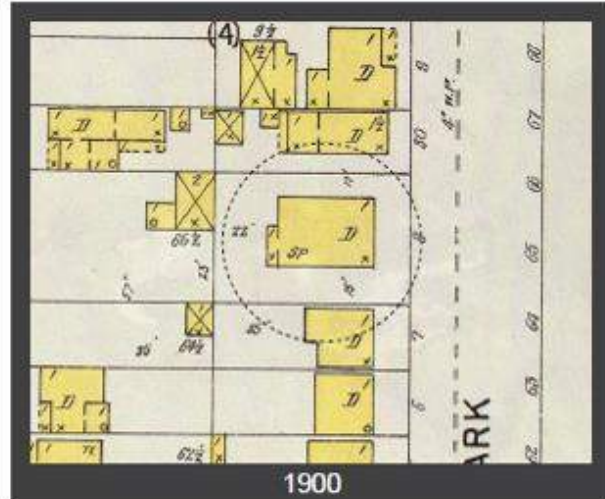
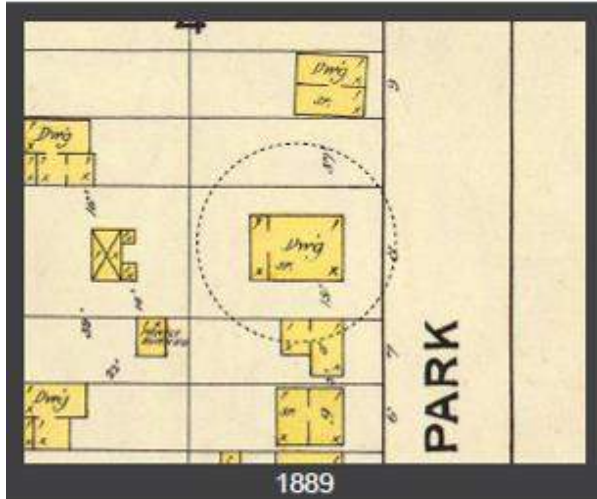
### **Topic:**

**Address:** 1021 Park Avenue  
**Designation:** Landmark  
**Applicant:** Bill Hart (Architect Michael Stoker)  
**Proposal:** Material Deconstruction of a portion of the rear (west) elevation for a new addition, modifications to historic window and door openings.

### **Background:**

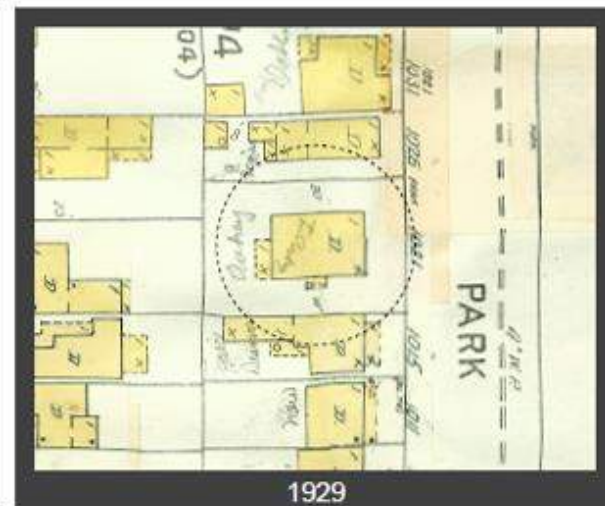
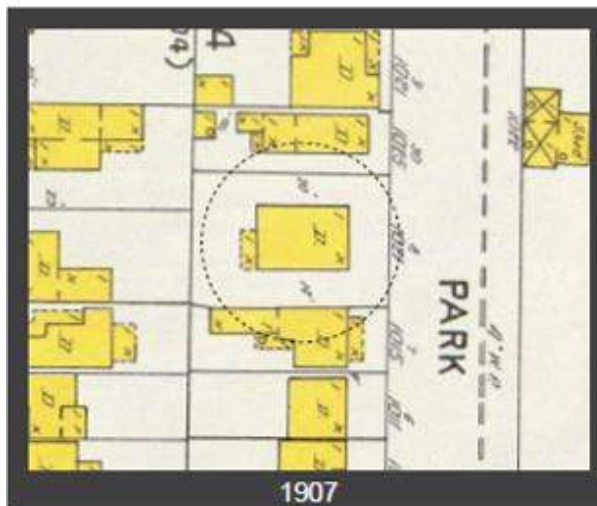
#### **1021 Park Avenue Developmental History:**

In 1887, Frank and Matilda Hansen took out a mortgage on 1021 Park Avenue, likely indicating the construction of a house. The structure first appears on the 1889 Sanborn Fire Insurance Map; however, the Summit County Recorder finds that the house was constructed in 1901. The Sanborn Map shows a one-story, wood frame square dwelling with a rectangular addition across the west (rear) elevation. By 1900, the house had been expanded again with a small one-story addition on the southwest corner of the house. The Hansens lived in this house with their five children, and Frank worked as a quartz millman. The Hansens ran into some financial trouble, though, and the house was put up for tax sale in 1902 and sold to Chris Anderson.

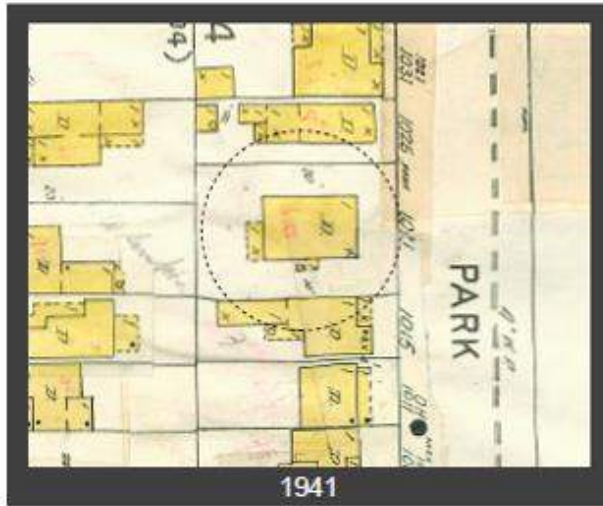


The 1910 census shows Nels C. Anderson living in the house with his wife Nettie and three children. Anderson worked at a concentrating mill. In 1907, the Sanborn Map shows the addition on the southwest corner as a porch, not an enclosed space. He sold the house in 1912 to Amelia Guymon, who lived in Salt Lake City and likely rented the house out.

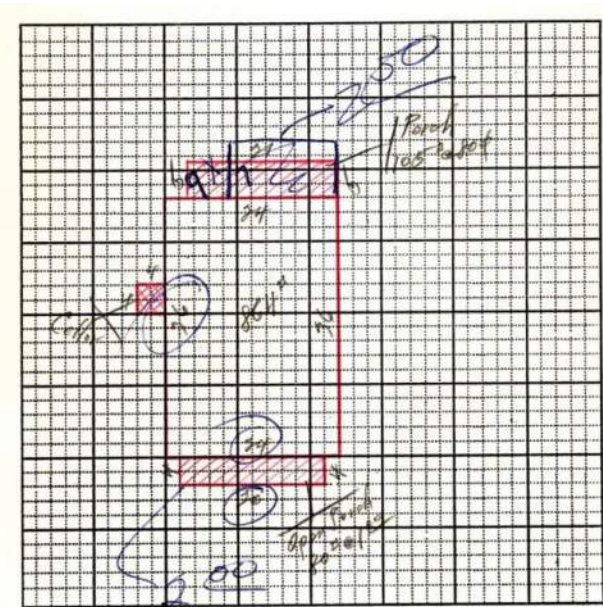
From 1920 to 1938, Mary Corrigan lived in this house with her son Frank and his family. Mary was Scottish and immigrated to the U.S. in 1887; her son Frank was an electrician for a mine. By the 1927 Sanborn Fire Insurance Map, a small porch had been added to the south side of the house.



Margaret Meaney then owned the house from 1938 to 1944. She lived there with her daughter, son-in-law, and their children. Margaret worked on a lunch project for the Works Progress Administration (WPA) and her son-in-law William Hawkins worked as a miner. The house remained the same between the 1929 and 1941 Sanborn Fire Insurance Maps.



Just 8 years later, the 1949 tax card shows a partial-width front porch had been constructed, measuring approximately 4 feet by 20 feet. The exterior walls are sided, and the assessor believed the house had a cellar. A single-car garage measuring 14 feet by 18 feet had been added and was purported to be constructed in 1921; however, this garage never appears on any Sanborn Fire Insurance Maps.



**1949 Tax Card**

By the 1958 and 1968 tax card notes asbestos shake siding covering the exterior walls. The garage is noted on both of these tax cards.

In September 1978, Philip F. Notarianni completed a Structure/Site Information Form for this house. He noted that the building was in good condition, but had major alterations that impacted its integrity. He found that it was “Contributory” to his National Register of Historic Places (NRHP) survey.

Ellen Beasley completed a second NRHP survey in April 1982. At that time, the house was for sale, per the survey photograph. The asbestos siding was evident, and triple picture windows, likely added after 1920 when Park City's historic houses were often updated with bungalow-inspire details, framed by a shaped architrave had been constructed on either side of the front door. The partial-width front porch has simple posts, consistent with those seen during the Mature Mining era. A picket fence wrapped the front yard. A simple porch supported by metal railings is located on the south elevation and a garage in the backyard is visible on the left side of the photo.



*1981 NRHP Photograph*

The next photograph from 1995 shows that the asbestos siding has been removed, and new clapboard siding has been installed. The trim around the picture windows has simplified. The porch posts have been replaced from five posts to four posts and a simple railing has been added. Driveways exist on either side of the house, and the picket fence has been removed.



**1995 Photograph**

*History of Applications:*

The current owner, Bill Hart, purchased this property in 1985 and proceeded to use it as a rental property.

On August 23, 1994, the City received an application for a Certificate of Appropriateness for Demolition (CAD) from Bill Hart. Planner Janice Lew and Chief Building Official Ron Ivie conducted a site inspection and noted extension cords leading from the bathroom into other parts of the house; they also found the presence of plants and drug paraphernalia, which resulted in a call to the Park City Police Department. On September 1, 1994, Ron Ivie sent a letter to Bill Hart recommending demolition of the structure to the lack of foundation, faulty electrical and mechanical system, as well as the overall poor condition of the building. On October 14, 1994, Bill Hart the Historic District Commission (HDC) heard an appeal by Bill Hart, submitted and the HDC continued the discussion on the historical significance of the house at 1021 Park Avenue on December 5, 1994. In December 1994, Utah Heritage Foundation (now Preservation Utah) sent a letter confirming the structures was historic. On December 5, 1994, the HDC unanimously voted that the house at 1021 Park Avenue was historically significant. The CAD application was closed by the Planning Department on December 29, 1995, due to inactivity.

The CAD application for the house at 1021 Park Avenue was then formally denied by the Planning Commission due to inactivity on February 29, 1996. Bill Hart then withdrew the CAD application on March 5, 1996. The Planning Commission then found it was necessary to terminate the CAD due to the applicant withdrawing the application on March 8, 1996. A September 19, 1996 denial of the demolition noted 1021 Park Avenue to be a “typical example” of Park City mining-era architecture and the primary structure was deemed significant.

On October 11, 1996, Planning Director Pat Put met with Bill Hart to discuss possible use/lease as affordable housing. CBO Ron Ivie followed up with a memo to Pat Put on November 13, 1996 regarding the need to repair or demolish the structure at 1021 Park Avenue. No further action was taken.

On April 11, 2013, the Park City Building Department issued a Notice and Order to Repair and Vacate for the structure at 1021 Park Avenue. The Notice and Order required that the building be secured, including covering windows and doors; the electrical meter be removed from the building and the meter base secured; the exterior branch circuit panel on the south side of the building removed; the chimney and roof be stabilized; and the building be vacated due to lack of sanitation and safety concerns.

On April 24, 2013, Chief Building Official Chad Root, Historic Preservation Planner Anya Grahn, and Preservation Consultant Dina Blaes met with Bill Hart on site to discuss options for preserving the house following the Building Department's Notice and Order. Staff continued to meet with the applicant to discuss options for preserving the historic house on July 22, 2013, and February 4, 2014; however, the applicant believed the house was not historic and could be demolished without reconstruction.

With no progress made on the 2013 Notice and Order, Park City Municipal Corporation began to move forward with Administrative Code Enforcement (ACE) citations on the house. On November 5, 2013, the Building Department issued an ACE Citation to Bill Hart for not complying with the April Notice and Order. An ACE Hearing was held on April 25, 2014. On July 13, 2014, Administrative Law Judge Alissa Owed ruled in favor of the plaintiff, Park City Municipal Corporation, in a hearing. The ACE hearing found that the property owner had failed to comply with the requirements, as delineated by the Notice and Order and Administrative Citation.

In accordance with the Administrative Law Judge's ruling, the City then began taking the necessary steps to address the unsafe building conditions and reconstruct the historic house. The Building Department contracted SWCA Environmental Consultants to create measured drawings and a Physical Conditions Report for 1021 Park Avenue. The HDDR application to deconstruct the historic house was approved on March 18, 2015. At the time of the approval, Land Management Code (LMC) 15-11-15 dictated that in order for reconstruction to be approved, the historic structure had to be found by the Chief Building Official to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code. In order to satisfy this requirement, the Building and Planning Department referred to the Notice and Order to repair, vacate, and demolish the structure on April 11, 2013 due to the severe overall deterioration of the building. In December 14, 2014, Bill Hart approached the City to take on the management of the reconstruction. Bill Hart reimbursed Park City for the costs incurred and a financial guarantee in the form of a lien in the amount of \$139,940.00 was recorded with the Summit County Recorder's Office (Entry #01058778) on March 30, 2015, and a building permit to deconstruct the landmark house was issued on April 1, 2015.

Salvaged material from the deconstructed historic house was stored in town at the applicant's storage facility at 1302 Woodside Avenue. On June 22, 2015, the applicant

informed Planning Staff that he had filed a police report for the theft of the salvaged historic materials. On September 8, 2015, the Planning Department issued the applicant a Notice of Non-Compliance for not having protected the historic materials that were stolen.

An HDDR application to reconstruct the historic house with an addition was submitted to the Planning Department on September 25, 2015. The application was deemed complete on October 8, 2015. The applicant proposed to reconstruct the original four (4) room pyramid-roof cottage based on the measured drawings provided by SWCA. This HDDR was approved on March 7, 2016. The HDDR approval for the reconstruction of the historic house and addition contained Condition of Approval #27 stating, "If a building permit has not been obtained by March 7, 2017, this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department."

The applicant then applied for a building permit to reconstruct the house on March 16, 2016; however, this permit was never issued because the applicant did not pass the inspection for a Limits of Disturbance (LOD) inspection as a result of lack of toilet facilities, inability to locate the northeast property corner, lack of construction sign, LOD needing to be aligned to the property line, and lack of track pad.

Because the first financial guarantee only gave the applicant 24 months from the date of recording the document to reconstruct the house (or until March 30, 2017), a financial guarantee extension was granted by the City and recorded with the Summit County Recorder on November 28, 2016. This amendment provided the applicant 18 months from the date of recording the financial guarantee to obtain a Certificate of Occupancy for the reconstructed house (or until May 28, 2018).

On February 10, 2017, the Building Department granted an extension for the building permit application until May 1, 2017.

On March 7, 2017, Bill Hart filed for an Extension of Approval for the HDDR approval to reconstruct the historic house with an addition. The extension application was deemed complete on March 9, 2017. The applicant's extension request was due in part to construction being delayed as the applicant was in a law suit with his neighbors and had not been able to secure investor financing in the project.

On July 11, 2017, the Park City Planning and Building Departments issued a formal Notice of Default Non-Compliance of Agreement for Historic Preservation for 1021 Park Avenue related to the September 8, 2015 Notice of Non-Compliance. The notice provided the applicant 20 calendar days to correct the non-compliance by paying Park City Municipal Corporation a sum of \$2,880.00 for the missing historic materials. Fees have not been received.

On July 11, 2017, the Planning Department granted the applicant's extension request for the HDDR. The extension included the following Conditions of Approval:

1. *During the next 180 days, the applicant shall comply with the following timeline: (All work shall be consistent with the building permit approval.)*
  - *September 8, 2017: Commence excavation activity*
  - *September 29, 2017: Full footing and foundation constructed and obtain a passing inspection*
  - *December 12, 2017: Complete all framing and obtain a passing inspection*
2. *Failure to comply with the timeline shall result in default of the financial guarantee, specifically paragraphs 6 and 7 of the Recorded Encumbrance and Agreement for Historic Preservation for 1021 Park Avenue secured by a lien agreement in the amount \$139,940.00, recorded March 30, 2015, Entry 01015660, Book 2285 and amended on amended on November 18, 2017 Entry 0158778, Book 2385.*
3. *Upon default of the financial guarantee, Park City Municipal Corporation may immediately exercise its rights under the Agreement.*
4. *The applicant shall satisfy the Judgment in the amount of \$3,940.65, recorded on January 14, 2016 as Entry No. 01036855.*
5. *The applicant shall satisfy the Notice of Default Non-Compliance of Agreement for Historic Preservation for 1021 Park Avenue in the amount of \$2,880.00 for the missing historic materials no later than Tuesday, July 30, 2017.*
6. *The applicant shall enter into and record a Second Amendment to the encumbrance and agreement for historic preservation for 1021 Park Avenue which requires active progress to reconstruct the historic structure in accordance with the Preservation Plan with certain benchmark dates. If applicant fails to record the second amendment by August 1, 2017, this extension shall automatically expire.*
7. *Unless it expires earlier pursuant to Condition of Approval 6, this extension shall expire in 180 days from the date of this extension.*

These Conditions of Approval were not met. No construction commenced and the building permit expired on September 2, 2017. The applicant did not satisfy the cost of the ACE hearing as required in Condition of Approval #3, nor did he satisfy the Notice of Default Non-Compliance of Agreement for the lost historic materials. A Second Amendment to the encumbrance and agreement for historic preservation was never recorded. The extension expired on January 7, 2018.

Because all past approvals have expired, the applicant is required to go through the HDDR process again. On February 12, 2018, the applicant submitted a Pre-application to discuss steps moving forward to reconstruct the historic house with an addition. A new HDDR application was submitted on March 26, 2018; it was deemed complete on April 4, 2018. The application is currently under review as it is dependent on the Historic Preservation Board's approval of the proposed Material Deconstruction.

**Analysis:**

The following Material Deconstruction work is proposed for the single-family dwelling at 1021 Park Avenue:



1. Site Design:

This site was in disrepair at the time of the previous HDDR approvals. Currently, the site is protected by a chain link fence. Portions of a concrete foundation and crawlspace are visible on the property, and it is evident that a house has been removed. The applicant is proposing only to improve the site. The yard will have simple landscaping, similar to what may have existed during the Mining Era. A new driveway will be constructed on the north side of the property, accessing a new attached garage in the addition. Vegetation will be used to screen the new foundation and the associated driveway and parking area and window wells. Staff finds that the proposed site work is routine maintenance and does not require HPB Review.

2. Non-historic Additions:

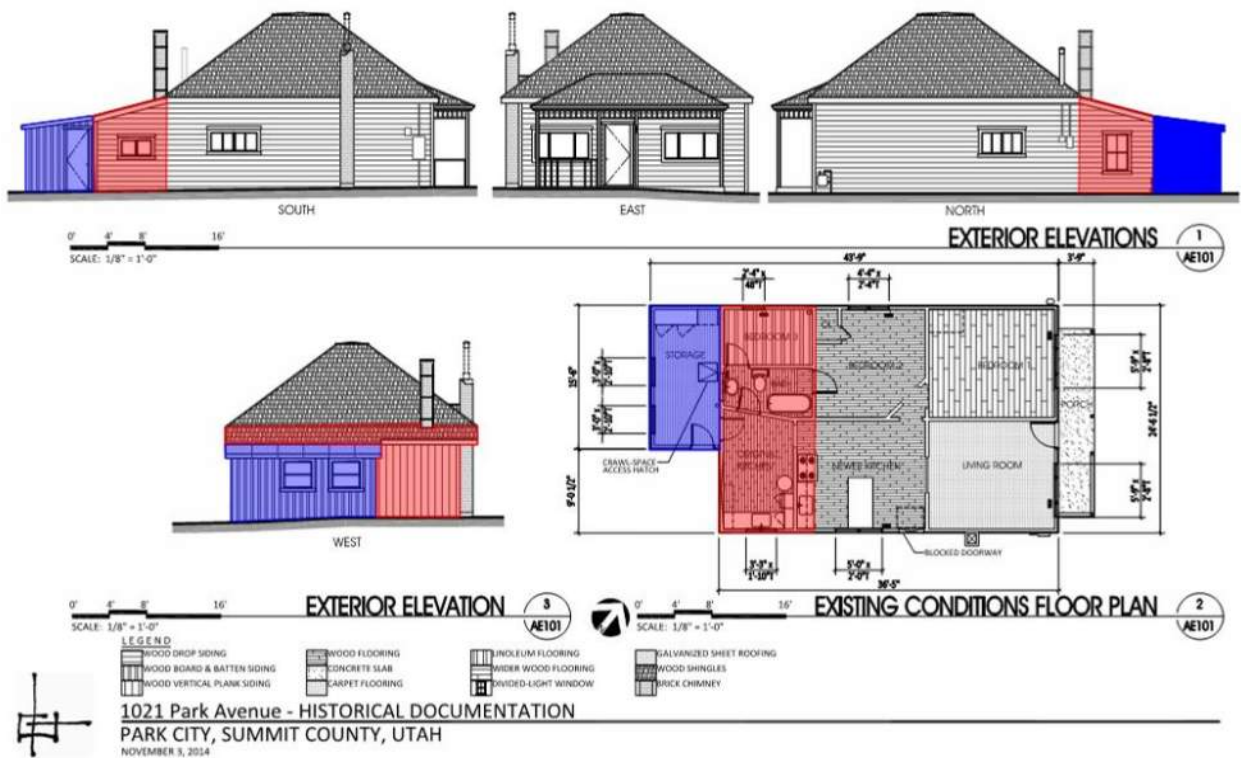
In 2014, the Building Department contracted SWCA Environmental Consultants to create measured drawings and a Physical Conditions Report for 1021 Park Avenue, prior to the deconstruction of the historic house. During their documentation of the site, SWCA found that two non-historic additions had been constructed on the back of the house (Exhibit C).

The first addition (highlighted in red) included an original kitchen with metal cabinets, likely dating post-World War II when steel was more readily available. Portions of this addition were clad in new wood siding, likely from c.1995. The back wall (west elevation) of the kitchen had vertical wood plank siding, open to the elements. This led staff to believe that this addition was originally the back porch depicted in the Sanborn Fire Insurance maps, and it had perhaps been altered to create a shed or covered storage area to the house. It was in such deteriorated condition, that its actual age was difficult to assess; however, the consultant believed parts of it may have been original to the house.

The second addition (highlighted in blue below) may have originally been built as a secondary storage area, but was later finished with carpet and cabinets. The storage area had a crawlspace beneath it. On the exterior, it was constructed of wood board and batten siding. Based on the materials and construction method of this addition, the consultant believed it may have dated from the 1950s.



*This photograph shows the condition of the two additions in 2014. The additions had begun to pull away from the original pyramid-shaped roof and had significantly deteriorated due to inadequate foundations.*



These later additions were lien-to additions that had been haphazardly added to the west elevation of the historic house. Overtime, they had been significantly altered to create useable living space. Staff found that these later additions do not contribute to the historic integrity or historical significance of the structure or site and do not need to be reconstructed.

3. Roof:

This house was a pyramid roof-style cottage, one of the three main types of houses built during the historic Park City mining era. The roof form of the historic house had not been altered, but was structurally deficient at the time of the house's demolition in 2015.

The applicant is proposing to reconstruct the original roof form, adding new single-window dormers on the north and south elevations of the house. Because these new dormers are new, they will be setback beyond the midpoint of the historic structure. Staff finds that the proposed alteration to the roof form to accommodate the new dormers will mitigate any impacts that will occur to the architectural integrity of the reconstructed house. Further, the 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.

On the west elevation of the house, a new transitional element will intersect with the historic pyramid roof form. Because the transitional element is setback from the front of the house and is below the peak of the pyramid roof, it will not be visible. Staff finds that the proposed alteration to the roof form will mitigate any impacts that will occur to the architectural integrity of the reconstructed house. Similarly, the 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. Chimney:

In 2013, the chimney had started to pull away from the original roof form. The mortar had deteriorated and later repairs had compromised the stability of the chimney. It was difficult to determine if these chimneys had even been original to the historic structure as historically, most pyramid-roof cottages had a central chimney through the top of the roof; they did not have a chimney configuration like this where the chimney had been added to a side elevation. For that reason, staff concluded that the chimney was likely added after the original date of construction.

At the time of the documentation in 2013, this house had two chimneys. The first chimney was attached to the south side of the historic four-room house and the second chimney was on the west (rear) side of the historic house and had been enclosed by the first addition. These chimneys were in disrepair and did not appear to be original to the pyramid-roof cottage.



***South Elevation***



***West Elevation***

Staff does not believe these chimneys were original to the pyramid-roof cottage as they were constructed on exterior walls. Staff finds that these chimneys do not need to be reconstructed as they do not contribute to the historic integrity or historical significance of the structure or site.

5. Exterior Walls:

The exterior walls had been clad with layers of asbestos shingles, plywood, and non-historic wood siding by 2013. The layers of siding were in disrepair and had deteriorated significantly. The applicant was required to salvage those pieces of the original wood drop novelty siding that could be restored; however, the amount of material salvaged was limited due to the overall deteriorated state of the building.



*Layers of siding present at the time of the deconstruction in 2013*

The applicant proposes to reuse the salvaged siding on the façade of the historic house. New siding will be milled to match this original siding and used to clad the north, south, and west elevations of the reconstructed house.

The applicant is also proposing to construct a new addition across the west elevation of the historic house. Approximately 20 linear feet of the west wall of the historic house form will be impacted in order to accommodate this addition. The proposed scope of work mitigates any impact that will occur to the architectural integrity of the reconstructed house.

6. Foundation:

SWCA's Physical Conditions Report in 2014 found that the majority of the house and later additions had been constructed without a foundation. A concrete foundation and intermittent piers had been added where possible c.1995; however, the foundation was not continuous. Where the new foundation was not present, the sill plate and lower ends of the original siding and wall materials sat directly on the dirt. The foundation and lower levels of the wall had rotted out and were deteriorated beyond repair in 2013.

The applicant is proposing to construct a new basement foundation. The historic house will be lifted two feet (2') to construct this foundation; however, the site will be re-graded so the house does not appear to sit taller than it did historically. The remnants of the c.1995 concrete foundation work do not contribute to the historic integrity or historical significance of the structure and can be removed.

7. Porch:

It was typical of pyramid-roof cottages in Park City to have a full-width hip roof front porch. According to previous surveys, the porch on this house was added between 1941 and 1949. The 1978 site form discusses how the overall form of the building, with the porch, contributes to the Park City vernacular architectural style.



*Porch as it existed in 2014*

Staff finds that the porch added between 1941 and 1949 was constructed in the traditional Park City style. While it may not have been original to the historic structure, it does contribute to its overall form and architectural style. The applicant

proposes to reconstruct the original front porch in a traditional style, with raised wood platform deck. Staff finds that this work is necessary to restore the historic house.

8. Doors:

Prior to its deconstruction, there were only two doors on this house. The front door was likely the original door opening on the façade. A second backdoor had been constructed on the second storage addition to the west elevation. Neither of these doors were historic.

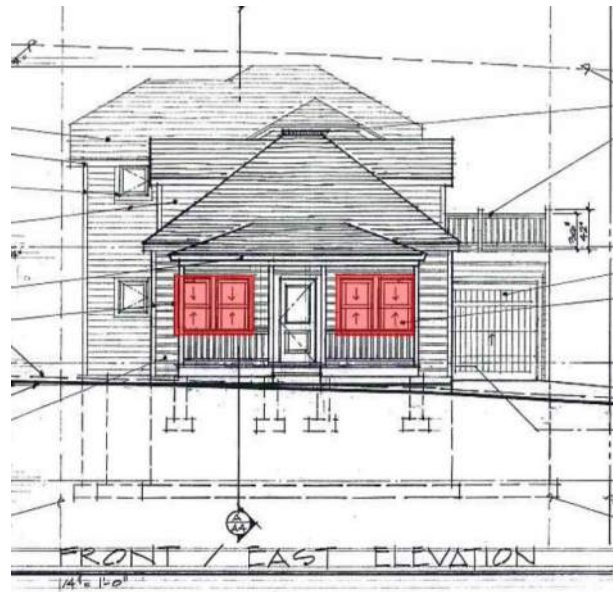
The applicant is proposing to reconstruct the original door opening on the façade. A new wood paneled door will be installed, consistent with the style of door that may have originally existed on this historic house. Staff finds that this material deconstruction is necessary in order to restore the house.

A new door opening will be constructed on the northwest corner of the historic house. This door opening will be beyond the midpoint of the historic house and not be visible from Park Avenue. The applicant has proposed a new wood door, consistent with historic door styles for this opening as well. Staff finds that the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

9. Windows:

By 2013, the majority of the wood windows had been lost, except for one. The original window openings had been modified first in the 1920s to reflect Craftsman-style window trends, and later with new and salvaged window units. Staff was not able to verify the original window configuration prior to the deconstruction of the historic house, largely due to the number of changes that had occurred and the overall dangerous condition of the historic house.

The applicant has proposed to restore the original pairs of double-hung windows centered on the front door on the façade, and staff believes this was likely the original window-door configuration. On the side elevations, the applicant has proposed a window configuration similar to what may have existed historically and is not unrelated to existing pyramid-roof cottages. New wood windows will be installed throughout the reconstructed historic house. Staff has highlighted these windows in the elevations below.



Staff finds that the proposed material deconstruction is necessary for the restoration of the historic pyramid-roof cottage. On the side elevations, the proposed scope of work to introduce a new window configuration mitigates any impacts to the historical significance of the building and does not impact the architectural integrity of the reconstructed house.

**Recommendation:**

Staff recommends the Historic Preservation Board conduct a public hearing and approve the material deconstruction of non-historic materials to the Landmark single-family dwelling at 1021 Park Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

**Finding of Fact:**

1. The property is located at 1021 Park Avenue. The property is located in the Historic Residential-1 (HR-1) Zoning District.
2. The historic site is listed as Landmark on the Historic Sites Inventory (HSI).
3. According to Summit County records, the single-family dwelling was constructed ca. 1901; however, it was first documented as part of the 1889 Sanborn Fire Insurance Map.
4. The 1900 Sanborn Fire Insurance Map shows an addition to the southwest corner of the house. This configuration remained through the 1907, 1929, and 1941 Sanborn Fire Insurance Maps.
5. The 1949 tax card shows a partial-width front porch, measuring approximately 4 feet by 20 feet. The exterior walls were sided and the assessor believed the house had a cellar. A 14 foot by 18 foot single-car garage was also noted in the assessment; however, it never appeared on any Sanborn Fire Insurance Maps.
6. By the 1958 and 1968 tax cards, asbestos shake siding had been used to cover the exterior walls.
7. In 1978, the house was evaluated as “Contributory” for the National Register of Historic Places District nomination.
8. On August 23, 1994, the City received an application for a Certificate of Appropriateness for Demolition (CAD) from the present property owner; the CAD was closed by the Planning Department on December 29, 1995, due to inactivity.
9. On December 5, 1994, the Historic District Commission (HDC) heard an appeal by Bill Hart, submitted on October 14, 1994, and the HDC found that the structures at 1015 and 1021 Park Avenue were historically significant.
10. As early as 1994, site visits with the Planning and Building Departments found that the electrical system was inadequate and posed a fire hazard. The Building Department concluded the same in their 2013 site visits.
11. On April 11, 2013, the Park City Building Department issued a Notice and Order to Repair and Vacate for the structure at 1021 Park Avenue. The Notice and Order found the building to be dangerous and required that the building be secured, including covering windows and doors; the electrical meter be removed from the building and the meter base secured; the exterior branch circuit panel on the south side of the building removed; the chimney and roof be stabilized; and the building be vacated due to lack of sanitation and safety concerns.



12. On November 5, 2013, the Building Department issued an Administrative Citation to Bill Hart for not complying with the April 11, 2013, Notice and Order.
13. On July 13, 2014, Administrative Law Judge Alissa Owed ruled in favor of the plaintiff, Park City Municipal Corporation, in an Administrative Code Enforcement (ACE) hearing. The ACE hearing found that the property owner had failed to comply with the requirements as delineated by the Notice and Order and Administrative Citation.
14. The City commissioned a Physical Conditions Report for 1021 Park Avenue; SWCA submitted this report in an effort for the Building Department to move ahead on necessary repairs.
15. Bill Hart submitted a Pre-HDDR application with the intent to work with the City on moving ahead on necessary repairs on December 11, 2014. A full HDDR application to deconstruct and reconstruct the historic house was submitted on February 13, 2015, and was approved on March 18, 2015 (PL-14-02250).
16. On April 15, 2015, Bill Hart was served with an itemized bill for \$3,940.65, the costs incurred by the City to retain the services of SWCA Environmental Consultants to prepare the Physical Condition Report, Historic Preservation Plan and measured drawings. Payment was not received within the 30 days as identified within the itemized bill for costs.
17. On December 1, 2015, a judgment was given in the Summit County Third District Court, Case No. 158200085 in favor of Plaintiff, Park City Municipal Corporation against defendant William Hart and Pamela Hart for the costs identified in finding of fact #15.
18. On March 30, 2017, an Encumbrance and Agreement for Historic Preservation, Trust Deed Note, and Trust Deed in the amount of \$139,940.00 were recorded at the Summit County Recorder's Office. The financial guarantee required that the applicant obtain a "Certificate of Occupancy in accordance with the Historic Preservation Plan within 24 months of recording this financial guarantee."
19. On April 1, 2015, a permit (BD-15-20940) was issued for the deconstruction of the historic house at 1021 Park Avenue.
20. On June 22, 2015, the applicant informed Planning Staff that he had filed a police report for the theft of the salvaged historic materials at 1302 Woodside Avenue, the location where the salvaged materials for 1021 Park Avenue were being stored.
21. On September 8, 2015, staff sent Bill Hart a Notice of Default Non-Compliance of Agreement for Historic Preservation at 1021 Park Avenue, specifically finding non-compliance with Paragraphs 5, 7, 8, and 9. The non-compliance has not been rectified.
22. Bill Hart submitted an HDDR application to reconstruct the historic house with an addition on September 25, 2015. The application was approved on March 7, 2016. The HDDR approval included Condition of Approval #27 that said, "If a building permit has not been obtained by March 7, 2017, this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department."
23. On March 16, 2016, Bill Hart submitted an application for a building permit (BD-16-22408). The building permit has not been issued as it failed the LOD inspection on June 21, 2016, as a result of lack of toilet facilities, inability to locate the northeast

property corner, lack of construction sign, LOD needing to be aligned to the property line, and lack of track pad.

24. On November 28, 2016, an Amendment to the Encumbrance and Agreement for Historic Preservation for 1021 Park Avenue was recorded at the Summit County Recorder's Office. It required that the applicant obtain a "Certificate of Occupancy in accordance with the Historic Preservation Plan within 18 months of recording this financial guarantee."
25. On February 10, 2017, the Building Department granted an extension for the building permit application until May 1, 2017.
26. On March 7, 2017, Bill Hart filed for an Extension of Approval for the Historic District Design Review approval to reconstruct the historic house with an addition. The extension application was deemed complete March 9, 2017.
27. On July 11, 2017, the Park City Planning and Building Departments issued a Notice of Default Non-Compliance of Agreement for Historic Preservation for 1021 Park Avenue related to the September 8, 2015 Notice of Non-Compliance. The notice provided the applicant 20 calendar days to correct the non-compliance by paying Park City Municipal Corporation a sum of \$2,880.00 for the missing historic materials. Fees have/have not been received.
28. On July 11, 2017, the Planning Department granted the applicant's extension request with Conditions of Approval requiring a timeline for completing construction, satisfying the costs of the ACE hearing, satisfying the Notice of Default Non-Compliance of Agreement for Historic Preservation for the loss of historic materials, and requiring the applicant to record a Second Amendment to the recorded financial guarantee.
29. This extension of approval expired on January 7, 2018, and no progress was made to comply with the extension's conditions of approval.
30. The applicant submitted another Historic District Design Review (HDDR) application on March 26, 2018; the application was deemed complete on April 4, 2018. It is still under review with the Planning Department.

### **Conclusions of Law:**

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding material deconstruction.
2. The proposal meets the criteria for material deconstruction pursuant to LMC **15-11-12.5 Historic Preservation Board Review for Material Deconstruction.**

### **Conditions of Approval:**

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on March 26, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or

serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.

**Exhibits:**

Exhibit A – HPB Demolition Review Checklist

Exhibit B – [Historic Sites Form, 2009](#)

Exhibit C – 2014 Measured Drawings and Physical Conditions Report submitted by SWCA

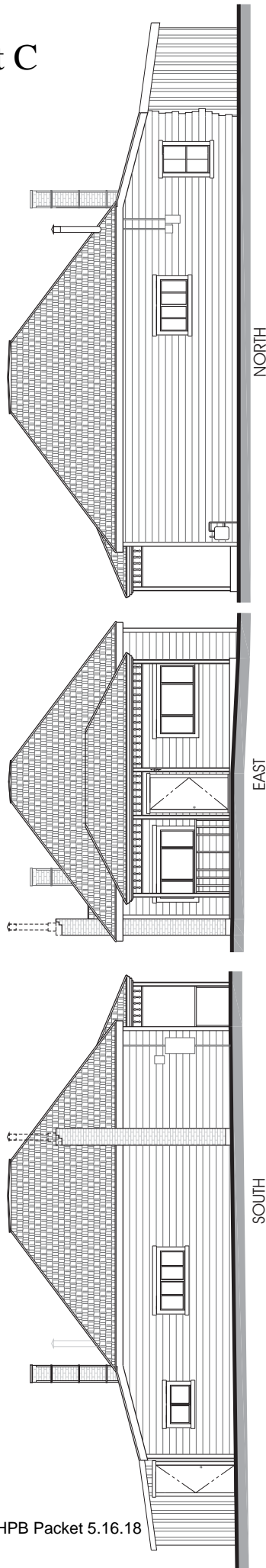
Exhibit D – Proposed plans, 2018

## Exhibit A: HPB Demolition Review Checklist

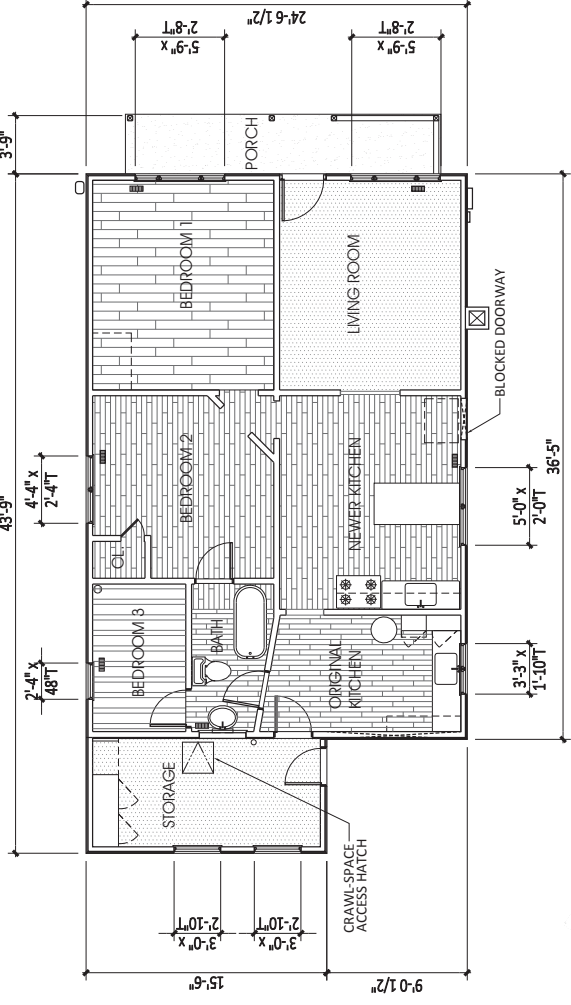
### **Historic Preservation Board Material Deconstruction Review Checklist:**

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

# Exhibit C



1  
AE101  
**EXTERIOR ELEVATIONS**



2  
AE101  
**EXISTING CONDITIONS FLOOR PLAN**

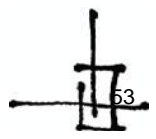


- LEGEND**
- WOOD FLOORING
  - WOOD BOARD & BATTEN SIDING
  - WOOD VERTICAL PLANK SIDING
  - LINOLEUM FLOORING
  - WIDER WOOD FLOORING
  - DIVIDED-LIGHT WINDOW
  - GALVANIZED SHEET ROOFING
  - WOOD SHINGLES
  - BRICK CHIMNEY

3  
AE101  
**EXTERIOR ELEVATION**



**1021 Park Avenue - HISTORICAL DOCUMENTATION**  
**PARK CITY, SUMMIT COUNTY, UTAH**  
 NOVEMBER 3, 2014



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



# PHYSICAL CONDITION REPORT

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

*For Office Use Only*

PROJECT PLANNER \_\_\_\_\_ APPLICATION # \_\_\_\_\_  
DATE RECEIVED \_\_\_\_\_

### PROJECT INFORMATION

HISTORIC SITE?  NO  YES:  LANDMARK  SIGNIFICANT DISTRICT: \_\_\_\_\_

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

ADDRESS: 1021 Park Avenue  
Park City, UT 84060

TAX ID #: SA-30 \_\_\_\_\_ OR

SUBDIVISION: Snyder's Addition \_\_\_\_\_ OR

SURVEY: \_\_\_\_\_ LOT #: 5 & 6 BLOCK #: 4

### CONTACT INFORMATION

NAME: Anne Oliver, SWCA Environmental Consultants

PHONE #: (801)322-4307 FAX #: (801)322-4308

EMAIL: aoliver@swca.com

### Instructions for Completing the PHYSICAL CONDITION REPORT

The purpose of the PHYSICAL CONDITION REPORT is to document the existing conditions of the site, its buildings and structures. All sites, historic or otherwise, that are the subject of a Historic District/Site Design Review application are required to complete a PHYSICAL CONDITION REPORT. This form should be completed and submitted to the Planning Department prior to your Pre-Application Conference.

### WRITTEN DESCRIPTION

The features listed below, if extant on your site, must be described in full. If the scope of your project is limited (window replacement, porch rehabilitation, etc.) describe only those elements directly impacted by your proposal and write "not applicable" in other sections. Descriptions should be concise and detailed and should include materials, dimensions, present condition, and approximate date (if known). If your descriptions require additional space, please attach a continuation sheet OR you may create a separate document by restating each numbered item followed by your full response. Documentation from a licensed professional must be submitted to support claims regarding severely deteriorated or defective conditions.

### PHOTOGRAPHS

Digital photographs must be included with this report. Specifications and a template for organizing and labeling photographs are provided on the last page of this report.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

## SITE FEATURES

### **A.1. TOPOGRAPHY** - Describe the topography of the site, including any unusual conditions.

Describe the existing feature(s) and condition:

Site is generally flat, sloping slightly to the north-northeast. Historic house on lot to south recently razed and new house foundation currently under construction with associated excavation. No impact on subject property.

---

### **A.2. LANDSCAPING** - Describe the natural and/or planted materials, paths, decks, patios or other elements that are part of the existing landscaping scheme, including approximate dates.

Describe existing feature(s) and condition:

Landscaping limited to unmaintained lawn and weeds; small patch of irises in southwest corner of rear yard. Hardscaping includes poured concrete walkway from city sidewalk to front porch (good condition) and a concrete parking pad along the north side of the property, one car wide, extending about half the length of the house (fair to good condition, cracked but only minor displacement and weed growth). There is no curb cut for this parking pad, residents presumably drove over curb to access. A curb cut is present on the south side and leads to a gravelly patch of lawn for additional parking along south side of house.

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### **A.3. RETAINING WALL(S)** - Describe any functional or decorative walls on the site, including approximate dates of construction.

Describe the existing feature(s) and condition:

None.

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### **A.4. EXTERIOR STEPS** - Describe any exterior steps on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

None.

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**A.5. FENCE(S)** - Describe any fences on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

Temporary chain link fence with metal stakes along south, east, and north sides of property. West (rear) property boundary bounded by permanent chain link fence with metal posts and also rear side of concrete block garage; both fence and garage are associated with property to the west. All in good condition, although service life of temporary fence limited to a few years.

---

**A.6. OTHER SITE FEATURES (SPECIFY):** \_\_\_\_\_

Describe the existing feature(s) and condition:

None.

## MAIN BUILDING

**B.1. ROOF** - Describe the existing roof materials, roof framing, pitch and elements such as skylights, vents or chimneys along with the approximate dates of the features.

Describe the existing feature(s) and condition:

Over original pre-1889 building is a pyramidal hip roof with truncated peak, finished with wood shingles, metal ridges, and a nearly flat metal cap. Shed roof with wood shingles over early or original (pre-1889) kitchen addition on west side (Addition 1). A framing inventory and assessment could not be conducted because there was no attic access but, based on visible deflection and deterioration patterns, rafters have cracked and failed on north and west sides of main roof and along length of shed roof. Wood shingles are in very poor condition and missing in some areas, exposing early or original board sheathing. Metal ridges are corroded and metal cap has completely failed where visible from ground, exhibiting large corrosion holes and detachment. Chimneys and vent discussed under Mechanical Systems.

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**B.2. EXTERIOR WALL - PRIMARY FAÇADE** - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

Original house was of single-wall construction with vertical sheathing boards clad in painted drop siding. These remain beneath second wall layer comprising DuPont Tyvek building paper and painted, modern drop siding finished with corner boards. This was installed ca. 1995-2000 according to property owner. Particleboard and plywood were used to cover siding beneath building paper in some areas, particularly at the wall base. Condition of original vertical wall boards and siding not visible but likely ranges from good to poor depending on location and exposure. New siding in good condition with a few warped/displaced/detached boards and peeling paint.

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**B.3. EXTERIOR WALL - SECONDARY FAÇADE 1** - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

North Exterior Wall: Same as Primary Facade on original building and Addition 1, although new board ends not cut to size at west end and overlap vertical-board wall of Addition 2 (originally board and batten but battens removed). Condition of original vertical wall boards and siding not readily visible but likely ranges from good to poor depending on location and exposure. New siding in fair condition with moisture damage from rain and snow, warped/displaced/detached boards and peeling paint.

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**B.4. EXTERIOR WALL - SECONDARY FAÇADE 2** - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

South Exterior Wall: Same as Primary Facade. Condition of original siding not readily visible but likely ranges from good to poor depending on location and exposure. New siding in fair to good condition with moisture damage from rain and snow, warped/displaced/detached boards and peeling paint.

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**B.5. EXTERIOR WALL - REAR FAÇADE** - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

Addition 1 (dating to pre-1889) obscures all of the original rear wall of the building, although this wall is visible on the interior. The rear (west) exterior wall of Addition 1 is of single-wall construction with no exterior siding, although it may have been present originally. Currently this is a vertical board wall reinforced with horizontal framing boards at top and bottom, traces of white paint, and several plywood patches at the south end. The wall is in very poor condition, with warped, cracked, water-damaged, and severely displaced boards. The walls of Addition 2 are discussed below.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

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**B.6. FOUNDATION** - Describe the existing foundation noting the current materials, evidence of previous upgrades as well as evidence and probable cause of failure or deterioration and approximate dates of construction.

Describe the existing feature(s) and condition:

Originally the house and the additions were built without a foundation. As reported by the current owner, a concrete foundation and intermittent piers were added where possible about 20 years ago (ca. 1995); the foundation was not continuous and was not built below the frost line, but the sill plate of the building was tied to the new foundation. Presently a poured concrete foundation is visible only along the north wall of the original house and a small portion of the north wall of Addition 1; this extends only a few inches above grade at most but is in good condition where visible. The condition of the sill plate and the lower ends of the original board walls are likely in fair to poor condition where the new foundation is not present and they come into direct contact with the ground.

---

**B.7. PORCH(ES)** - Describe the current porch(es) including materials, finishes, dimensions, evidence of changes and the approximate date of construction.

Describe the existing feature(s) and condition:

The current owner states that the front (east) porch was added about 35 years ago (ca. 1980), although the roof framing and roof covering appear much older. The porch is in fair condition, with a concrete slab floor, wood posts and railings, spindle trim, a wood cornice, and a hip roof covered with wood shingles. Again according to the owner, when it was added, there was no extant front porch and the main entrance was near the middle of the south side of the house, facing the property to the south rather than the street. No porches appear on the 1889 and 1900 Sanborn maps, but in 1907 a porch on the west (rear) is shown. By the 1929 map, this porch remained and a small porch had been built on the south side, presumably to cover an entrance. Both porches are shown on the 1941 Sanborn. No porch is ever shown on the front (east) wall of the house, and unfortunately the ca. 1940 tax photo for this property was not present in the Park City Historical Society archives. Physical evidence (paint lines on the original siding south of the door) suggests an original opening at the center of the east wall, but whether it was a door or window cannot be confirmed until the new siding is removed. Likewise, physical evidence on the original siding can help confirm whether or not there was ever a porch on the east side of the house. A side orientation for this type of house would be unusual and the original appearance of the east (street) facade bears further investigation.

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**B.8. DORMER(S) / BAY(S)** - Describe any projecting dormers or bays noting the location, materials, finishes, dimensions and approximate date of construction.

Describe the existing feature(s) and condition:

None.

**B.9. ADDITION(S)** - Describe any additions to the original building in a chronological order of development (if known) and include information on the construction methods, materials, finishes, dimensions, condition and approximate dates of each addition. For Historic Sites, this description should correspond to the measured as-built drawings of the buildings/structures.

Describe the existing feature(s) and condition:

The original building has a pre-1889 addition, discussed above in conjunction with the original house because of its age. Based on Sanborn maps, a second addition was built after 1941 on the west side of Addition 1, replacing a porch that had been added by 1900. Based on materials and construction, it appears to date to the 1950s. Addition 2 has no visible foundation, wood-framed walls clad in board-and batten siding, a wood-framed shed roof covered with metal sheeting, two one-over-one wood windows on the west side, and an older five-panel wood door on the south covered with plywood on the exterior side. The interior is finished with carpet and gypsum-board walls and ceiling. The exterior walls are in fair condition with cracked boards, peeling paint, and water damage at the base, and both the north and west walls are missing battens. The windows are in poor condition because of water damage and broken glazing, as is the door because of its plywood veneer on the exterior and replaced panels on the interior. The interior of Addition 2 is in poor condition because of its collapsed ceiling and general lack of maintenance.

---

## **B.10. MECHANICAL SYSTEM**

Describe the existing mechanical system and condition:

The house has two brick chimneys: the first, rising from the kitchen wing, was likely constructed in the early to mid-20th century around or in place of the metal stovepipe marked on the 1889 Sanborn map. Chimney has metal cap and is supported by a metal framework, and bricks have been painted red. Condition is fair: chimney is relatively plumb but is unstable given height, failure of roof framing below, and no foundation (supported by wood kitchen cabinets on interior). Bricks exhibit limited spalling and mechanical damage on upper northwest corner. Mortar cracking and loss limited to top few feet. Metal flashing and heavy mastic repairs have failed. A disused television aerial is mounted against the north side. Second chimney abuts south wall and dates to early or mid-20th century, same construction and metal bracing as first chimney but with concrete base. Condition is poor: separating from wall and leaning to the south, mortar erosion and loss on east and west sides due to water runoff, missing bricks at top, and metal stovepipe with terracotta base has toppled onto roof. Neither chimney appears to serve a current purpose.

One metal vent pipe with metal flashing on north side of house that appears to ventilate furnace in crawl space, in good condition. The crawl space could not be accessed thus the furnace and ducting not inspected, but installed about 20 years ago according to owner. Ducts visible in floor inside house. Based on general state of repair, condition of furnace and ducts is likely poor. Most likely, heat was originally provided by one or more coal-burning stoves. Current system appears to be gas: a disconnected meter sits on the front porch.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

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## B.11. ELECTRICAL SYSTEM

Describe the existing electrical system and condition:

The electrical system has been disconnected but there are panel boxes on the south and north sides of the house, the latter of which has detached from the wall. Service arrives at the northwest corner of the original building. System appears partially updated with Romex-type, plastic-sheathed wiring, but remnants of knob-and-tube wiring are visible and at least one interior ceiling fixture remains on this system.

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## B.12. STRUCTURAL SYSTEM

Describe the existing structural system, including the foundation, floors, walls, and roof structure. Park City will allow very limited and non-structural disassembly of a structure to investigate these conditions.

Describe the existing structural system and condition:

No access to the crawl space or attic was located and these areas were not directly inspected. Based on typical historic construction methods, observable conditions, and property owner information, the following can be concluded: the building originally had no foundation and this was only partially remedied with the c. 1990s installation of a partial foundation. Where no foundation was added, structural members on and near grade are likely in poor condition. Given the lack of maintenance and general quality of repairs, the new foundation may not be performing well, and the fact that it wasn't built below the frost line will lead to future problems of cracking, displacement, and failure. Wood members at and near the concrete foundation, the top of which is near grade, are likely in fair to poor condition given the condition of exterior siding. Water damage evident in the bathroom floor has compromised the flooring and likely rotted the supporting floor joists in this area. The floor slants visibly downward to the north and south sides of the house, indicating the presence of an east-west stringer likely laid on grade (and probably damaged by moisture) as a structural support for the central partition wall, and also giving evidence of the settlement of the north and south walls. (Continued in Section B.14)

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## B.13. HAZARDOUS MATERIALS

Provide a statement regarding the presence of hazardous materials including, but not limited to, lead-based paint, asbestos and mold. Describe the materials' location on the site, the test methods used to verify the hazardous material, and the extent of the problem:

The property was not tested for hazardous materials, but given its age and condition, lead-based paint is certainly present and mold is likely in the crawl space, in the vicinity of the kitchen, bathroom, and behind modern gypsum-based wall board. Asbestos may be present in some of the older resilient floor coverings.

**B.14. OTHER (SPECIFY):** Structural System (continued)

Describe the existing feature(s) and condition:

In single-wall construction, vertical wall boards are nailed to floor and roof sills and this assembly forms part of the structural system, further stiffened by exterior siding. Where visible at 1021 Park, the vertical boards are warped, cracked, and water-damaged, and this condition likely persists in non-visible areas. Roof framing, likely of light dimensional lumber, has failed on the north and west sides of the hipped roof and the shed roof of Addition 1, indicating cracked or broken rafters and damaged joints at junctions with joists and walls. Water damage in all ceilings except those of the front rooms and north bedroom indicate probable water damage to roof rafters and joists as well.

## MAIN BUILDING - DETAILS

**C.1. WINDOWS** - Describe the number of windows, dimensions, configuration of panes, types, whether the windows are original to the building (if known) and approximate dates.

Describe the existing feature(s) and condition:

Two horizontally oriented wood windows on the east facade comprise a center fixed pane flanked by casement windows. These date to ca. 1920s and there is likely evidence of the location of earlier vertically oriented, double-hung windows in the original siding. On the north side is one pair of wood casement windows, two by two panes, also apparently dating to ca. 1920s. The two-over-two pane, double-hung wood window on the north wall of Addition 1 is perhaps the only original opening/window remaining. A single-pane, horizontally oriented wood window lights the crawl space on the north side. On the south side is a pair of casement windows identical to the ca. 1920s pair on the north side, and also a pair of single-pane wood casement windows in the south wall of Addition 1. On the rear (west) side are two horizontally oriented, one-over-one pane, fixed wood windows that date to the ca. 1950s construction of Addition 2. All extant windows are in fair to poor condition. By removing the newer siding and exposing the original siding, it may be possible to determine the location and size of original window openings.

**C.2. DOORS** - Describe the doors including materials, dimensions, types, whether the doors are original to the building (if known) and approximate dates.

Describe the existing feature(s) and condition:

The doorway on the east facade appears to be an older or original opening for either a door or window based on paint shadows visible on the original siding south of the door; the door itself is a ca. 1990s unglazed plywood door in fair condition. A second exterior doorway dating to between 1907 and 1929, and possibly present originally, was located on the south side of the house and was protected by a small porch roof by 1929. This doorway was blocked in ca. 1995 when new siding was added but its location is visible on the interior. An original (ca. 1950s) doorway in the south wall of Addition 2 is fitted with an older five-panel wood door with a porcelain knob that is covered with plywood on the exterior side; on the interior side, the wood panels have been replaced. On the west wall of Addition 1 is a former exterior doorway (soon made an interior doorway by the two successive additions built on the west end of the house) fitted with an early or original four-panel wood door with a metal knob, which is in good to fair condition; this and another interior door like it may be original to the house.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

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**C.3. TRIM** - Describe the trim (window and door, eaves and soffits, corner boards, pilasters, etc.) including location, dimensions, and approximate dates.

Describe the existing feature(s) and condition:

Window and door trim is composed of plain, painted boards that appear to date to the 1920s, when most of the window and door openings were modified. Evidence of the dimensions and shape of original trim boards may be found in paint shadows on the old siding around original openings when the newer siding is removed. The eaves were boxed with plain boards in c. 1995 when the new siding was installed, but evidence of the original eave appearance may be present beneath this. The cornice board around the porch eave is the most elaborate piece of trim. The current owner states it was added in ca. 1980 but it appears older, and further investigation of the east facade and porch roof structure is warranted after the new siding is removed.

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**C.4. ARCHITECTURAL ORNAMENTATION** - Describe the architectural ornamentation that is applied or integrated into the exterior facades including the location, dimensions, materials and approximate dates.

Describe the existing feature(s) and condition:

The only ornamentation dates to ca. 1995, when it appears that painted wood spindles were added between the tops of the posts on the east porch.

---

**C.5. OTHER (SPECIFY):** Interior

Describe the existing feature(s) and condition:

The house originally comprised four rooms of about equal size, with an early or original shed-roofed kitchen across the rear (west) side. It appears that the building interior was modified extensively in the 1920s with the addition of arched doorways, as well as newer kitchen cabinets and a sink in Addition 1. Perhaps at this time an indoor bathroom was added, also in Addition 1, and the original sloping board ceiling was blocked off with wallboard to create a flat ceiling. Many of the original interior vertical-board partition walls remain in place, and the fir floors may also be original (although not the more narrower-boarded oak floors). After about the 1980s a new kitchen was created in the southwest room of the original house while the old kitchen was left in place. In general, the interior is in poor condition, with the most severe water damage to ceilings, walls, and floors found in Addition 1.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

**ACCESSORY BUILDING(S)**

**D.1. ACCESSORY BUILDING(S)** - Mark all the boxes below that apply to your property. Describe each accessory building including location on the site (should correspond to the existing site plan), materials, and approximate dates.

Type(s):  Garage       Root Cellar       Shed       Other (specify):

Describe existing accessory building(s) and condition:

None.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

**STRUCTURE(S)**

**E.1. STRUCTURE(S)** - Mark all the boxes below that apply to your property. Describe each structure including location on the site (should correspond to the existing site plan), materials and approximate dates.

**Type(s):**  Tram Tower     Animal Enclosure     Other (specify):

Describe existing structure(s) and condition:

None.

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

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

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Name of Applicant: Anne Oliver, SWCA Environmental Consultants, on behalf of PCMC Building Department

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.



## PHYSICAL CONDITION REPORT - PHOTOS

### CONTACT SHEETS (sample shown at right)

Digital photographs illustrating the descriptions provided in this report must be presented on contact sheets that accommodate two photos with captions per page. A template of the contact sheet is provided on the following page.

- Each feature described in this report must include *at least* one corresponding photograph. More than one photograph per description is encouraged.
- Contact sheets should be printed in color on high-quality paper (photo paper is preferred).
- To avoid creating a large and unmanageable file, it is recommended that you use an image file compressor when importing images into the contact sheets.
  - Microsoft offers a free download of Image Resizer for Windows XP at [www.microsoft.com](http://www.microsoft.com).
  - iPhoto provides the option to resize an image (while maintaining the aspect ratio) when the image is exported from the photo library.
  - Other resizing options are available in Adobe Photoshop or in a free download from VSO Software at [www.vso-software.fr](http://www.vso-software.fr)
- The photograph contact sheets should be organized in the same order as the written descriptions above; beginning with TOPOGRAPHY, LANDSCAPING, RETAINING WALLS, continuing with each of the features listed and finally ending with STRUCTURES.



### IMAGES ON DISC

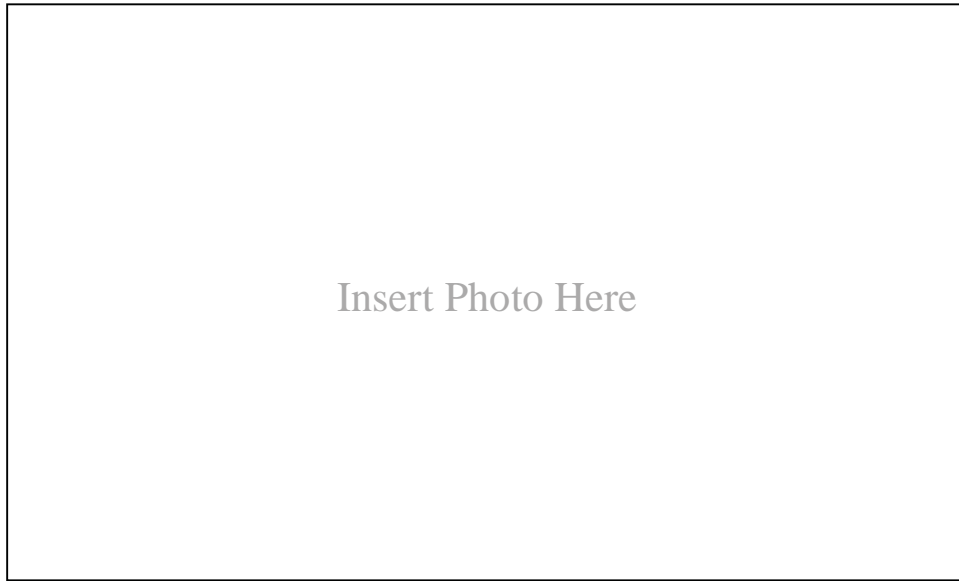
Digital copies of photographs used in the contact sheets that accompany this report should be saved separately on a CD-R and submitted to the Planning Staff with the report. Do not submit a disc with original images. Materials submitted with the form will not be returned to the applicant.

- The image size should be at least 3,000 x 2,000 pixels at 300 ppi (pixels per inch) or larger (if possible).
- It is recommended that digital images be saved in 8-bit (or larger) format.
- TIFF images are preferred, but JPEG images will be accepted.
- The CD-R should be labeled as follows: **PCR Form "Property Address" "Date"**.

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

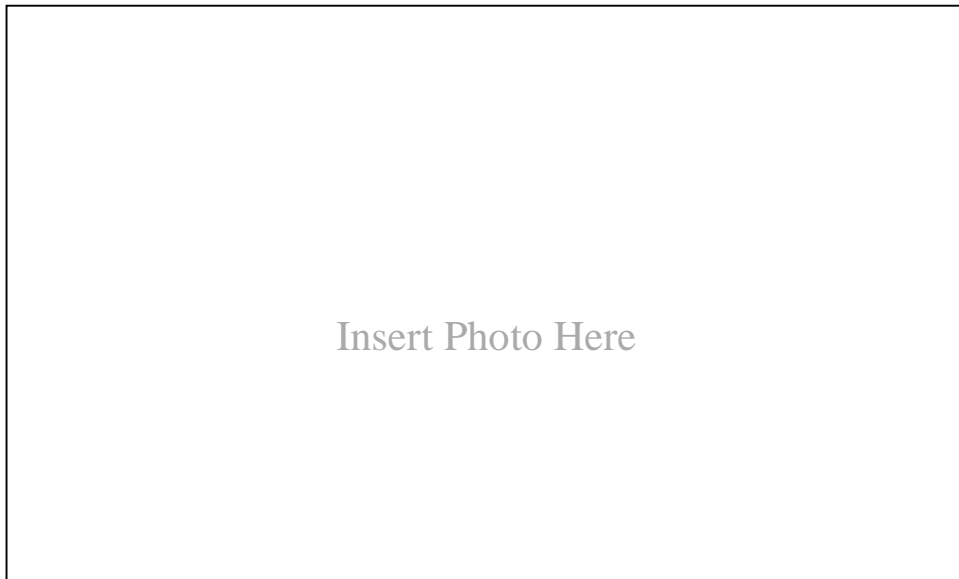
**PHYSICAL CONDITION REPORT - PHOTOS**

<FEATURE NAME>



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<FEATURE NAME>



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

## PHYSICAL CONDITION REPORT – PHOTOS

**A.1. TOPOGRAPHY:** General view of site, facing west.



**A.2. LANDSCAPING:** Concrete parking pad on north side, facing southwest



## PHYSICAL CONDITION REPORT – PHOTOS

**A.2. LANDSCAPING:** Gravel parking area on south side, facing northwest.



**A.4. FENCES:** Temporary chain link fence in foreground, facing west.



## PHYSICAL CONDITION REPORT – PHOTOS

**B.1. ROOF:** East and south sides relatively planar, older wood shingles, metal ridges and cap.



**B.1. ROOF:** East side and porch, showing similar materials and age of porch roof and cornice.



## PHYSICAL CONDITION REPORT – PHOTOS

**B.1. ROOF:** Poor condition of west side of main building, Additions 1 and 2, facing northeast.



**B.1. ROOF:** Corroded and detached metal roof cap at top of hipped roof.



## PHYSICAL CONDITION REPORT – PHOTOS

### B.2. EXTERIOR WALL – PRIMARY FAÇADE: Facing northwest.



### B.2. EXTERIOR WALL – PRIMARY FAÇADE: Under porch roof, original dark-painted siding visible beneath c. 1995 white siding.



## PHYSICAL CONDITION REPORT – PHOTOS

### B.3. EXTERIOR WALL – SECONDARY FAÇADE 1: North wall, facing southeast.



### B.3. EXTERIOR WALL – SECONDARY FAÇADE 1: North wall, poor condition at wall base, facing west.





## PHYSICAL CONDITION REPORT – PHOTOS

**B.3. EXTERIOR WALL – SECONDARY FAÇADE 1:** North wall, original siding in fair/poor condition beneath particleboard, Tyvek, new siding; shadow marks showing batten locations on Add. 2.



**B.4. EXTERIOR WALL – SECONDARY FAÇADE 2:** South wall, facing northwest.



## PHYSICAL CONDITION REPORT – PHOTOS

**B.4. EXTERIOR WALL – SECONDARY FAÇADE 2:** South wall, facing northeast. Note detached siding, paint loss.



**B.5. EXTERIOR WALL – REAR FAÇADE:** West side, facing northeast. Rear wall formed by west walls of Addition 2 (at left) and Addition 1 (at right).



## PHYSICAL CONDITION REPORT – PHOTOS

**B.4. EXTERIOR WALL – REAR FAÇADE:** West side, detail of Addition 2, facing east.



**B.4. EXTERIOR WALL – REAR FAÇADE:** West side, detail of Addition 1, facing east. Note single-wall construction, very poor condition.



## PHYSICAL CONDITION REPORT – PHOTOS

**B.6. FOUNDATION:** Base of north wall, facing south, low concrete foundation visible.



**B.7. PORCH:** See photos A.4., B.1., B.2., and B.4. Detail of older eave/cornice and newer spindles, north side of porch roof.



## PHYSICAL CONDITION REPORT – PHOTOS

**B.7. PORCH:** Detail of older roof framing and sheathing. Also note porcelain knob for early electrical system at top of photo.



**B.9. ADDITIONS:** North wall of Addition 1 (with window) and Addition 2 (with vertical boards), facing south.



## PHYSICAL CONDITION REPORT – PHOTOS

**B.9. ADDITIONS:** West and south walls of Addition 2, facing northeast.



**B.10. MECHANICAL SYSTEM:** East side of brick chimney constructed around or in place of metal stovepipe, facing east.



## PHYSICAL CONDITION REPORT – PHOTOS

**B.10. MECHANICAL SYSTEM:** South and east sides of brick chimney constructed around or in place of metal stovepipe, facing northwest.



**B.10. MECHANICAL SYSTEM:** Second brick chimney abutting south wall of house, facing northwest. Note displacement and toppled stovepipe.



## PHYSICAL CONDITION REPORT – PHOTOS

**B.10. MECHANICAL SYSTEM:** Mortar loss on west side of second brick chimney, facing east.



**B.10. MECHANICAL SYSTEM:** Newer forced-air duct cover in floor of house.





## PHYSICAL CONDITION REPORT – PHOTOS

**B.11. ELECTRICAL SYSTEM:** Ceiling fixture connected to cloth-covered wiring on interior. See also B.7. showing porcelain knob for older knob-and-tube wiring system.



**B.12. STRUCTURAL SYSTEM:** Water damage in ceiling, southwest room of original building, indicating likely damage to roof members, facing west. See B.1. for photos indicating cracked or broken rafters and B.3. for damage at wall base and therefore likely at floor sill and joist ends.



## PHYSICAL CONDITION REPORT – PHOTOS

**B.12. STRUCTURAL SYSTEM:** Water damage in north end of Addition 1 ceiling, facing west.



**B.12. STRUCTURAL SYSTEM:** Water damage to south end of Addition 1 ceiling paper (painted yellow), underlying original board finish, and original vertical-board wall, facing southwest.



## PHYSICAL CONDITION REPORT – PHOTOS

**B.12. STRUCTURAL SYSTEM:** Original vertical-board wall in good condition on west interior side of Addition 2, facing southeast.



**B.12. STRUCTURAL SYSTEM:** Water damage in bathroom floor of Addition 1, indicating likely damage or rot in underlying floor joists.



## PHYSICAL CONDITION REPORT – PHOTOS

**C.1. WINDOWS:** Ca. 1920s wood replacement window on east façade.



**C.1. WINDOWS:** Ca. 1920s pair of wood casement windows on north wall.



## PHYSICAL CONDITION REPORT – PHOTOS

**C.1. WINDOWS:** Possible original, double-hung wood window on north wall of Addition 1.



**C.1. WINDOWS:** Ca. 1920s pair of wood casement windows on south wall of Addition 1.



## PHYSICAL CONDITION REPORT – PHOTOS

**C.1. WINDOWS:** Wood-framed window lighting crawl space on north side.



**C.2. DOORS:** Ca. 1990s replacement door on east façade, facing west.



## PHYSICAL CONDITION REPORT – PHOTOS

**C.2. DOORS:** South side of door jamb on east façade showing paint shadow on original siding, indicating early or original presence of door or window opening in this location, facing south.



**C.2. DOORS:** Interior side of five-panel wood door in south wall of Addition 2, facing south. See B.4. for exterior view.



## PHYSICAL CONDITION REPORT – PHOTOS

**C.2. DOORS:** Older or original four-panel wood door between Addition 1 and Addition 2, facing southwest.



**C.2. DOORS:** Location of blocked south door visible behind refrigerator in southwest room of original building, facing southeast.





## PHYSICAL CONDITION REPORT – PHOTOS

**C.3. TRIM:** Ca. 1990s boxed eave along south wall of house and original fascia/horizontal nailer for wall boards on west side of Addition 1 (in very poor condition), facing northeast.



**C.5. OTHER (INTERIOR):** Interior flooring, including original wide fir boards, sometimes covered with older resilient flooring/linoleum, and newer, narrow oak boards.



## PHYSICAL CONDITION REPORT – PHOTOS



**C.5. OTHER (INTERIOR):** Original sloping, painted-board ceiling above flat, false ceiling in Addition 1.



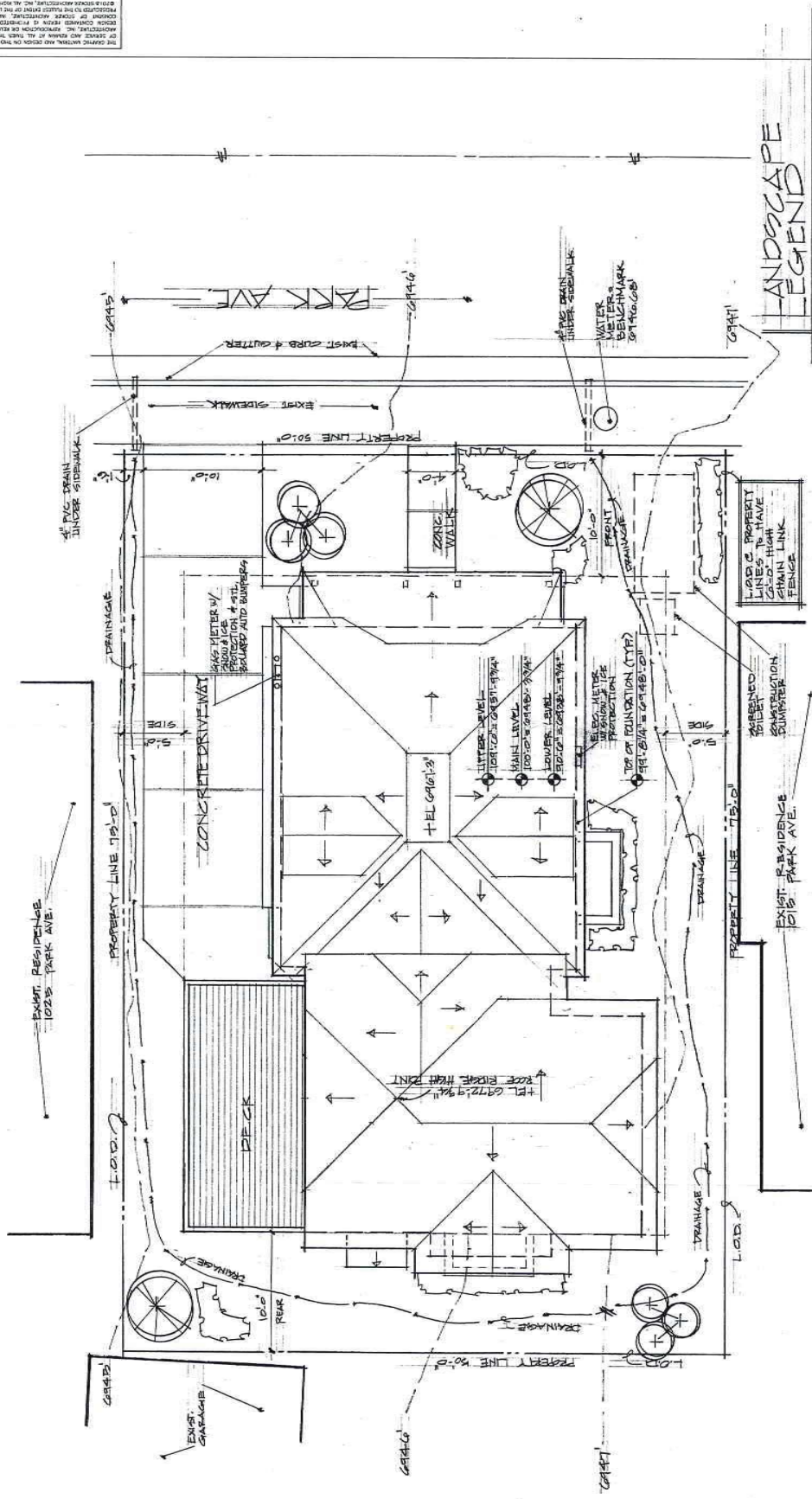
**C.5. OTHER (INTERIOR):** Ca. 1920s kitchen sink and cabinetry at south end of Addition 1, facing south.



# Exhibit D

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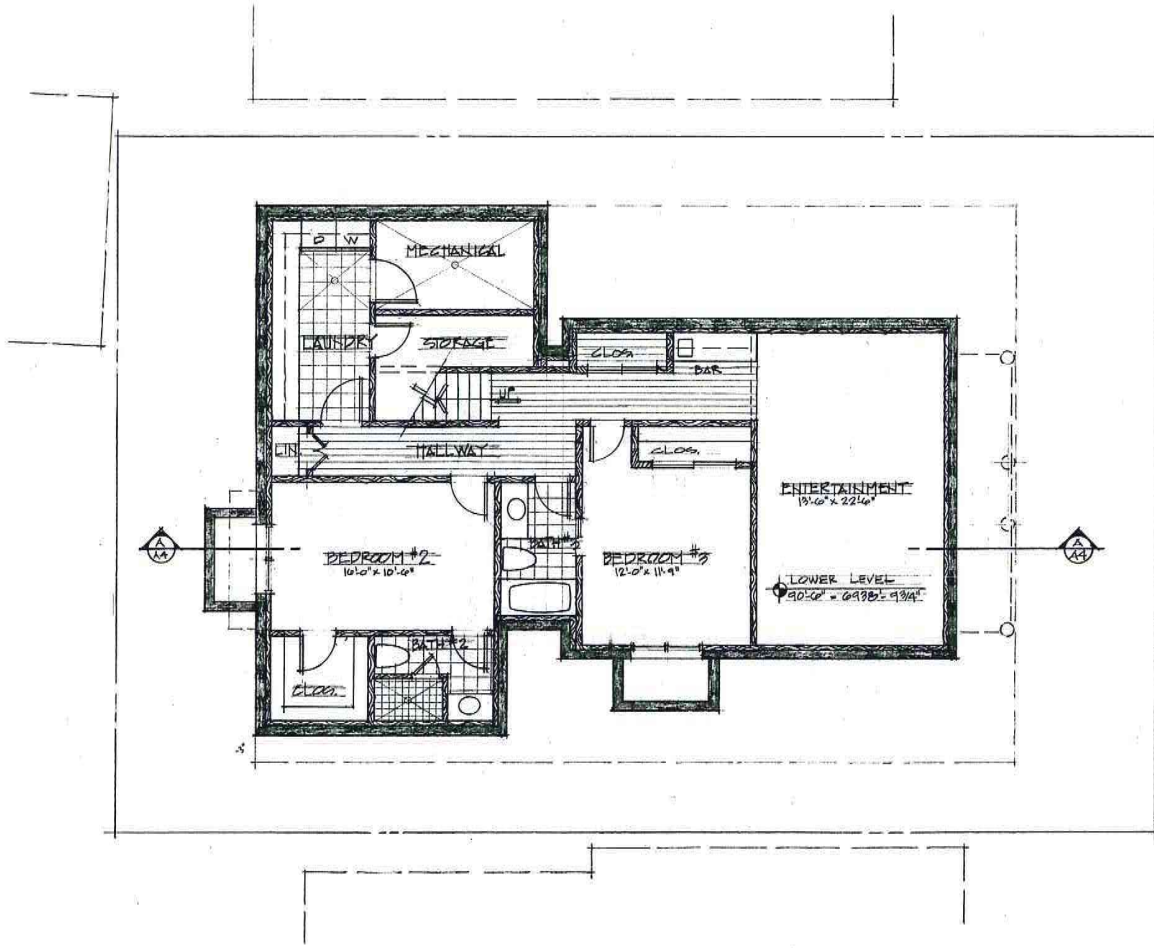
## LANDSCAPE LEGEND

- ASPEN CLUMP 5'0" MIN. HEAT.
- EVERGREEN COLORED BLUE SHRUB 6'0" x 8'0" HEAT.
- SHRUBS (DROUGHT TOLERANT)
- ALL OTHER SOFTSCAPE DROUGHT TOLERANT GRASSES & WILDFLOWERS.

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 Planning

PROJECT NORTH: TRUE NORTH

## SITE PLAN & LANDSCAPE PLAN



LOWER LEVEL FLOOR PLAN  
 1/4" = 1'-0"  
 1,498.5 SQUARE FEET  
 NORTH

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 www.pcpa.com

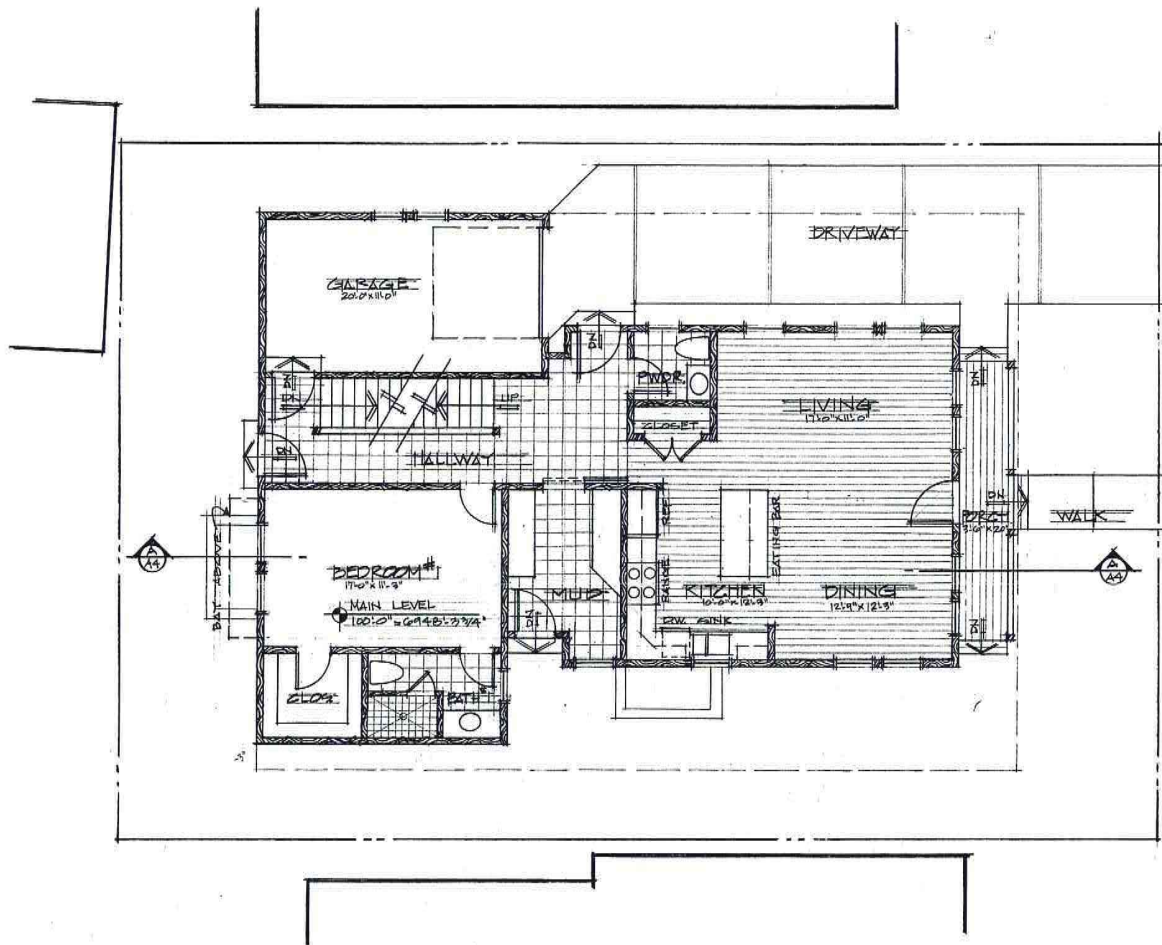
**MSA**  
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**HART RESIDENCE**  
 A NEW HOME FOR  
 BILL & PAM HART  
 1000 MAIN ST. SUITE 200  
 PARK CITY, UT 84302

REVISIONS	DATE	BY	APP'D

SCALE 1/4"  
 DRAWN MJS  
 XREF E40-1  
 DATE  
 SHEET  
**AI**





**MAIN LEVEL FLOOR PLAN**

1/4" = 1'-0"

1,281.5 BUILDING SQUARE FEET  
 1,500 PORCH SQUARE FEET  
 2,470 GARAGE SQUARE FEET  
 1,578.5 TOTAL SQUARE FEET

FOOTPRINT ALLOWED 1,819.0 SF  
 FOOTPRINT ACTUAL 1,918.5 SF NORTH



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MICHAEL J. STOKER, AIA - ARCHITECT  
 KAREN BUCKENY, AIA, LEED AP - ARCHITECT



**HART RESIDENCE**  
 A NEW HOME FOR:  
 BILL & PAM HART  
 1021 PINE AVENUE  
 PARK CITY, UTAH

REV/15/04/6

SCALE 1/4"

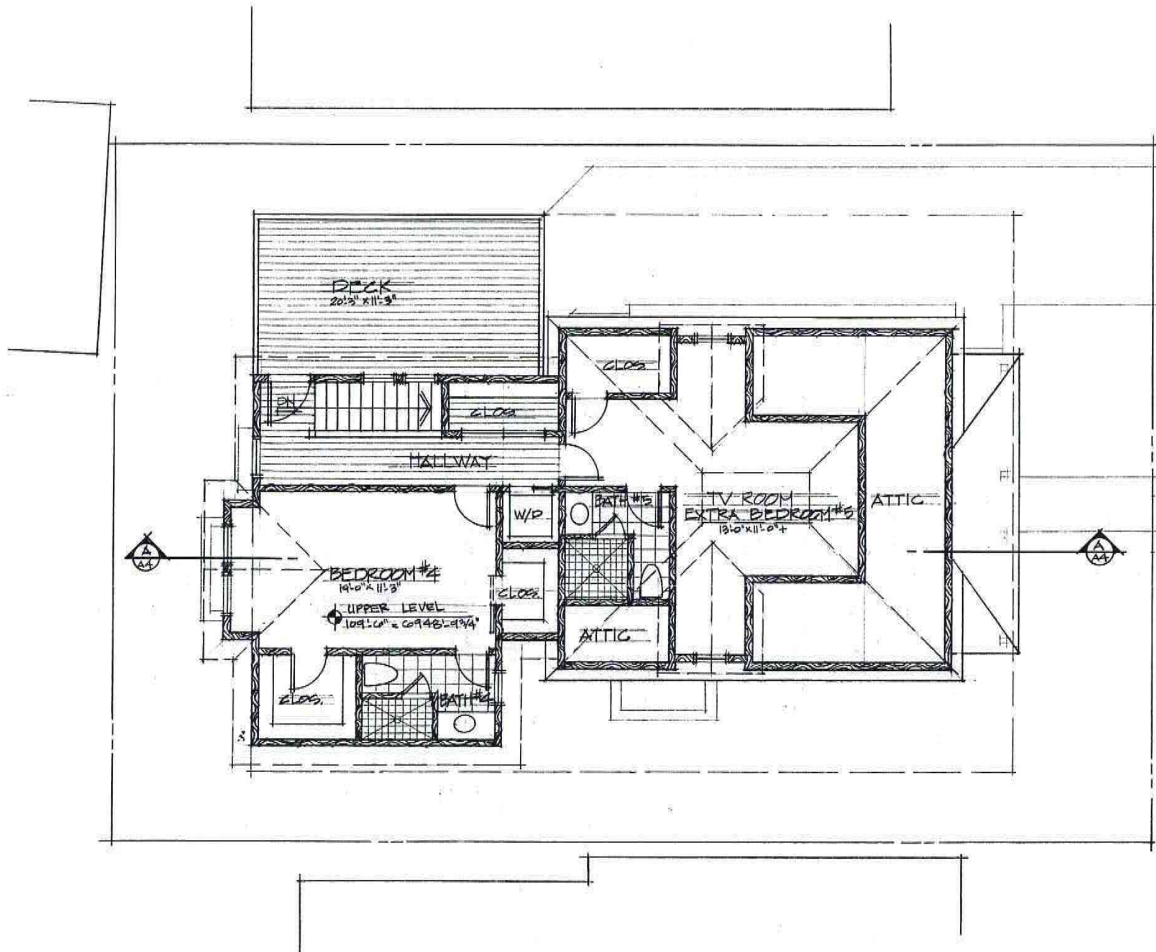
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**A2**



UPPER LEVEL FLOOR PLAN  
 1/4" = 1'-0"  
 1,098.5 BUILDING SQUARE FEET  
 242.0 DECK SQUARE FEET  
 1,280.5 TOTAL SQUARE FEET NORTH

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 PARK CITY, UTAH 84302



HART RESIDENCE  
 A NEW HOME FOR  
 BILL & PAM HART  
 1021 PARK AVENUE  
 HISTORIC OLD TOWN - PARK CITY, UTAH

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

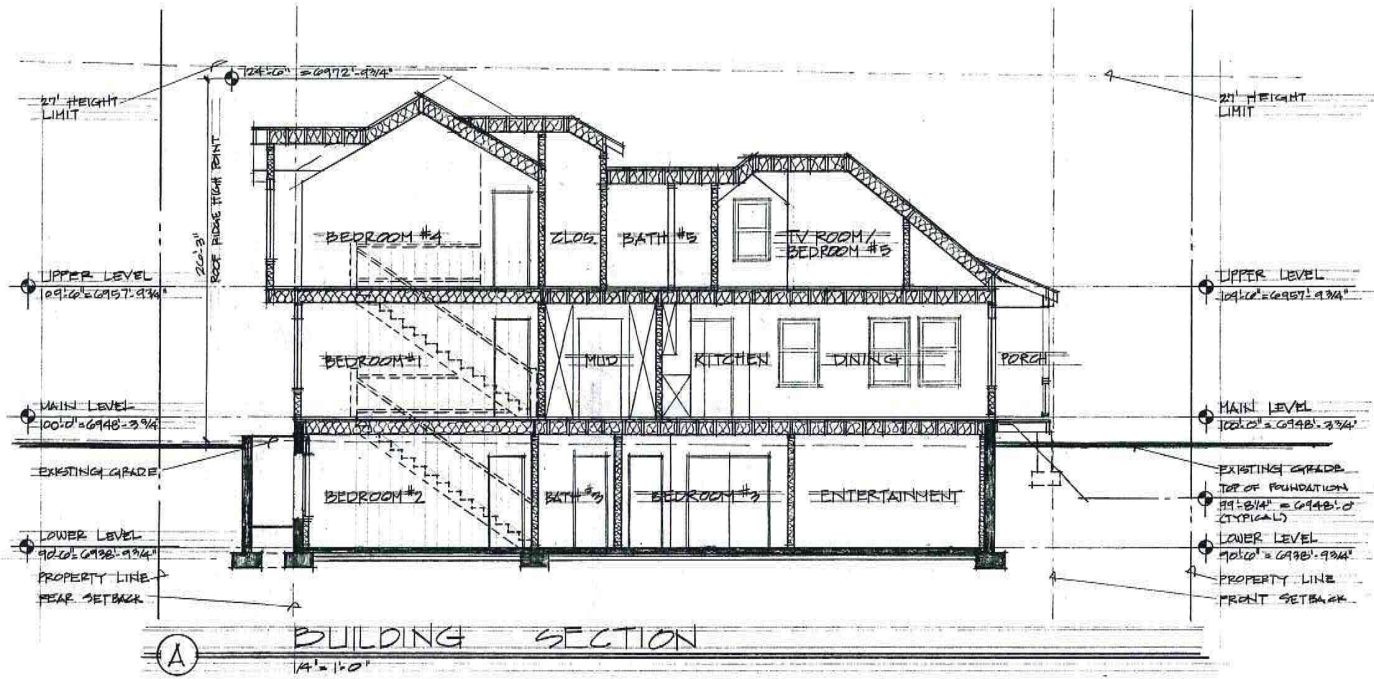
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DATE:  

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**A3**



**A** BUILDING SECTION  
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**HART RESIDENCE**  
103 KENNEDY DRIVE  
BILT & PALM COURT  
103 KENNEDY DRIVE  
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HART RESIDENCE  
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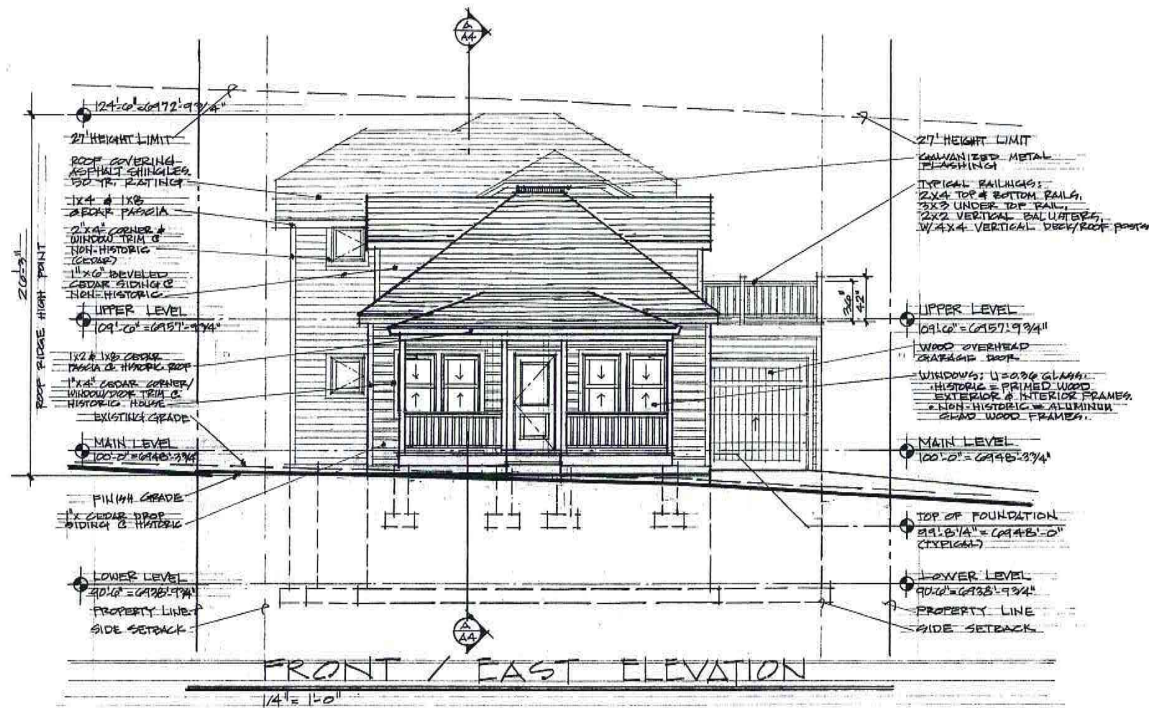
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KARLA BACOSTRI, AIA, LEED AP - ARCHITECT  
1125 S. KENNEDY BLVD.  
SUITE 200  
PARK CITY, UT 84302



**HART RESIDENCE**  
A REVIT FOR  
BILL & PAM HART  
102 E. PARK AVENUE  
HISTORIC OLD TOWN - PARK CITY, UT

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HART RESIDENCE  
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 INDIANAPOLIS, IN 46202

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SCALE 1/4"

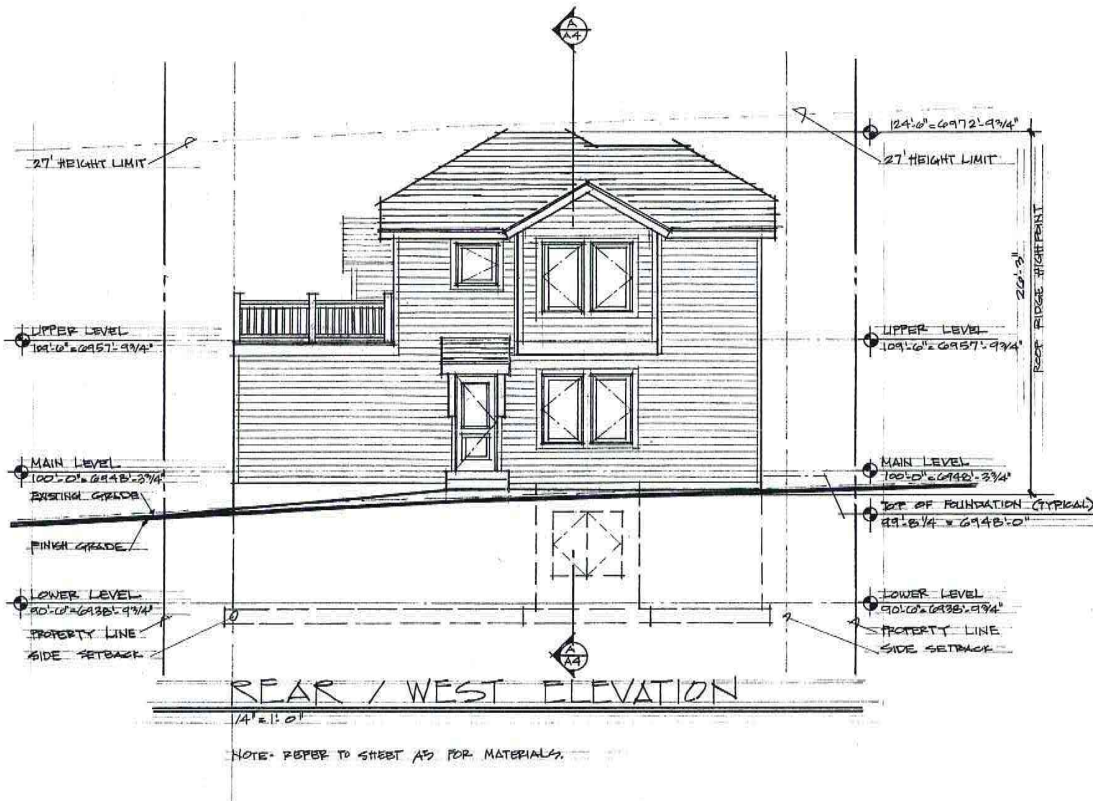
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PLANNING DEPARTMENT

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KARLA BACCHETTI, AIA, LEED AP - ARCHITECT  
THE ARCHITECTS GROUP  
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PARK CITY, UTAH 84302



HART RESIDENCE  
A NEW HOME FOR  
BILL & PAM HART  
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HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

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SHEET  
**A7**

