

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
August 1, 2018**



AGENDA

The originally scheduled meeting of July 18, 2018 has been cancelled. The new meeting date is August 1, 2018.

SITE VISIT 4:30-4:50 PM – 227 Main Street – Please meet onsite at 4:30 PM
No discussion or action will be taken on site.

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

ADOPTION OF MINUTES OF May 16, 2018

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

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

664 Woodside Avenue (also known as 672 Woodside Avenue) –Historic District Design Review – Material Deconstruction on Significant Site. The applicant is proposing material deconstruction of the non-historic roof structure on the garage and the c.1900 roof structure of the house.
Public Hearing and Possible Action.

PL-15-03046 37
Planner Grahn

227 Main Street – HDDR Material Deconstruction and Reconstruction – The applicant is proposing to reconstruct the historic boarding house designated as “Significant” on the City’s Historic Sites Inventory. In addition the applicant will be removing the existing c.1920 retaining and post-1976 retaining walls; c. 1889, c.1920, and 1976-1977 roof structures, non-historic asphalt and corrugated metal roofing materials; c.1920 brick chimney; c. 1889 wood drop novelty siding and wall structures, c.1920 stucco and wall structures, and 1976-1977 framed walls and wood paneling; c.1920 and 1976 enclosed piazza; c.1920 and contemporary doors units; and c.1889 double-hung wood window, c.1920 wood casement windows, 1976 picture windows, and contemporary aluminum and vinyl window units.
Public Hearing and Possible Action

PL-17-03430 53
Planner Grahn and Planner Tyler

WORK SESSION – Historic District Grant Program

GI-17-00353 185
Planner Grahn

ADJOURN

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

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

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MAY 16, 2018

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

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

ROLL CALL

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

ADOPTION OF MINUTES

May 2, 2018

Board Member Beatlebrox referred to page 16, and changed attractive to correctly read **unattractive**.

MOTION: Board Member Holmgren moved to APPROVE the minutes of May 2, 2018 as amended. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn congratulated Assistant City Attorney McLean for being selected in an employee exchange program to work for six weeks in Courchevel, France. The Board congratulated Ms. McLean. Ms. McLean was excited for such an interesting experience; particularly since Courchevel has a different definition of historic. She explained that under the employee exchange program she would go to Courchevel in June and July, and an employee from the Courchevel Planning Department would come to Park City in October and November.

Planner Grahn reported that for the next meeting the HPB would have a work session to discuss relocation of historic accessory buildings and reorientation. She noted that the City Attorney's Office would have a substitute sitting in for Assistant City Attorney McLean during June and July if meetings are scheduled. The HPB would have legal counsel present for their meetings.

Chair Stephens asked if during the work session they could discuss the procedure for how the HPB handles the Vice-Chair in terms of how it is written in the LMC. Currently, the Codes says “per session” when necessary, and he thought it would be helpful to have a permanent Vice-Chair. Board Member Holmgren noted that the Vice-Chair position was permanent in the past.

Board Member Hutchings understood that Mike Stoker was the Architect on the 1021 Park Avenue project. Mr. Hutchings disclosed that Mr. Stoker was the Architect on his project at 943 Park Avenue. His project concluded in December of 2016 and they no longer have a business relationship.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 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. (Application PL-18-03797)

Planner Grahn reported that 1021 Park Avenue was likely built in 1887. There are limited documents on this house. Therefore, the Sanborn Maps are the best indication of how the house evolved. The 1889 Sanborn map shows a porch off the back of the house. By 1900 the porch was enclosed and a separate shed structure is shown off the back. By 1929 an additional porch was shown on the south side. The house remained the same in 1941. By 1949 the tax code shows a full-width or a partial width front porch. In both 1958 and 1968 the tax card notes asbestos siding, which indicates that the house has seen several remodels.

Planner Grahn stated that the first photograph of the house was in 1981. It was difficult to see how the house evolved when they only had floor plans for comparison. Planner Grahn remarked that based on the photograph, the original windows that would have been more typical when the house was built in 1887 had been replaced by bungalow inspired picture windows. There is a chimney and a roof overhang for the porch on the side. It had asbestos siding. Moving into 1995, ornamental details were added on the porch. The siding was removed and replaced with wood siding.

Planner Grahn noted that a number of applications had occurred. This property had a Notice and Order that resulted in the house being torn down. Approval for reconstruction was given in 2015. The Staff has been working with the homeowner to reconstruct the house. It has been a lengthy process, however, the owner plans to rebuild the house following the HDDR.

Planner Grahm pointed out that the reconstruction itself has already been approved. The HPB was only looking at the material changes that would occur. Planner Grahm commented on the site conditions. There are ruins of a foundation and the site is overgrown. The applicant will clean up the site before the house is reconstructed and a new addition is built. It will be a simple yard consistent with Old Town.

Planner Grahm reviewed several non-historic additions on the house that were identified in photos in the Staff report. The first addition was an outdoor room that was later enclosed into interior space. It was in poor condition and the structure was tugging on the original pyramid roof, which caused it to sag. It had board and batt siding. The walls were thin and it was exposed to the elements. A second addition had vertical siding and windows and it was used as a bedroom. Planner Grahm noted that the additions did not contribute to the significance of the house. The significance was driven by the pyramid roof cottage.

Planner Grahm stated that the roof would be reconstructed. The applicant was proposing to rebuild the pyramid style roof based on the dimensions of the as-built drawings. Dormers will be added to the roof, but they will be set beyond the midpoint, and the dormer size is consistent with what would have been seen historically. Planner Grahm noted that there were two chimneys when the house was demolished. The chimneys were failing and that led to the Notice and Order. She did not believe the chimneys were historic, because other pyramid roof cottages included a chimney in the center of the roof. These chimneys were built later and on the outside of the house. Planner Grahm stated that because none of the chimney bricks were salvaged and in such poor condition, the applicant was not being asked to reconstruct the chimneys.

Planner Grahm noted that the exterior walls had a number of materials that varied from wood drop novelty siding to plywood and other new wood materials. A lot of it sat on the ground and was rotted. When the applicant deconstructed the house in 2013-2014, they were required to salvage as much of the siding as possible; however, there was not much to salvage because of the deteriorated condition, as well as the extensive window and door changes that occurred over time. Planner Grahm reported that in 2014 SWCA did the physical condition and found that there was not a foundation on the house. Portions of foundations and crawl spaces had been tacked in over time; possibly to address drainage issues. Planner Grahm stated that the applicant was proposing to construct a new basement foundation. The house will be lifted two feet to put in the foundation, and the site will be regraded.

Planner Grahm noted that based on the tax code the porch was not added until 1949. However, the Sanborn maps are not always the most accurate and it was

possible that the porch was added earlier than 1949. The porch does not take away from the historic building and the Staff was allowing the applicant to reconstruct it with details more consistent with the mining era. Planner Grahn noted that there were no historic doors on the house. The applicant was proposing to maintain the original historic door opening on the façade. The windows were a mismatch of aluminum windows and sliders. The applicant based the new window scheme on what was typical of pyramid roof cottages. Planner Grahn believed this was an appropriate approach given the deconstruction that occurred and the lack of physical evidence at the time of the demolition.

Board Member Hodgkins understood that a portion of the original house was stolen. Planner Grahn explained that the applicant had demolished the house and salvaged whatever historic siding materials could be salvaged. The materials were stored in a storage building and some of the materials were stolen. The applicant filed a police report, and he will be penalized in the financial guarantee because those materials were not protected. Mr. Hodgkins clarified that part of the materials were stolen but not all of them. Planner Grahn answered yes.

Chair Stephens clarified that this was a new application and that the approvals for reconstruction were granted in the past. He asked if the HPB was reconfirming what was previously done. Planner Grahn explained that the HPB would be reconfirming that the house is on the Historic Sites Inventory and that it will be reconstructed. The HPB would also affirm the proposed changes occurring as part of the reconstruction. Chair Stephens understood that at this point there were no materials remaining from the original application. If the HPB wanted to keep the back shed the applicant would have to redesign the plans and reconstruct the back shed. Chair Stephens clarified that the HPB was talking more about the redesign and reconstruction proposed for the HDDR review; and less about materials. Planner Grahn replied that he was correct. It was similar to the HPB review of the City project to reconstruct the house on Woodside.

Board Member Hodgkins asked which LMC would apply because of the long history. Planner Grahn stated that because the site is on the HSI the City would like to see it reconstructed; even though that approval occurred in 2015. She believed the LMC that applies would be the material deconstruction and the changes that will occur when the house is reconstructed.

Assistant City McLean explained that the material deconstruction is a new application and the LMC would be based on the date that the applicant applied for the material deconstruction. She believed the applicant also re-applied for an HDDR because the previous one had expired. That would also be based on the date they re-applied.

Board Member Hutchings understood that the Board was not actually approving the material deconstruction because it has already been deconstructed. Planner Grahn explained that the HPB should think of the building as still existing; and that the material deconstruction are the changes being made to that historic building. Board Member Hodgkins asked if it was the part that did exist but no longer exists. Planner Grahn answered yes, but it is coming back.

Board Member Holmgren clarified that they were looking at replication. Planner Grahn replied that she was correct.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Hutchings moved to APPROVE the material deconstruction of non-historic materials to a Landmark single-family dwelling at 1021 Park Avenue, pursuant to the Findings of Fact, Conclusions of Law and Conditions of Approval found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1021 Park Avenue

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 noncompliance 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 – 1021 Park Avenue

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 – 1021 Park Avenue

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.

2. 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)

Planner Grahn thanked Planning Tech, Laura Newberry, for her help in writing all the background and history for these applications.

Planning Tech Newberry reported that 115 Sampson was designated as a Significant site. The Staff believed it was built around 1904. From 1907 to 1941 the Sanborn maps show that the house remained largely unchanged. The first photo was not until 1920. The structure was a one-and-a-half story square pyramid roof house with a small one-story addition off the rear on the west side; and a wrap-around porch on the south and east elevations. No dormers were present at that time. Planner Newberry stated that since 1941 the Fire Insurance Maps show several additions, including a rear lean-to addition along the west; and an addition extending off the west elevation which is possibly a root cellar, which cannot be accessed from the interior of the house.

Planner Newberry stated that many of the changes present on the house today are believed to have occurred between 1960 and 1980 based on the materials and the designs. The windows and the doors have been substantially altered and replaced with aluminum frames, side sliders, and fixed transoms. New dormers were also built sometime after 1920. The Staff believes the dormers may have been introduced in the 1970s.

Planner Newberry noted that the parking pad along Sampson Avenue was added in 1983 and is supported by packed gravel and a railroad tie retaining wall. The set of stairs leading from the parking pad to the flat portion of the yard was also added in 1995.

Planner Grahn remarked that the first item for discussion was that the applicant was proposing disassembly and disassembly or panelization. The house had been mothballed in 2011, which means they added additional framing on the interior to keep it standing. The windows and doors were boarded up and there was an effort to limit access to the site. Planner Grahn noted that the structure continues to decline due to its location on the hillside.

Planner Grahn reviewed the Criteria. The first is that a licensed structural engineering has certified that the historic building cannot be reasonably lifted intact. She noted that the applicant had provided a structural engineers report, which indicated several deficiencies based on the floor and roof structures. Even with the temporary shoring that was done in 2011, the exterior walls are rotted and need to be rebuilt. She pointed out that lifting the house in whole was improbable.

Planner Grahn commented on the next criteria; 1) it will abate demolition; 2) it is found by the Chief Building Official to be hazardous or dangerous due to the section of the International Building Code; 3) the HPB determines, with input from the Planning Director and CBO, that the unique conditions warrant it.

Planner Grahn reported that the first Notice and Order was issued in 2010, and the applicant addressed those issues through the mothballing process in 2011. She stated that she and the Chief Building Official visited the site several times in 2018. The CBO concurs with the structural engineer's report. Planner Grahn noted that it is difficult to determine the condition of the historic materials because they have been extensively altered. Large window openings have been cut into the front panel. The door/window configuration has been changed. The structure is resting directly on the dirt. The porches are pulling away. The structure is in very poor condition.

Planner Grahn stated that the applicant was proposing to panelize the north, south and east sides of the building. The west side was up against the hillside and that wall is deteriorated. She noted that it was covered in aluminum siding in an effort to preserve some of the wood material, but because the house sits directly on the dirt, she did not think the aluminum siding protected much underneath. That was an issue the HPB could discuss in the material deconstruction.

Planner Grahn reported that the applicant has agreed to reassemble the house in its current form. They produced accurate dimension drawings. They will build a new structure and the panels will come back on it. Planner Grahn stated that several conditions of approval were added to ensure that the proposed plan is followed. The Staff will continue to work with the applicant through the building permit process. She thought the applicant was planning to store the panels vertically on-site. If that changes, the Staff wanted assurance that they would know where the panels are stored and that they were being preserved to the best extent possible.

Chair Stephens clarified that the house was being panelized rather than disassembled in pieces. Planner Grahn replied that the three walls would be taken down and put back up. Chair Stephens understood that it was currently vertical material with horizontal siding. Planner Grahn answered yes. She noted that 1970s wood panel was helping to hold it together with aluminum siding on the outside. Chair Stephens asked if exploratory demolition had been done through the aluminum siding. Planner Grahn replied that the applicant was able to take off a portion underneath the porch. The wood siding appeared to be in fair condition, but she thought it was hard to assess the entire house from one point. She believed there were different elements of wood depending on the side of the house.

Planner Grahn moved to material deconstruction. She noted that it is a steep downhill lot. A non-historic parking pad is being held together by railroad ties. Parts of the staircase were built in the 1980s and 1990s, and it leads to a 1970s deck with a vintage hot tub and additional site improvements. The site is overgrown. The applicant was proposing to add an addition connecting up to Sampson Avenue, which would provide a more pedestrian-friendly streetscape and access into the house and the yard. Terracing would be done to create a series of outdoor living spaces and patios in an effort to clean up the site.

Planner Grahn pointed out several non-historic additions. The applicant was proposing to remove those additions to restore the pyramid roof cottage. The roof is in poor condition and will need to be reconstructed. The applicant was proposing to restore the dormers. Two dormers have the look and proportions of being built within the historic period. Another dormer did not have that look. The Staff would work with the applicant to make that dormer comply and look the same as the other two.

Planner Grahn stated that it was difficult to know how this house evolved because of limited documentation and records. They were basing it off of what is seen in town and other pyramid roof cottages. Planner Grahn pointed to an existing chimney at the top of the peak. The applicant will salvage the bricks and reconstruct the chimney. She presented a photo of the exterior walls showing single-wall construction. The applicants will create a new structure and attach the panels as cladding.

Planner Grahn noted that there is no foundation. Parts of the house are floating on rock piers. Other parts are resting on the dirt which has caused the floors to rot out. The wrap-around porch is original, per the Sanborn maps. Parts of the porch roof were removed to incorporate skylights. The porch appears to have been updated in the 1970s or 1980s with ornate columns and ornamentation that did not exist historically. The applicant planned to reconstruct the porch and keep it simple as it would have existed originally.

Planner Grahn stated that there were no historic doors on the house. The only doors are two single-panel doors probably from the 1970s. The applicant was proposing to construct new doors in line with the design guidelines and the historic feel of the house. There are a total of 11 window openings in varying styles and eras. As the aluminum siding is removed, they will be able to assess where the original window openings were and restore them. Conditions of approval were added requiring the applicant to work with the Planning Department to make sure the original window openings will be restored.

Planner Grahn commented on three sheds on the property. The sheds were not listed as historic on the historic site form, possibly because they were not visible. She inspected them on the site visits and found various degrees of salvaged

material and plywood. She did not believe the sheds were historic. The applicant was proposing to demolish the sheds.

Board Member Hutchings asked if there was historic material on the porch. Planner Grahn did not believe there was historic material. There is some bead board on the ceiling, but because of how the porch was built and the amount of leaks in the roof, it has rotted out. She thought the applicant was planning to restore the bead board. The porch floor rests directly on the dirt and it appears to have been replaced with newer materials, but it was rotted out.

Chair Stephens thought the material around the front porch on the east and south side was the original material. Planner Grahn asked if Chair Stephens thought the columns and the brackets were historic. Chair Stephens clarified that he was talking about the flooring material. It was vertical grain, which would have been consistent with that era of construction. Most likely it would have been replaced with an expensive material later on. Chair Stephens agreed that the floor was under duress.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Beatlebrox moved to APPROVE the disassembly/reassembly panelization of the historic house at 115 Sampson Avenue; as well as material deconstruction of non-historic and non-contributory materials, pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Holmgren seconded the motion.

Findings of Fact – 115 Sampson Avenue

1. The property is located at 115 Sampson Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. On February 12, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 115 Sampson Avenue; it was deemed complete February 22, 2018. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
4. The exact date of construction of this house is unknown, but the Summit County Recorder's Office lists the date of construction as 1904 and it appears in 1920s photographs of Old Town as a simply pyramid-roof cottage with a porch and no dormers.

5. The first recorded owner of the property is the Park City Townsite Corporation, and the site may have housed mine workers. It was first purchased by an individual in 1937—Frank Pintar, his wife Celia, and son Victor lived in the house.

6. From 1907 to 1941, the Sanborn Fire Insurance Maps show the house remained largely unchanged. It was a one and one-half story, square pyramid-roof house with a small one-story addition on the southwest corner. It had a porch that wrapped around the east façade and south elevation.

7. Since the 1941 Sanborn Fire Insurance Map, there have been several additions including a rear lean-to addition across the west elevation. There is also a second addition on the west elevation that is built into the hillside and is closed off from the interior of the house. This addition is constructed of railroad ties with stacked stone on the exterior; it may have been used as a root cellar at one time.

8. Between 1960 and 1980, several modifications were made to the historic house that have diminished its historical significance. The window-door configuration was substantially altered after 1970, with new aluminum sliding and picture windows and flush wood doors. On the east façade, the original double-hung wood windows were replaced with large picture windows. A vinyl faux-Permastone product was installed on the east façade and aluminum siding covered the original wood drop novelty siding. Additionally, skylights were cut into the porch roof on the south elevation and new dormers were constructed after 1920.

9. The parking structure along Sampson Avenue was constructed in 1983 and consists of a railroad tie retaining wall with packed gravel. There is a newer set of stairs leading from the parking pad to the house, likely built in 1995.

10. On October 13, 2010, the Chief Building Official issued a Notice and Order to Repair and Vacate the historic house. Subsequently, the Planning Department received a plan to stabilize and mothball the house on November 4, 2011. Work included documenting the historic house, developing a Physical Conditions Report, as-built drawings, structurally stabilizing the house, making necessary repairs to achieve the preservation plan/mothballing plan, exterminate and control pests, protect the exterior envelope from moisture penetration, secure the building and its component features to reduce vandalism and break-ins, provide adequate ventilation, secure and/or modify the mechanical utility systems, and a plan for maintenance and monitoring.

11. On April 10, 2013, the Building Department issued a second Notice and Order to Repair or Vacate the house.

12. On March 6, 2014, Park City Council approved the 115 Sampson Avenue Subdivision through Ordinance 14-07; it was recorded on February 26, 2015.

13. Due to the deteriorated condition of the historic house and the total deterioration of the west wall against the hillside, the applicant has proposed to disassemble/reassemble the north, south, and east walls of the historic house.

14. The proposal complies with LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure as:

a. Licensed Structural Engineer Henry Shen has certified that the Historic

Building cannot be reasonably moved intact. The exterior walls have no capacity for wind, seismic, or gravity loads and 75% of the wall materials have deteriorated.

b. The proposed disassembly and reassembly will abate demolition of the Historic Building on the site.

c. The Historic Building has been found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. In 2010, the Park City Building Department issued a Notice and Order to Repair or Vacate the historic house due to its dilapidated and unsafe condition. Although the house was mothballed and temporarily stabilized in 2011, the condition of the house has continued to decline.

d. The Historic Preservation Board determined, with input from the Planning Director and Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly due to unique conditions. On April 27, 2017, the Chief Building Official concurred with the structural engineer's report dated April 26, 2018 that the deteriorated condition and structural instability of the house prevented it from being lifted in whole.

e. The north, south and east walls will be disassembled; the west wall has deteriorated from sitting against the hillside along Sampson Avenue. Measured drawings have been submitted as part of the HDDR application to document the original dimensions of the walls. The Building will be reassembled in their original form, location, placement, and orientation.

15. The applicant is proposing to demolish the non-historic c.1983 parking pad, railroad tie retaining wall, and a series of stairs and landings that access the house. The proposed material deconstruction mitigates to the greatest extent practical any impact to the historical importance of the other structures located on the property and on adjacent parcels. Further, these improvements are not historic and do not contribute to the historical significance of the house.

16. On the south side of the historic house, there is a 1970s multi-level deck containing a hot tub. There are also a number of stone retaining walls and 1990s wood fences along the north and south property lines. These improvements are not historic and do not contribute to the historical significance of the property. The applicant is proposing to remove these dilapidated improvements in order to redevelop the site and construct a new addition to the house. These improvements do not contribute to the historic significance or historic integrity of the site.

17. There are two one-story additions along the west elevation of the historic house that was constructed after 1947. The first addition is seven feet wide and covered with aluminum siding. It attaches to an 8 foot wide addition that is partially buried in the hillside. This addition consists of railroad ties and dry-stacked stone on the exterior. The walls and roof are in severe disrepair. These additions to the Historic Site have been found to be non-contributory to the historic integrity and historical significance of the site.

18. The historic house has a pyramid roof form. There are simple gable dormers

perpendicular to the roof on the east, west, and south elevations. The roofing materials and structure are in poor condition, with the structural engineer finding that the existing roof structure does not have any capacity of shear diaphragm value. The applicant is proposing to reconstruct the roof form. Staff finds that the reconstruction is necessary for the restoration of the original roof form.

19. There is an existing masonry chimney that protrudes from the top of the pyramid roof structure. The chimney is original, but has been modified through shortening. The bricks and mortar are deteriorated. The applicant is proposing to salvage the bricks from the historic chimney and reconstruct it on the outside of the house. The proposed material deconstruction is necessary to restore the original chimney.

20. The exterior walls have no capacity for wind, seismic, or gravity loads. The west wall has rotted out, and the north, south, and east sides of the house are covered with aluminum siding. The structural engineer has found that 75% of the walls were deteriorated and would require reconstruction.

21. The historic structure does not have a foundation. The posts, beams, and bearing walls sit on stacked stone, wood piles, or directly on the soil. The structural engineer estimates that 90% of the posts supporting the floor structure have rotted. The applicant proposes raising the historic house 2 feet in order to construct a new foundation. The proposed material deconstruction mitigates any impacts that will occur to the architectural integrity of the structure.

22. There is an existing wraparound porch that extends across the east façade and south elevation of the house. A portion of the porch roof was removed in the 1970s to install new glass skylights on the east elevation. The porch posts and ornamentation are not historic and the floor structure has rotted. The applicant is proposing to reconstruct the historic porch form and restore its historic appearance. The proposed material deconstruction is necessary in order to restore the original wraparound porch.

23. There are only two historic door openings on the house on the south and east elevations. The existing doors are not historic and are in poor condition. The applicant is proposing to replace the doors with new wood doors that are historic in appearance. The proposed material deconstruction is necessary in order to restore the historic house.

24. There are a total of 11 window openings on the exterior of the structure. Ten of these openings appear to have been altered with non-historic aluminum frame windows. The applicant is proposing to restore the original window openings and install new wood windows on the historic house. The proposed material deconstruction is necessary in order to restore the historic house.

25. There are three existing sheds identified on the survey of the property. The sheds are not designated as historic on the 2009 Historic Sites Inventory; and these sheds were likely constructed of reclaimed materials after 1960. The sheds were built on flatter portions of the lot. The applicant is proposing to demolish these sheds as part of their site improvements. These sheds are not historic and do not contribute to the historical significance of the site.

Conclusions of Law – 115 Sampson Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HRL District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for disassembly and reassembly pursuant to LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.
3. 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 – 115 Sampson Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on February 12, 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. To ensure accurate reassembly, all parts of the building or element should be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons should be used to establish a marking code for each component. The markings should be removable or should be made on surfaces that will be hidden from view when the structure is reassembled.
3. The process of disassembly should be recorded through photographic means; still photograph or video.
4. As each component is disassembled, its physical condition should be noted particularly if it differs from the condition stated in the pre-disassembly documentation. If a part is too deteriorated to move, it should be carefully documented—photograph, dimensions, finish, texture, color, etc.—to facilitate accurate reproduction.
5. Should the applicant not be able to panelize the north, south, or east wall due to its deteriorated condition following further material deconstruction, the applicant should immediately notify the Planning Department. The Planning Director, with input from the Chief Building Official and Historic Preservation Planner, may approve any deviations from this approved plan. The applicant is responsible for amending the Historic Preservation Plan and Physical Conditions Report.
6. Following removal of the non-historic aluminum siding, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window openings. The applicant shall base any window modifications on the façade (east elevation) or secondary facades (north and south elevations) that will be visible from the Norfolk and Sampson Avenue rights-of-way on physical, measured evidence uncovered during the demolition

process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.

7. Where the historic siding materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material shall be allowed only after the applicant has demonstrated to the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Department shall approve in writing the disposal of any historic siding materials.

3. 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. (Application PL-17-03556)

Planning Tech Newberry reviewed the application for 835 Empire Avenue, which was designated as a Landmark. She noted that the exact date this house was constructed is unknown, but it was likely around 1895. The structure first appears on the Sanborn map and Fire Insurance maps in 1900 as a one-and-a-half story house with a one story addition on the north side and west elevation, with no porch shown. Between 1900 and 1907 the rear addition was removed and a new square addition was constructed on the northwest corner of the house; as well as a smaller addition on the southwest corner of the house. An accessory structure was built approximately 20 feet west. Between 1929 and 1941 an addition was added on to the accessory building, which brought it to 15' from the rear of the house. The accessory structure has since been lost and the date of when it was demolished is unknown.

Planner Newberry noted that the first photograph was from 1941; where a portion of the 1907 rear addition could be seen on the right side of the photo. Between 1947 and 1964 the additions on the west side of the house shown in the 1941 Sanborn map were removed and expanded. Sometime before 1983 a wrap-around porch was added; as well as a small shed extension from the main gable to the porch.

Planner Newberry stated that the house has received several historic district grants. It was nominated for the National Register in 1984, but it was not listed due to the owner's objections. The house remains largely unchanged from the 1984 National Register nomination form.

Planner Grahn commented on material deconstruction. It is an uphill site and there are wood retaining walls in the City's right-of-way. In looking at different

photographs, the retaining walls do not appear to be historic as they have changed several times over time. It was the same with the staircase. The applicant was proposing to maintain the central access from the front door to the street. However, it would need to be rebuilt and new retaining walls would be constructed on the applicant's property and out of the City right-of-way.

Planner Grahn pointed to a couple of non-historic additions. She explained that this application was spurred last summer when they were doing material deconstruction. John DeGray, the architect, and the contractor, had asked her to come and look at it. Planner Grahn stated that this house was odd because there is a heavy stone addition that may have been a root cellar at one time and was converted into a dining room. She pointed to a rectangular portion that appears on the Sanborn map, but later appears to be extended. When looking inside the house they found two different construction methods on one wall. The slope of the roof changes slightly, and they concluded that this area was probably added much later and they just continued the slope.

Planner Grahn remarked that additional evidence that the additions were not historic is the belief that the area was originally buried further on the back of the house because there is a second floor door that would have led to a small porch or to the ground behind it.

Planner Grahn stated that the structure is in fairly good condition. The applicant was proposing to build new frame walls, which is typical for single-wall construction. The roof has an east-west front facing gable. Without removing or reconstructing the roof, the applicant will add additional structure to strengthen the gables. The exterior walls are drop novelty wood siding and are in good condition. In some places the walls rest directly on the dirt and will need to be replaced, but that is a maintenance issue that is not under the review of the HPB. Planner Grahn noted that due to the amount of grade, the applicant has not been able to verify whether or not it is a slab foundation or just concrete along the edges.

Planner Grahn stated that the applicant was proposing to lift the house in order to construct a new basement addition with a garage that comes out towards the street. The Staff has worked closely with the preservation consultant and the applicant to make sure it does not detract from the house or cause it to lose its National Register listing. As it typical, the Staff added a number of conditions of approval to make sure that when the house is lifted it remains safe and in one piece.

Planner Grahn noted that the porch is a non-historic wrap-around porch that was built prior to 1983. As described in the National Register Nomination, the porch does not detract from the historical significance of the house. It was well-designed and mimics the era that the house was constructed. The applicant was

proposing to re-construct the porch to comply with building codes, but the existing appearance will remain. Planner Grahn noted that there are four historic doors on the house. The applicant was proposing to remove door number 4 because that is where the new addition will abut. Door number 1 will become a faux door because it is towards the front of the house and visible from the right-of-way. The intent is to make it appear as a door. The applicant was proposing to reconstruct doors 2 and 3. The Staff will make sure the reconstruction matches the existing door to maintain the historic look.

Planner Grahn remarked that there is a total of ten windows on the house. The windows are original wood windows that the applicant believes need to be replaced. The Staff questioned whether it was possible to upgrade the windows and reuse the existing materials. A window specialist will look at the windows and provide an opinion. A window on one side of the porch, beyond the midpoint of the house and not visible from the right-of-way, will become a patio door. The Staff will make sure that it matches the look and feel of the overall house.

John DeGray, the project architect, was present to answer questions.

Board Member Hodgkins asked if the second floor door was original to the house. Planner Grahn stated that if it was not original, she thought it had been added early because it does not walk out nicely onto the shed roof. She pointed out that it had to exist before the shed roof additions; otherwise they would have added a deck or porch. It is definitely an old door. Planner Grahn suggested that it may have been moved from another part of the house and placed in that location. She thought it was likely that the grade has changed in the back and it was possible that originally there were stairs that provided access in a heavy snow storm. The Staff has seen similar situations with other homes in Old Town. Chair Stephens asked if there were other windows in the bedroom upstairs. He suggested that the door might have been added for safe egress.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Hutchings moved to APPROVE the material deconstruction of non-historic and non-contributory materials at 835 Empire Avenue, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Finding of Fact – 835 Empire Avenue

1. The property is located at 835 Empire Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.
3. On March 5, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 835 Empire Avenue; it was deemed complete March 8, 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 c.1895 as a variant of the shotgun and hall-parlor style houses constructed during the Mining Era. It is only one of three examples of extant historic houses that are exemptions to Park City's standard historic house types.
5. The Historic Site Form has identified this site era of historical significance as the Settlement and Mining Boom Era (1868-1893).
6. The house first appears on the 1900 Sanborn Fire Insurance map as a simple 1-1/2 story house with one-story addition on the north and west elevations. It faced east toward town. No porch is shown on the Sanborn Fire Insurance Maps.
7. Between 1900 and 1907, the rear addition was removed and new additions were constructed in its place. This change is first documented by the 1907 Sanborn Fire Insurance map.
8. The first photograph of the house was taken as part of the c.1941 tax assessment. The photograph shows a railroad tie retaining wall along the street with wood landscape steps built into the grade. The front-gable shotgun house along with the north addition and c.1907 rear addition are visible in the photograph.
9. Under the ownership of Miriam Tessman, additions along the west elevation were removed and new additions were constructed to expand the interior of the house. On the southwest side of the house, the dining room addition is constructed of stacked stone and built into the hillside. On the northeast side of the house, the addition has a shed roof concrete walls; this area contains a portion of the bathroom and kitchen.
10. Sometime before 1983, a wraparound porch was added with a small shed extension from the main gable to the porch.
11. In 1984, the house was nominated to the National Register of Historic Places but was not listed due to the owner's objection.
12. The property has received several Historic Districts Grants. In June 1988, the Historic District Commission (HDC) awarded a grant in the amount of \$2,500 for a new foundation and repair of the wood retaining wall. They awarded a second grant in August 1994 for \$3,000 for the repair of the roof and the foundation, but the work was not completed in time and the grant was reallocated. In 1995, the owner received grant funds to reroof the house; however, the work was not completed. In 1997, \$2,250 was rewarded to repair the roof, and the work was completed in 1998.

13. The applicant proposes to remove the existing wood plank retaining wall, wood steps, and stone walkway. The material deconstruction involved in re-grading the site and adding new landscape elements mitigates to the greatest extent practical any impact to the historical importance of the house located on the property and on adjacent parcels. These later additions to the site do not contribute to its historical integrity or historical significance.

14. Based on physical evidence, the applicant has demonstrated that two additions were constructed on the west elevation of the historic house after 1941. These additions are proposed to be removed and replaced with a new, larger addition. The proposed scope of work mitigates any impact that will occur to the historical significance of the house and impact to the architectural integrity of the house.

15. The applicant proposes to reconstruct the second floor structure from the interior and add new framed walls on the interior, where necessary. The proposed interior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

16. The roof is covered with non-historic three-tab asphalt shingle and rolled roofing. The applicant proposes to restructure the roof from the interior and replace the exterior roofing materials. The proposed scope of work mitigates any impacts that will occur to the historical significance of the house and any impact that will occur to the architectural integrity of the house.

17. The applicant only proposes to repair and replace rotted siding where necessary. The proposed scope of work is 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) and does not require Historic Preservation Board Review.

18. Approximately 18.8 linear feet of the west elevation will be removed in order to accommodate the new addition. 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.

19. The applicant has not been able to verify the condition of the slab foundation that is believed to have been constructed in 1988. The applicant proposes to replace the existing slab foundation with a new concrete basement foundation that will include a basement-level garage. The proposed exterior changes will not damage or destroy 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.

20. There is a non-historic wraparound porch along the north and east sides of the house that was added before 1983. While the porch is not historic, it was designed to complement the building and does not affect its original character. The applicant is proposing to reconstruct the porch. The reconstruction will mitigate any impacts that will occur to the historical significance of the house or any impact that will occur to the architectural integrity of the house.

21. There are four (4) historic doors on the house. The applicant proposes to reconstruct these doors on the north and east elevations. The door on the west elevation will be covered by the new addition. The material deconstruction is necessary in order to restore the historic wood paneled doors and the replacements will be in-kind.

22. There are a total of 10 historic wood, double-hung windows on the house. The applicant's Physical Conditions Report notes they are in good condition; however, the applicant proposes to replace them with new energy efficient wood windows. The windows on the west elevation will be blocked by the new addition. The material deconstruction associated with the historic wood windows is necessary in order to restore the historic house.

23. The applicant proposes to replace an existing wood window on the north elevation beneath the porch with a new French door. The window is located beyond the midpoint of the historic house and will not be visible from the right-of-way. The proposed exterior change will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

Conclusions of Law – 835 Empire Avenue

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 material deconstruction pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 835 Empire Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 14, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. The 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.
3. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
4. 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.

5. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
 6. 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.
 7. 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.
 8. 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.
 9. 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.
 10. Replacement doors shall exactly match the historic door in size, material, profile, and style.
 11. 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.
 12. 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.
4. 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).
(Application PL-18-03830)

Planner Grahn reviewed the application for Determination of Significance for a garage structure. This site in Old Town has minimal documented history. Up until the 1930s the site was owned by the Mine Company; and because it was outside of the City limits there are no Sanborn Fire Insurance maps. In addition, it was difficult to trace the ownership because the site had always been owned by the Mine Company. The first actual owner shows up in the 1930 Federal Census. That was an indication that the house was built by 1930. Planner Grahn believed the house was built by 1952, based on an aerial photograph analysis that was done by the preservation consultant. It is a simple, two-car

garage typical to garages built in the 1950s. It has two wood panel garage doors and it sits on a concrete slab foundation. It has 2 x 4 exposed rafters.

Planner Grahn reported that a number of surveys have been completed on this property. When a Reconnaissance or Intensive Level survey is done, the main focus of the survey is the primary use of the site or the building. The house always trumps the accessory building. Planner Grahn noted that there is documented history from these surveys, such as when the house was built, the style, etc. However, for the most part these surveys have ignored the garage. Planner Grahn stated that in 2009, when the current historic site form was created, Dina Blaes, the preservation consultant for that project, just checked the box indicating an accessory building on the site.

Planner Grahn stated that the garage is mentioned in the 2015 CRSA Intensive Level survey, but it did not go into detail other than saying that the garage was at the rear of the house and had space for two cars. It also said that the overall form and material of the building remained intact and the building maintained retained its historic value. Planner Grahn remarked that a concern with these Surveys is the need to be careful about how the accessory buildings are analyzed.

Planner Grahn clarified that the applicant was not proposing to change the designation of the house. They were only looking at the 1952 garage. She reviewed the criteria for whether the garage meets for a Landmark or Significant designation. The first was for Landmark sites, which is the current designation of the site. The first criteria is whether the garage is at least 50 years old and has it achieved significance. Planner Grahn pointed out that the garage is approximately 66 years old. It is not Significant to the Mature Mining Era, which ended around 1930. It is the Era of significance of the historic house, but the garage came much later.

The second criteria is whether it retains its historic integrity. Planner Grahn remarked that the building has not changed much; however, she did not believe it has enough significance or integrity to stand on its own to be individually listed on the National Register of Historic Places. Planner Grahn pointed out that the garage does not contribute to the significance of this site, but it also does not detract.

The third criteria is whether it is significant to local, regional, or national history. Planner Grahn thought the garage was weak in this category and did not comply with the criteria. She stated that it is a double-car garage for a single family dwelling. It matches its intended use as a garage and the use has continued. However, she did not believe it contributes to the understanding of the site or the historical significance of the site. Garages that were built in the 1900s help in understanding the evolution of how cars came to be in Old Town. By the 1950s,

garages were common place in Old Town. It is a detached accessory building that is not indicative of what was occurring when the house was built in 1930.

The fourth criteria is whether the garage has significance based on the lives of the people associated with it. Planner Grahn reported that the garage was likely constructed by Victor Peterson, who was the first tenant of the house. The garage is linked to Mr. Peterson, but she thought the house was a better indication of his contribution to the community.

The fifth criteria is whether the structure is distinctive of a time or period. Planner Grahn noted that the garage was constructed with readily available construction materials and as a concrete slab. It does not contribute to the historical significance of the house that was constructed in 1930 and relates to the Mature Mining Era. If the garage is analyzed separately, there is nothing distinctive or special.

Planner Grahn reviewed the criteria for Significance. She noted that the garage is at least 50 years old and it has its essential historic form. The garage retains its scale and reflects the historic character, and it fits in nicely in Old Town, but that does not mean it is historically significant. Planner Grahn pointed out that the garage does not help talk about understanding the overall Park City history. By 1950 it was common to have cars in Old Town and people built two-car garages to house the two cars they had.

Planner Grahn requested that the HPB consider removing just the garage from the Historic Site Inventory.

The project architect, Craig Elliott, was present to answer questions.

Chair Stephens understood that the garage did not stand on its own historically; and, therefore, it was neither contributory or non-contributory to the house. In looking through all of the surveys, it was apparent that the garage was not researched as historic. Planner Grahn replied that he was correct.

Board Member Hodgkins noted that very few buildings were built in the 1950s time period. He asked what they called that era. Planner Grahn stated that 1932-1962 was the Decline of the Mining Era and the emergence of the Ski Era. They can point to buildings around town, particularly for the Ski Era, that helps understand linking buildings from the Mining Era to the Ski Era. Some buildings speak to the overall decline of the Mining Era, but in her opinion, a two-car garage does not contribute to understanding that Era. Board Member Hodgkins agreed; however, some buildings from that Era have been considered contributory. He understood that this garage was not part of the Mining Era, and even thought it was associated with the decline it is in between two eras.

Chair Stephens gave a scenario of a home similar to the home at 1503 Park Avenue, where the garage appeared to be more contributory and more significant. He asked if the HPB would be in a position to allow them to tear it down, even though it would be more contributory than the one being discussed this evening.

Director Erickson stated that there is a shortage in the criteria for the Mining Decline Rise to the Ski Resort Era. Garages have always been accessory units, but not necessarily contributory. In terms of storytelling the Mining Decline Era, just because a person built a garage does not necessarily make it significant to the Era. Planner Grahm provided an example of a 1960 Ranch house and garage. If someone had built that in Park City, there would be a discussion about how the house and the garage were designed together, how the house and garages relate and some of the design elements.

Chair Stephens asked if there was a 1930s home with a garage that was built in 1939 and architecturally contributory to the house, whether the Staff had the tools to significantly argue that the garage should remain. Planner Grahm thought they would if they could piece it together. Chair Stephens clarified that he did not want to set a precedent that would take away the opportunity to address an accessory building that may be historically significant. Planner Grahm replied that the Staff had the same concern. They did not want to open the door to demolishing or removing the historical significance of 1913 garages from 1895 houses because they do relate and explain how the sites have evolved. This garage was different because by 1950 garages had become commonplace and normal.

Board Member Hutchings wanted to know why being commonplace in the 1950s detracted from the historical significance of the house. Planner Grahm replied that visually it does not detract from the historic house. However, they have look at whether or not the garage itself is historically significant. For example, does it tell something about the history during that time period. She did not believe this garage tells a story. It was not the first of its kind, and the same garage could be built today. Mr. Hutchings noted that all the historic homes were built the same way, but they happen to be 100 years old. Planner Grahm replied that the fact that they are 100 years old makes them unique, and in some cases, they retain or restored their historic integrity. Regarding the question of whether this garage could stand alone and be National Register Eligible and listed as a Landmark site, Planner Grahm was unsure that it could. This garage was built to be a garage and to house cars. It was not contributing to a larger trend that was occurring in the community. Mr. Hutchings thought the trend was that people parked their car in garages. Planner Grahm stated that they could make the finding that the garage is historic because it is 50 years old and reflects the need to have two cars.

Board Member Hodgkins noted that the Mining period and the Ski Industry period were very different periods, but both contributed significantly to the history of the town. The in between period was a decline that led to the ability to redefine itself as a ski area, but by itself it was not necessarily historic in terms of the history of Park City. Mr. Hodgkins understood that the structures that were built during that time were commonplace and could be found anywhere. The post-World War II era and the building boom was not part of Park City's history. Planner Grahn agreed. She pointed out that there was a unique post-war style that evolved and a handful of houses in Park City that were built in that era have retained their integrity and help bridge that gap. The issue is that she did not believe the garage itself helps to bridge the gap. Mr. Hodgkins believed that if this garage was in a different area or neighborhood that was more architecturally historic, they would be having a different discussion. Planner Grahn agreed.

Chair Stephens clarified that 1503 Park Avenue was outside of the formal District. He asked if it was included because it was 50 years old, or because it goes to blocks past that district. Planner Grahn explained that the thematic National Register District extends beyond the historic H zoning districts. This is an example of a historic site that is outside of the H zoning districts. The site itself is historically significant because of the 1930 house on the site that was built during the Mining Era. Chair Stephens pointed out that because the garage is outside of the area, it is surrounded by resort commercial.

Planner Grahn reviewed the Historic Sites Form to determine whether this building was individually listed or if it was listed as part of the overall thematic district. She noted that Ms. Blaes had checked Building/Main. The site is eligible, but not listed on the National Register of Historic Places. The overall site is Landmark because it is eligible for the National Register. Ms. Blaes had checked Building Main, being the house. She then checked Building Accessory, which means the site form encompasses the garage. However, no analysis was done on the garage itself.

Mr. Hutchings understood that an ancillary building, such as a garage, in the Historic District that do not contribute to the Mining Era would not meet the criteria. However, if it was in a neighborhood that was built primarily in the 1950s, then a garage that was built in the 1950s era would likely meet the criteria.

Director Erickson stated that these buildings are considered on a case by case basis. If the same building could be built today and it does not tell a story, the Staff would suggest that it is not historic. On the other hand, if something in the building was unique to the Mining Decline Era, they would probably make sure it remained on the Site Inventory as Significant. If there is something unique in the architectural detailing, they would also recommend keeping it on the HSI. Director Erickson noted that the HPB will have a longer and more in-depth

discussion when they talk about the A-frames and the Pregnant A-frames moving forward in the Mining Decline Era. He reiterated all the reasons why the Staff believed that this garage was not Significant.

Board Member Hutchings asked if there was another 1950s garage that was built in the Historic District that they would recommend keeping on the Inventory. Planner Grahn thought that was a good question, but she had not analyzed the rest of the list to make that determination. The Staff would have to analyze each individual accessory building since they were not specifically called out on the HSI forms.

Chair Stephens was comfortable with the Staff recommendation. He only wanted to make sure that they could manage the expectation when the next applicant comes in with a request to tear down a garage or outbuilding. If the Planning Department had the tools to successfully make that argument when it is appropriate and can bring those discussions to the HPB, he had no issues with this request. Director Erickson stated that if it is on a designated site, the default condition is that it is Significant, unless evidence points to the contrary. In this case, they believed it points to the contrary. Planner Grahn remarked that she relied heavily on the historic preservation consultant and on Oliver who does the National Register Nominations on a daily basis because this was a unique site. The Staff wanted to make sure they were setting up a position to lose all the garages on Daly Avenue or something more drastic that would impact the District.

Board Member Beatlebrox was reminded of the house in the middle of Crescent Tram. It was a classic form from the Mining Era that had many additions that were added by Carl Winters, who was very important to the town. She recalled that the additions were so poorly constructed that the Board agreed that they did not add to the historic form and could be removed. Planner Grahn emphasized that the additions did not contribute to the historic form and the overall look and feel of the house, and actually detracted from it. Board Member Hodgkins added that part of their determination was that the historic nature of the house was evident even with the additions missing.

Board Member Beatlebrox was not opposed to removing the garage.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Holmgren moved to remove the designation of the garage at 1503 Park Avenue as a Landmark Structure from the Park City Historic

Sites Inventory, subject to the Findings of Fact, Conclusions of Law found in the Staff report. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed 4-1. Board Member Hutchings voted against the motion.

Findings of Fact – 1503 Park Avenue

1. The property is located at 1503 Park Avenue, in the Recreation Commercial (RC) zoning district.
2. There is little evidence to trace the history and ownership of this property. Until 1935, the site was owned by the Ontario Mining Company and the location of the site was outside of the original Park City Survey. It was not documented by Sanborn Fire Insurance Maps. No historic photographs or tax assessments are available for this site.
3. The 1930 Federal Census shows that Victor and Jennie Peterson lived at this address and title research shows they purchased the site in 1935. Victor Peterson was a University of Utah graduate and teacher in the Park City School District for over 40 years. The Petersons sold the property and moved to Salt Lake City in 1973.
4. Based on the style and construction materials of the house, it is likely the house was built between 1920 and 1930. It is evident that the house was in existence by 1930 as the Federal Census shows the Petersons living at this address at that time.
5. The two-car garage to the west of the historic house was built in its present location by c.1952, based on analysis of historic aerial photographs, the building form and style, and construction materials.
6. The garage is a framed structure consisting of dimensional lumber, consistent with grade standards available after 1949. It was built on a concrete slab foundation. It has framed walls clad in contemporary drop siding that differs from the siding on the historic house. The roof has exposed 2x4 rafter tails beneath the eaves. The original roof decking has been covered with plywood and rolled asphalt siding.
7. In 1979, current owner Dennis Hulbert became part owner of the property, and he gained full ownership in 1991.
8. In 1994, the owner requested a Certificate of Appropriateness for Demolition (CAD) for the historic houses at 1503 Park Avenue and 1503-1/2 Park Avenue, as well as the garage at 1503 Park Avenue. In May 1995, the Historic District Commission (HDC) approved the demolition of the house at 1503-1/2 Park Avenue, but denied the demolition of the house at 1503 Park Avenue.
9. Per the May 15, 1994, HDC minutes, the commission discussed accessory buildings and found, "Because of their condition and their location outside the Historic District, they have little historical significance."

10. On January 14, 1999, the Park City Council approved the two-lot Hulbert-Holler Subdivision; however, the plat was never recorded.
11. In the early 2000s, Park City Municipal Corporation contracted Preservation Solutions, led by Dina Williams-Blaes, to refine and redefine Park City's preservation policy. She completed a reconnaissance level survey in 2007. Her Site Form for 1503 Park Avenue only analyzes the historical significance of the house, not the garage, and found that it contributed to the "Mature Mining Era."
12. On February 4, 2009, the Historic Preservation Board approved a resolution adopting the Historic Sites Inventory. The garage and house at 1503 Park Avenue were designated as "Landmark" and found to be eligible for the National Register of Historic Places (NRHP). She found that the house was constructed c. 1900 and contributed to the Mature Mining Era (1894-1930).
13. In 2015, CRSA completed an intensive level survey and found that the site was "eligible-contributing" to the NRHP. Once again the garage was not individually reviewed and analyzed for its historic integrity and significance.
14. Based on aerial photograph analysis, the garage was built by 1952 making it at least 66 years old. While the site is significant to the Mature Mining Era (1894-1930) because of the c.1930 historic house, the garage individually is not of exceptional importance to the community and was built after the site's era of significance.
15. The garage does not meet the criteria to be designated as Landmark and as outlined by Land Management Code (LMC) 15-11-10(A)(1).
16. While the garage retains its integrity in terms of its location, design, setting, materials, and workmanship, it does not have sufficient integrity to be individually listed on the NRHP or the Park City HSI. The c.1952 garage structure does not evoke the aesthetic or historic sense of the Mature Mining Era (1894-1930). The c.1930 historic house was constructed during this era and reflects architectural styles and detailing that contribute to the look and feel typical of buildings constructed during this era. In the 1950s and 1960s, it was more common for women to have driver's licenses and families could afford two vehicles. This garage responds to the affordability of automobiles and the mobility of families in the postwar era.
17. This garage does not contribute to the Mature Mining Era (1894-1930), nor does it individually contribute to our understanding of the Mining Decline and Emergence of Recreation Industry Era (1931-1962). Original and historic accessory structures can contribute to the historical significance of a site and its surroundings when they have achieved historical significance in their own right. By the 1950s, garages were common and the garage at this site does not contribute to the historical significance of its c.1930 house.
18. While the garage was likely constructed by Victor Peterson, University of Utah alumnus and Park City school teacher, the historic house is a better reflection of his importance in the community. Primary structures dictate the principal use of the property.
19. This garage was constructed of readily available construction materials. Analyzing the garage separate from the historic house, there is nothing

distinctive about its character in terms of the building's type, form, or method of construction that contributes to the Mining Decline and Emergence of Recreation Industry Era (1931-1962). The design is consistent with garage styles that emerged during the postwar period and have continued to be utilized today. The original builder was not a notable architect or master craftsman.

20. The garage does not meet the criteria to be designated as Significant and as outlined by LMC 15-11-10(A)(2).

21. The overall design of the garage has not changed since its construction in c.1952. It is a rectangular building with shallow-pitched front-gable roof. There are two individual wood paneled garage doors on the façade, facing 15th Street.

22. The garage has never received a historic district grant from the City.

23. The site was designated as "Landmark" when the HSI was adopted in 2009; however, the historical significance of the site is due to the c.1930 house. The historical significance is not derived from the c.1952 two-car garage.

24. The garage retains its historic scale, context, and materials. Since its construction in c.1952, minimal changes have occurred to garage apart from maintenance and the construction of a plywood addition on the rear (north) elevation. It is small in scale and mass; it was designed and built to be subordinate to the c.1930 historic house and it has remained so. It is an ordinary detached two-car garage building that neither contributes nor detracts from the architecture of the bungalow-inspired cottage-style house. It does not contribute to the historical significance of the house, which has been determined by the c.1930 house to be the Mature Mining Era (1894-1930).

In order for the garage to contribute to local or regional history, architecture, engineering, or cultural associations, it needs to reflect the period in which it gained this significance. The garage does not reflect the Mature Mining Era (1894-1930). Constructed in 1950, the garage also does not individually contribute to our understanding of the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

25. The garage does not have enough significance in its own right to be listed on the NRHP or the Park City Historic Sites Inventory independently of the house.

26. On March 28, 2018, the owner submitted a Determination of Significance application to remove the historic designation from the garage. The application was deemed complete on April 5, 2018.

Conclusions of Law – 1503 Park Avenue

1. The existing house located at 1503 Park Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

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

b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and Does Not

Comply.

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

- i. An era that has made a significant contribution to the broad patterns of our history;
- ii. The lives of Persons significant in the history of the community, state, region, or nation; or
- iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. Does not comply.

2. The existing house at 819 Park Avenue does not meet all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

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

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

- (i) It previously received a historic grant from the City; or
- (ii) It was previously listed on the Historic Sites Inventory; or
- (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; and Complies.

(c) It has one (1) or more of the following:

- (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; or
- (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and Complies.

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

- (i) An era of Historic Importance to the community, or
- (ii) Lives of Persons who were of Historic importance to the community, or
- (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. Does not comply.

The Meeting adjourned at 6:12 p.m.

Historic Preservation Board Meeting
May 16, 2018

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board

DRAFT



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction and Reconstruction Review
Address: 664 Woodside Avenue
Project Number: PL-15-03046
Date: July 18, 2018
Type of Item: Administrative – Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of the roof structures of the house and garage at 664 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Topic:

Address: 664 Woodside Avenue (also known as 672 Woodside Avenue)
Designation: Significant
Applicant: Mathew Garretson (Architect Jon Degray)
Proposal: Material Deconstruction of non-historic roof structure on the garage and c.1900 roof structure of the house.

Background:

The history and background of this site was documented in the December 7, 2016 Historic Preservation Board [[Staff Report \(starting page 39\)](#) and [Minutes \(starting page 3\)](#)]. During this meeting, the HPB approved the following:

- Removing the standing seam metal roof and replacing it with architectural grade asphalt shingles. Also, constructing two new dormers on the east (rear) elevation.
- Reconstructing the historic brick chimney
- Removing the non-historic Bricktex siding and restoring the original wood drop novelty siding.
- Constructing a new foundation.
- Reconstructing the historic wraparound porch.
- Restoring original wood doors.
- Restoring original window openings and replacing the existing windows with new wood windows.
- Restoring the historic garage.

On May 31, 2018, the Historic Preservation Planner and Chief Building Official met with contractor Jim Clifford and architect Jonathan Degray on-site to discuss the condition of the historic house's original gable roof form. Because the house was initially constructed as a hall-parlor c.1885, the main gable roof form runs north to south. A new gable roof form was added perpendicular to this roof form c.1900 and it was constructed on top of the original hall-parlor roof form.

The house's roof structure was constructed in such a way that the rafters were toe nailed to the wall structure with minimal nailing. The rafters were then trimmed and cantilevered outside of the roof structure in order to support the overhang. Because of this awkward connection, the applicant does not believe that the rafters forming the roof gable can be "sistered"¹ with additional framing members in order to provide the necessary strength.

On June 12, 2018, the applicant provided a letter from structural engineer Henry Shen (Exhibit B). The letter further outlines his professional recommendation that the rafters of the house and porch be replaced with building code compliant joists as called out on the roof framing plan.

The garage roof has also been rebuilt several times and is currently constructed of contemporary materials. The applicant has requested that they be able to reconstruct the roof of the garage to comply with building codes as well.

Analysis: Material Deconstruction

This house has had minimal alterations since the end of the Mature Mining Era (1894-1930).

1. HOUSE ROOF

In December 2016, the HPB approved the applicant replacing the existing standing seam metal roof with new asphalt shingles as well as constructing two new dormers on the east (rear) side of the house.

The applicant has begun to remove the materials in the roof where the new dormers will be constructed. The construction team is also requesting that they be able to reconstruct the cross-wing gable form of the historic house as the existing roof structure is insufficient and not adequately tied into the wall structure of the house.

The applicant's structural engineer has evaluated that the current roof and deck joists were at 12% and 16% capacity of the building code. The roof sheathing consists of 1x8 skip sheathing and has no shear value; it is recommended that the applicant replace the sheathing with plywood sheathing. The structural engineer is recommending that the rafters be replaced with code-compliant joists.

Staff finds that the proposed material deconstruction is required for the rehabilitation of the historic house. The areas to be replaced with asphalt shingles are highlighted in red below.

¹ Sistering refers to attaching an additional framing member alongside an existing member. With roofs, this is completed to improve the load values of the rafters.



Staff finds that the proposed material deconstruction to reconstruct the house roof is necessary to rehabilitate the historic house.



2. PORCH

The existing wood frame porch wraps around the west façade, south elevation, and east (rear) elevations of the building. From the Sanborn Fire Insurance Maps, we know this wrap-around configuration appeared after 1907 when the livery was

demolished and the house at 703 Park Avenue was replaced, creating further separation between the these buildings and the house at 672 Woodside Avenue.

The structural engineer found that the porch roof had similar deficiencies as the house's roof structure. The structural engineer is calling for the reconstruction of the porch roof with new code-compliant joists and overhang. The existing sheathing shall be replaced with new plywood.



The applicant braced the existing porch roof and temporarily lifted it with the house when the foundation is poured. The porch roof is also inadequately tied into the wall and roof structure of the historic house. Because of the way it was built, it could easily pull away from the structure. The applicant believes total reconstruction of the porch roof is necessary in order to meet snow and wind loads.

Staff finds that the proposed material deconstruction to reconstruct the porch is necessary to restore this detail and rehabilitate the historic house.

3. Garage

The garage was designated "Significant" on the Historic Sites Inventory and is in overall good shape. It is a wood frame structure with no foundation; however, it does have framed walls and roof with plywood sheathing.

Once exploratory demolition had been completed, the applicant determined that the garage has been reconstructed in phases over time. The existing roof structure consists of contemporary framing and plywood sheathing. The applicant proposes to remove the existing north and south sides of the gable roof and reconstruct it.



Staff finds that the proposed material deconstruction to reconstruct the garage roof is necessary to rehabilitate the historic garage.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 664 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 664 Woodside Avenue, sometimes referred to 672 Woodside Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance map analysis, the house was likely constructed c.1885 by Caroline K. Snyder. After her death, her son Frank Snyder constructed a gable addition to the north, converting the house from a hall-parlor to a cross-wing or a T-Cottage by Addition. It is unknown whether the original one-story dwelling depicted in the 1889 Sanborn map was demolished and replaced by a cross-wing house in 1900 or if the cross-wing form was created by an addition.
4. The "T-cottage by addition" was created by adding a cross-wing to one end of the rectangular cabin. The T-shape or cross-wing cottage was a popular house form in Park City during the 1880s and 1890s.

5. By 1929, the porch was extended to wrap-around to the east (rear) elevation of the structure and a new concrete block foundation was constructed along the north elevation.
6. The house remained largely unchanged in the 1941 Sanborn Map.
7. On September 7, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of an addition to its north; the application was deemed complete on September 26, 2016. The HDDR application is still under review by the Planning Department.
8. On December 7, 2016, the Historic Preservation Board (HPB) approved the Material Deconstruction associated with the renovation of the historic house and historic garage.
9. On May 31, 2018, the Chief Building Official and Historic Preservation Planner met with the contractor and architect on-site to discuss the existing roof structures on the house and garage.
10. The applicant received approval to remove the existing standing seam metal roof, replace it with asphalt shingles, and construct two (2) new dormers from the HPB on December 7, 2016. The applicant is now proposing to remove the existing c.1885 and c.1900 roof structures on the historic house and reconstruct the roof structure. The existing roof structure consists of rafters that were toe nailed to the wall structure with minimal nailing and then trimmed to cantilever outside of the roof structure to support the overhang. The proposed material deconstruction to reconstruct the house roof is necessary to rehabilitate the house.
11. A similar method of construction was used to build the wraparound porch. The structural members are not sufficiently tied into the wall structure and are not sufficient to carry the loads of the roof. The applicant braced the existing porch roof and temporarily lifted it with the house when the foundation was poured. The applicant proposes to reconstruct the porch roof due to its poor structure. The proposed material deconstruction to reconstruct the porch is necessary to restore this detail and rehabilitate the historic house.
12. Portions of the garage appear to have been reconstructed over the last 50 years and are not historic. The existing roof structure of the garage consists of contemporary framing and plywood sheathing. The applicant proposes to remove the existing north and south sides of the gable roof and rebuild it. The proposed material deconstruct is necessary to rehabilitate the historic garage structure.

Conclusions of Law:

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

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 16, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the

Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

3. The applicant shall update the façade easement to reflect the conditions of the historic house following the rehabilitation to the satisfaction of the grantee. The updated façade easement shall be recorded at the Summit County Recorder's Office.
4. The applicant shall comply with all previous Conditions of Approval outlined in the HPB's approval for the Material Deconstruction on December 7, 2016, as well as the approved HDDR dated February 9, 2017.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – Structural Engineer's Letter, 6.12.18

Exhibit C – Site Photos of the House roof structure, porch roof structure, and garage structure

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

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

Shen Engineers, Inc. Structural/Seismic Consultants

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June 12, 2018

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

Subject: Existing Roof Structure Evaluation
At 672 Woodside Ave.
Park City, Utah


To Whom it May Concern,

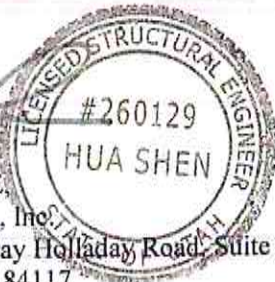
The structure of the roof was evaluated in our September 12, 2016 report. The roof and deck joists were found to be only 12% and 16%, respectively, capacity of building code. The existing roof sheathing is 1x8 skip sheathing and has no shear value. We had recommended replacing the rafters with code compliant joists and installing plywood sheathing to create a shear diaphragm at both the home and porch roofs.

The contractor has now gutted the building and additional information regarding the rafters and their connections is now visible. We now find the connections of the existing joists to the wall to be toe nailed with minimal nailing. We also see that the existing 2x4 rafters are trimmed to 1.5" and cantilever outside the building to support the existing 12" overhang. ***We strongly recommend that the rafters at both the home and the porch be replaced with building code compliant joists as called out on the roof framing plan and that the over-hang be a minimum 2x4 @ 16" o.c. with a 2:1 cantilever sistered alongside the new joists.*** The current 2x4 rafters have little to no value structurally and their connections create a dangerous condition where the existing assembly has inadequate vertical load capacity and no lateral capacity.

We hope this information is helpful. Please do not hesitate to contact us with any questions.

Best Regards,


Henry Shen, SE
Shen Engineers, Inc.
2225 East Murray Holladay Road, Suite 208
Holladay, Utah 84117



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JUN 12 2018

PARK CITY
PLANNING DEPT.

664/672 Woodside Avenue

Photos from the Site



Porch Roof consists of 2x4 rafters that do not meet code. The rafters were minimally toe-nailed to the wall structure making the porch roof structurally unstable.



Above: Porch roof.

Below: Roof structure of the historic house. Note the intersection of the gable ell to the side-gable of the original hall-parlor house form in the upper right hand corner.









Garage.
Note the contemporary materials on the walls and roof structure. The garage appears to have been rebuilt/alterd several times in the last 50 years.





Planning Department

Historic Preservation Board Staff Report

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

Subject: Reconstruction and Material Deconstruction Review

Address: 227 Main Street

Project Number: PL-17-03430

Date: July 18, 2018

Type of Item: Administrative –Reconstruction and Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review the (1) Reconstruction and (2) Material Deconstruction of the Significant Structure at 227 Main Street, conduct a public hearing, and consider approving the Reconstruction and Material Deconstruction pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 227 Main Street

Zoning: Historic Commercial Business (HCB) Zoning District

Designation: Significant

Applicant: Hofmann Properties (Represented by Elliott Work Group, Architect)

Proposal: (1) Reconstruct the historic building; and (2) Material Deconstruction of existing c.1920 and post-1976 retaining walls; c. 1889, c.1920, and 1976-1977 roof structures, non-historic asphalt and corrugated metal roofing materials; c.1920 brick chimney; c. 1889 wood drop novelty siding and wall structures, c.1920 stucco and wall structures, and 1976-1977 framed walls and wood paneling; c.1920 and 1976 enclosed piazza; c.1920 and contemporary doors units; and c.1889 double-hung wood window, c.1920 wood casement windows, 1976 picture windows, and contemporary aluminum and vinyl window units.

Background:

The developmental history of this site was largely outlined in the Historic Preservation Board's Determination of Significance (DOS) review [See November 2, 2016 Staff Report—[Part I \(starting page 27\)](#) and [Part II](#)] as well as the [Historic Site Form](#).

To briefly summarize, the first recognized owners of this site with Sarah and John Huy. They lived in a simple cross-wing, wood house that was constructed c.1889. At the street level, a rock retaining wall supported the hillside in which the house was constructed. Stone stairs led from Main Street up to the porch of the house.



Cross-wing folk Victorian cottage constructed by the Huys in 1889 at 227 Main Street.

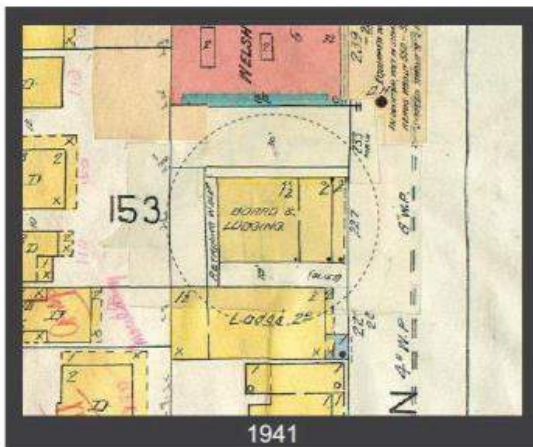
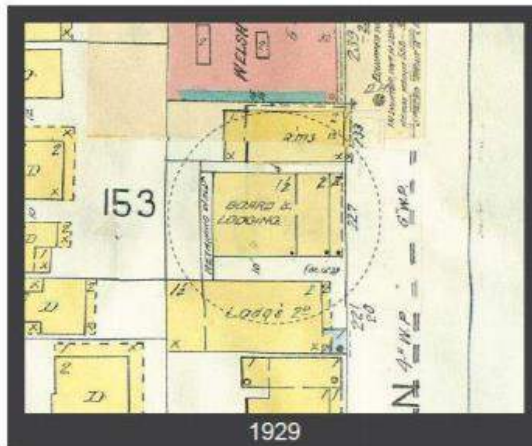
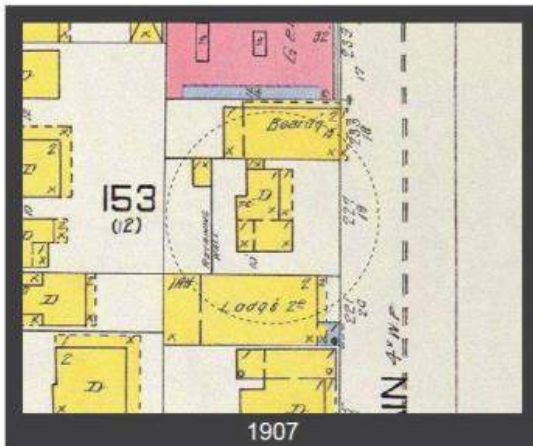
Following her husband's death in 1902, Sarah Huy sold the house to D.L.H.D "Joe" Grover in 1920. Joe Grover was a Chinese immigrant who held large amounts of Park City real estate. In 1926, Grover died, leaving his real estate holdings of over \$36,000 to his son Joe Grover.

The Summit County Recorder's Office notes the date of construction of the Star Hotel building as 1920, and this is further substantiated by the Sanborn Fire Insurance Maps. Although the property transfer from Joe Grover to Frank Allende was not recorded until 1937, staff believes that the Spanish-born Allendes likely constructed the Spanish Revival-style addition to the Huy's cross-wing house c.1920. Prior to 1929, they had established the boarding house and census records show they had eleven boarders by 1930.

Further analysis by staff has found that the Spanish-revival addition was tacked on to the front of the existing cross-wing house. Even in the 1930s photo, the gable-roof structure of the original cross-wing is visible above the hip-roof of the Star Hotel's façade.



c. 1930s (Photo courtesy of Park City Historical Society & Museum, Pop Jenks Collection)



The Sanborn Fire Insurance maps show that the Boarding & Lodging house had replaced the L-shaped cross-wing cottage by 1929.

The Allendes operated the Star Hotel boarding house for several decades before selling it to William and Joyce Gardner in 1972. The Gardners then sold it to the Rixies in 1975.

The Rixies made several significant alterations to the building in the late 1970s that are still visible today. In 1976, they completed a façade renovation to convert the two-story piazza¹ into an enclosed porch that loosely mimicked the design of the original piazza with its arched openings. They also covered the stone foundation and staircase on the south side of the building with new stucco that same year. Between 1976 and 1977, they constructed a fourth floor addition above the roof of the original cross-wing house. Window and door openings and building materials were also altered during this period.



c. 1976 photo of Rixies remodeling the front of the building



c. 1982 Architectural Survey photo

History of Recent Applications

A detailed background of recent applications was provided in the Background section of the DOS staff report [See November 2, 2016 Staff Report—[Part I \(starting page 27\)](#) and [Part II](#)]. Staff has summarized these recent applications below:

- November 2, 2016 Historic Preservation Board reviews DOS application and finds that the site should remain designated as “Significant” on the Historic Sites Inventory. [See Staff Report—[Part I \(starting page 27\)](#) and [Part II](#) and [Minutes \(starting page 2\)](#)]
- January 17, 2017 Board of Adjustment continues the appeal of the DOS

¹ Piazza can be used to describe an Italian city square; however, in the 19th Century U.S., piazzas were the term used to describe a covered arcade, colonnaded porch, or verandah such as those seen on [Charleston row houses](#).

- February 21, 2017 Board of Adjustment reviews and denies the appeal of the DOS [[Staff Report \(starting page 37\)](#) and [Minutes \(starting page 2\)](#)] upholding the HPB's determination.
- May 2, 2017 Applicant (Westlake Lands, LLC) submits Historic District Design Review (HDDR) application
- May 23, 2017 HDDR application was deemed complete
- July 6, 2017 Planning Director finds that no payments were made for the Main Street Off-Street Parking Special Improvement District, thus they did not qualify for the parking exemption outlined in LMC 15-2.6-9(D). Applicant is responsible for providing parking at a rate of 6 spaces/1,000 square feet of new construction.
- August 23, 2017 Planning Commission reviews appeal of the Planning Director's Determination that the proposed project did not qualify for the parking exemption in LMC 15-2.6-9(D); Planning Commission denies the appeal upholding the Planning Director's determination. [See [Staff Report \(starting page 448\)](#) and [Minutes \(starting page 57\)](#)]

Since that time, staff was working with Westlake Lands, LLC to guide the redevelopment of the site into compliance with the Design Guidelines and Land Management Code. In January 2018, Hofmann Properties LC purchased the property from the former applicant and is moving forward with the HDDR to reconstruct the building.

Analysis:

1. **RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE**

Staff finds that the applicant's proposal to reconstruct the historic house and historic garage meets the criteria outlined in [LMC 15-11-15](#) and analyzed below:

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

In approving an Application for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

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

Complies. *On October 14, 2015, the Park City Building Department recorded a Notice and Order to Repair on the property at 227 Main Street due to the building being unsafe for human occupancy and a health, life*

and safety concern for the public (Exhibit B). The Building Department cited the following issues in the Notice:

- *Water damage, decay, and dilapidation of the structure that had led to serious mold and water concerns.*
 - *Movement and instability of the portions of the ground necessary for the purpose of supporting the building that could lead to its partial or complete collapse. The structure has no concrete or stable foundation, but rather the foundation consists of rubble, dirt, and loose stone matter. Additionally, floor joists had been over-notched and/or removed in some areas and/or rest on dirt. In some areas, there was no foundation under support members.*
 - *Decaying water lines used to heat the structure.*
 - *Improperly installed drainage system directly on top of the dirt floor.*
 - *Chimney showing signs of decay and instability.*
 - *Improperly installed structural members supporting the roof—this includes support members not adequate to carry the loads, lack of fastening to structural members, decayed structural members, and missing point loads. The excessive load of the roof had caused members to fail.*
 - *Wracked and warped walls.*
 - *Gas lines terminating in inaccessible rooms that are not properly secured; potable water, heating water lines, and gas lines in direct contact with soils and not properly secured; unknown valves that are not properly maintained or marked. Many of the valves and lines are decayed.*
 - *Lack of annual inspection on 1930s coal/wood boiler that had been converted to natural gas.*
 - *Knob and tube electrical had been upgraded with new electrical numerous times and could be a fire concern; open electrical boxes, damaged electrical outlets.*
 - *Roof leaks that have furthered deterioration and mold on the interior.*
 - *Lack of proper egress.*
2. The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and

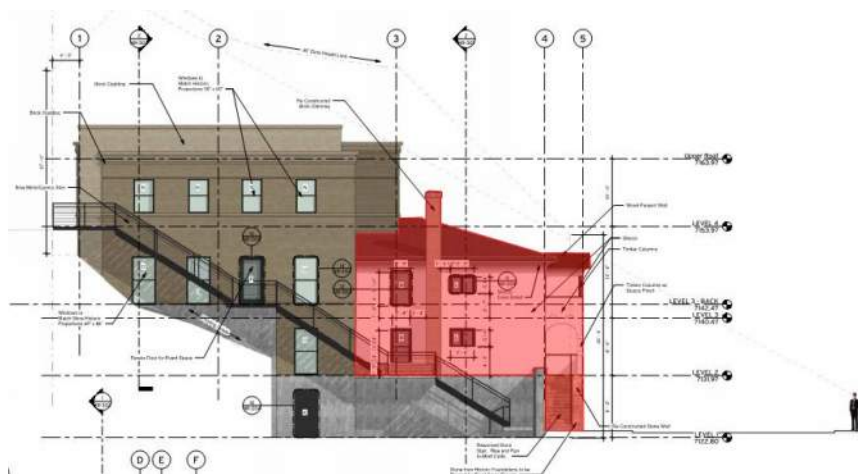
Complies. *This building is a health and safety hazard. The way in which the Spanish Revival form was tacked onto an existing, single-wall cross-wing house without an adequate foundation has contributed to the structural deficiencies of the historic building. As more additions and changes were made to the building over time, haphazard repairs were made by adding new supports and shims to help stabilize and straighten the building; however, these new supports and shims were often installed in direct contact with dirt or rubble stone causing them to rot. As*

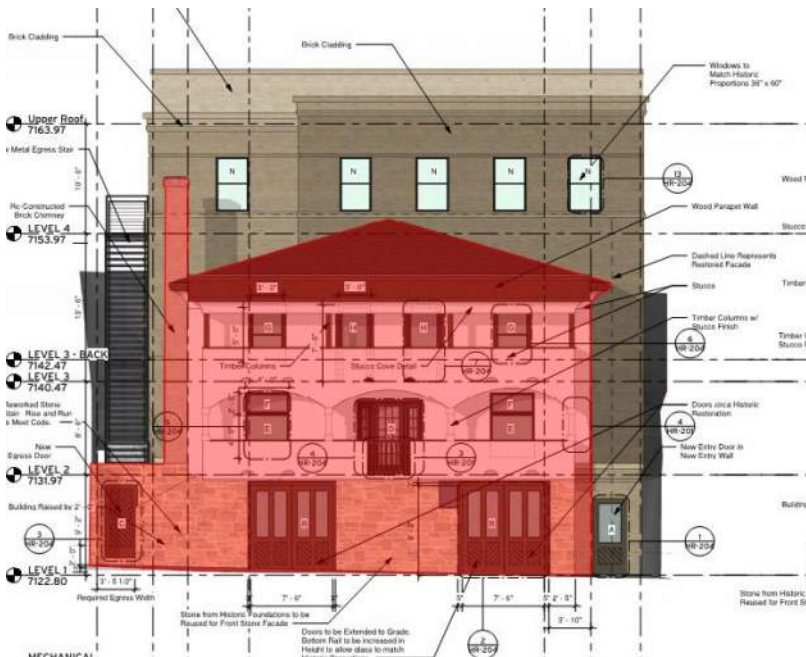
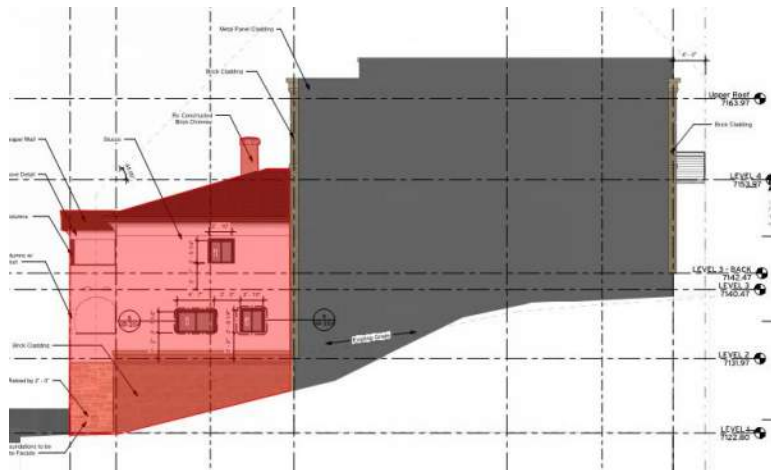
documented by the Notice and Order, one of the greatest threats to this building has been its overall instability and deterioration due to water infiltration. The historic and newer structural members of the building are beyond repair which has been caused by poor structural capacity, disconnected structural members, and/or weather damage. To add to its issues, there are decades of heating, water, and gas lines and electrical wiring running throughout the building that pose additional health and safety concerns due to their deteriorated state, exposure to moisture, and installation methods.

3. The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.

HPB Discussion Requested. As the Spanish Revival-style façade was found to be historically significant, the applicant has proposed only to reconstruct the front portion of the historic building, east of the chimney. A new addition will be constructed directly behind this building, with no transitional element. The proposal is roughly equivalent to a [façade-ectomy](#) as only the skin (exterior) of the front of the building will be reconstructed to preserve the building's appearance from the right-of-way, while the remainder of the historic structure will be demolished to accommodate a contemporary addition directly behind this facade. The portion of the historic structure not to be reconstructed is not visible from the right-of-way.

The image below highlights in red the portion of the building to be reconstructed:





Other examples of a façade-ectomy on Main Street are the buildings at [347 Main Street](#) and [355-357 Main Street](#).

B. PROCEDURE FOR THE RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE. All Applications for the Reconstruction of any Historic Building and/or Structure on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.

If an Application involving the Reconstruction of Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site also includes relocation and/or reorientation of the Reconstructed Historic Building(s) and/or Structure(s)

on the original Site or another Site, the Application must also comply with Section 15-11-13 of this Code.

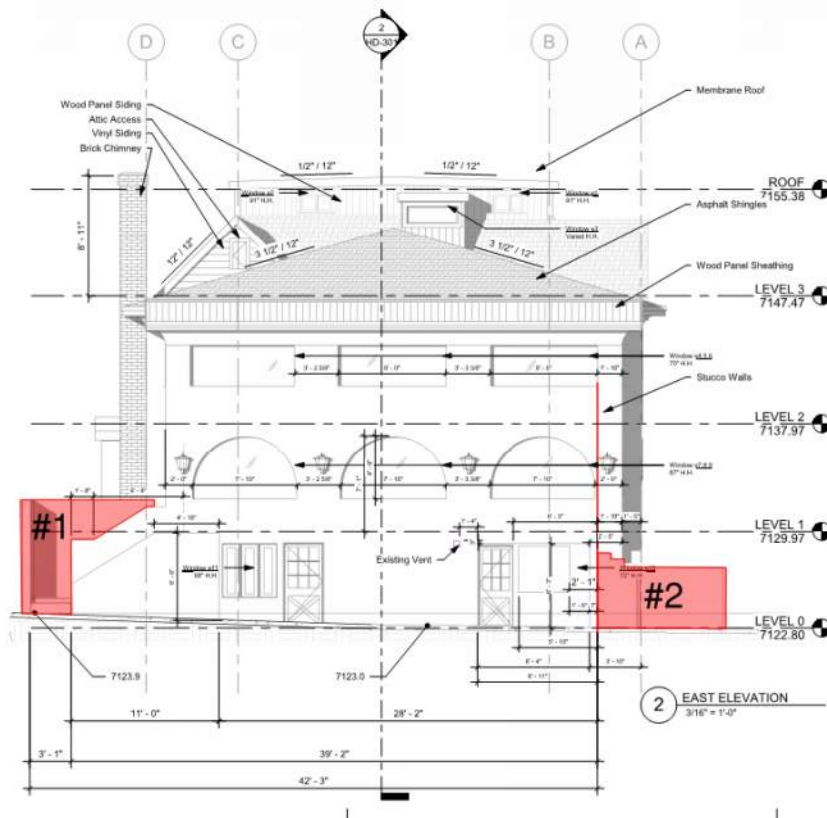
Complies. The HPB is reviewing this request for reconstruction of the historic building per LMC 15-11-12.

2. MATERIAL DECONSTRUCTION FOR HISTORIC HOUSE

A. Site Improvements

To the west of the outdoor staircase on the south half of the façade is a stacked stone retaining wall (#1). Stacked stones are visible about three-fourths of the way up with the lower portion covered in stucco. The stones consist of large boulders and stacked stone that abut the foundation of the Imperial Hotel directly south of the Star Hotel. The applicant believes this wall is in good condition; however, it is not reinforced and a full conditions analysis cannot be completed until the stucco is removed. The applicant is planning on reconstructing this wall due to the large amount of excavation needed to reconstruct the historic building, add a new addition, and the shoring required for the site.

To the north of the Star Hotel, there is a second retaining wall visible from the Main Street right-of-way that is also built of stacked stone (#2). This wall is not historic and was likely built after the 1976 renovation. The applicant is planning on demolishing this wall.





Retaining Wall #1 (South Side of Façade)



Retaining Wall #2 (North Side of Façade)

There are several stacked stone retaining walls in the backyard. The applicant is proposing to remove these as part of the site's excavation and construction of the new addition. The applicant proposes to salvage these stones and reused to face the foundation of the new building.



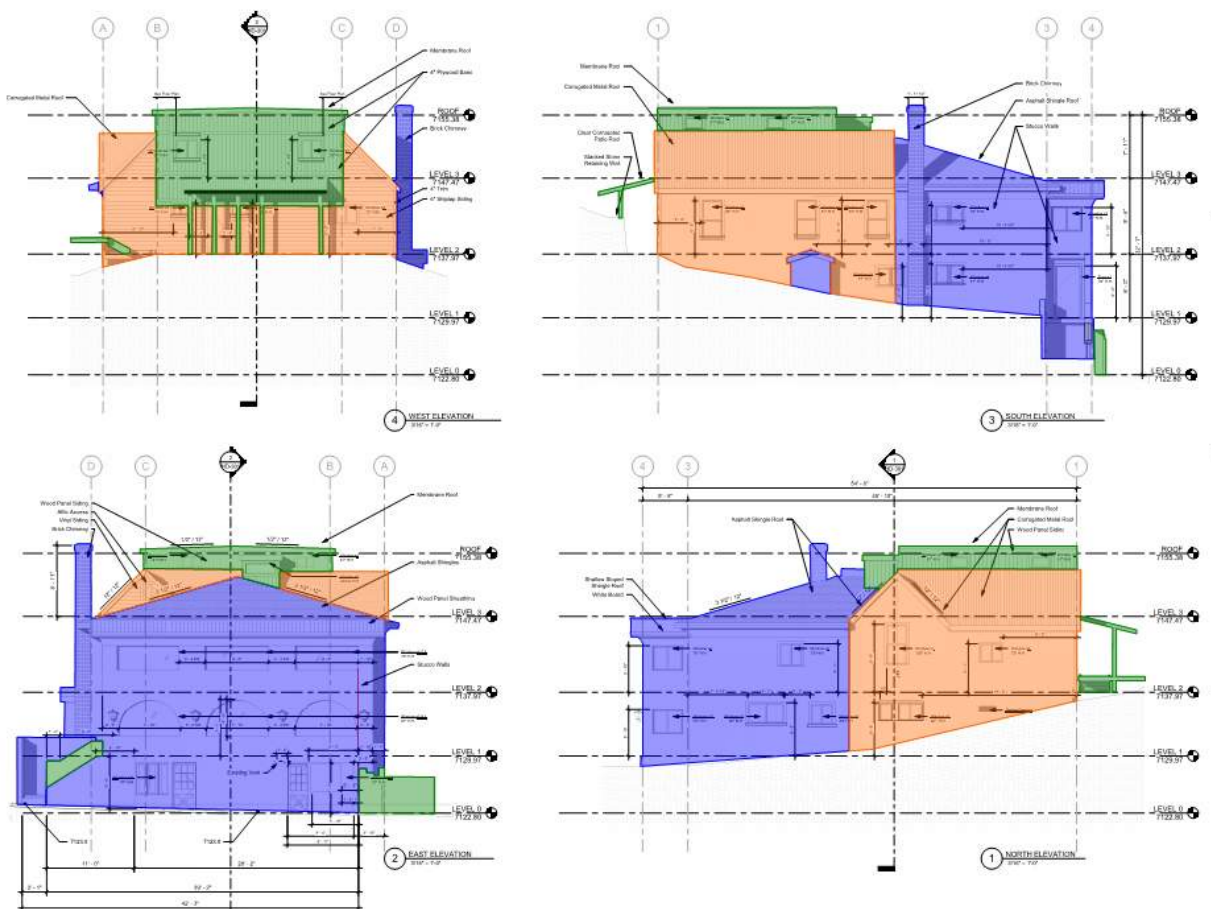
Retaining Walls in the backyard

Staff finds that the material deconstruction needed to reconstruct the retaining walls to the south of the façade (#1) is required to restore the stone wall along Main Street. Staff does not believe that the retaining walls in the backyard or on the northeast corner of the site (#2) are historic, but rather staff finds they were probably constructed of reclaimed materials that had accumulated on the site over time. The proposed scope of work to demolish these retaining walls will mitigate any impacts on the visual character of the neighborhood as these walls are not visible from the Main Street right-of-way; further, the demolition will not impact the architectural integrity of the building on this site. Staff finds that the applicant has proposed an acceptable solution by salvaging these stones to use as a face on the reconstruction of the basement-level façade and new retaining walls.

B. Structure

As outlined in the history of this report, the building was largely constructed in three significant stages:

- Initially, the structure was built as a cross-wing cottage in c.1889 (highlighted in orange); the architect has found that these walls consist of wood framing.
- Staff believes that the Allendes then excavated behind the stone retaining wall shown in the historic photograph. The retaining wall was then used as a foundation for the new Spanish-revival style addition to the front of the house that was built prior to 1929 (highlighted in blue). The foundation was not built entirely under the building and disappears into the hillside as you move west away from the front wall of the Spanish-revival addition. This addition was also built of wood framing, but covered in stucco. To ensure it matched the rest of the building, stucco was also used to cover the original cross-wing house.
- Finally, a number of modifications were made after 1970. A second addition was constructed on the west (rear) elevation to add a fourth floor to the building (highlighted in green). This addition has framed walls, consistent with the period that it was built. New retaining walls were also built adjacent to TMI, and the Rixies also covered the original open railing of the exterior stairs on the façade.



The c.1929 and 1970s additions were added haphazardly to the original c.1889 cross-wing house with poor connections. Because the different structural components and building methods differ between the sections of this building, they are not properly tied into each other. This has caused the different sections of the building to settle at different rates and at times, even pull away from each other. The lack of foundation beneath the entire structure has caused additional problems. In the past, the uneven settling and deterioration of floor joists resting directly on dirt has been addressed by adding new timber posts, beams, and dimensional lumber. Because these have often been used as shims and also sit directly on stone or piles of rubble, they too are not structurally sound and have deteriorated.

The applicant proposes to address these issues when they reconstruct the building. The entire structure will be rebuilt to meet the International Building Code (IBC). Staff finds that the proposed material deconstruction is necessary in order to restore and reconstruct the Spanish Revival addition.

C. Roof

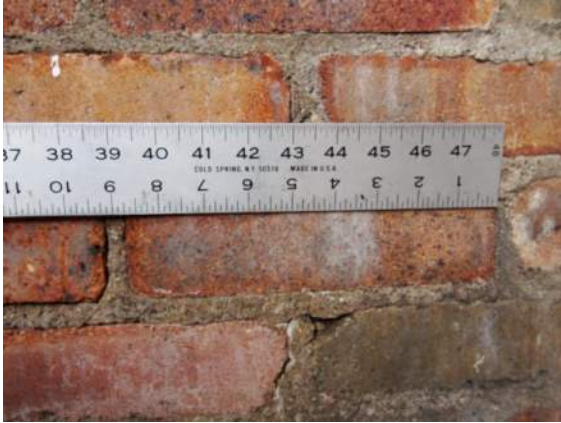
Three (3) separate roof forms have been built to cover this building. The original gables of the c.1889 cross-wing are visible on the north elevation as well as the east façade. The c.1920 Spanish Revival addition has a shallow hip roof extending to a flat roof above the two-story piazza on the façade. In the 1970s, a fourth floor addition was constructed on the west elevation, and it has a nearly flat roof that is built over both of the previous roof forms.

Currently, the roof is covered with asphalt shingles, with additional corrugated metal roofing added in some areas of the roof to address leaks. Corrugated metal has been used as a roofing material on the gable roofs of the c.1889 cross wing. This material was added later as a temporary solution. Because of the intersection of these three roof forms, the roof has failed due to its poor construction and design. The layering of disjointed roof forms has created ice dams and the roof will need to be reconstructed with adequate structural capacity. Sagging ceilings and mold in several rooms are indications of leaks, rot, and structural failures in the roof.

The applicant proposes to reconstruct the shallow hip roof of the Spanish-Revival addition to meet code. Staff finds that the material deconstruction is necessary to restore the original shallow hip roof form.

D. Chimney

The brick chimney is located on the south elevation of the building, and staff believes due to its location and construction methods that it was built c. 1920 and at the time that the Spanish Revival addition was constructed. The chimney was initially used to service a boiler in the basement. The chimney has been retrofitted with a contemporary metal chimney flue.



These photos of the chimney document the dimensions, color, and texture of the original bricks. As seen in the photos above, the chimney has been tied into the building using metal supports. A contemporary metal vent protrudes from the top of the original chimney.

The chimney is in fair condition, though it is constructed of unreinforced masonry. The bricks and mortar are eroding due to their age and the constant snow accumulation in the side yard. The applicant is proposing to dismantle the chimney and reuse any salvageable bricks to reconstruct it. The applicant believes there may be a shortage of bricks, so they have proposed to prioritize the use of the historic bricks on the chimney's east side, visible from the Main Street right-of-way.

Staff finds that the proposed material deconstruction is necessary for the reconstruction of the chimney. To ensure that the chimney is properly reconstructed, staff proposes the following Conditions of Approval:

#3. The applicant shall accurately reconstruct the chimney in order to duplicate the original in design, dimension, texture, material, and finish.

#4. Any new bricks used to reconstruct the chimney shall match the original bricks in all respects: scale, dimension, texture, profile, material, and finish. Special attention shall be paid to the type of mortar used to reconstruct the chimney to prevent damage to the historic bricks.

E. Exterior Walls

The lower level of the building consists of thick, stacked stone walls covered with stucco. Above this, the two-story piazza was remodeled in c.1976 and today, it consists of c.1920 and contemporary framing and new stucco. Behind this façade, the main wall of the Spanish Revival addition was built c. 1920 and consists of framed walls covered by chicken wire and stucco. The c.1889 historic house has framed walls consistent with their era of construction. The original wood siding on the exterior has been covered with stucco to match the rest of the building. A contemporary addition was added on the west elevation to create a fourth floor in 1976-1977; this section of the building consists of contemporary framed walls. The age of the building, deferred maintenance and shoddy repairs, and structural defects have led to concerns about the structural stability of the building.

The exterior walls are in fair condition. Though the majority of the stucco is in good condition due to layers of paint, there are spots where the stucco is peeling away. Cracks in the stucco have generally indicated areas where the building is heaving outward due to poor structural capacity, disconnected structural members, and/or weather damage. On the west elevation, salvaged drop novelty siding has been used as a cladding and is suffering from wood rot and deterioration. On the 1977-1976 addition, wood paneling was used as a siding material. Staff believes that the lowest level of the building, consisting of a stone foundation, was originally built as a retaining wall in the front yard of the c.1889 cross-wing house. The foundation walls disappear into the hillside, creating dirt walls and floors on the west end of the basement.





Common defects of the exterior siding materials

As previously indicated, the structural system of this building is failing due to the lack of connections between the c.1889 cross-wing house, the c.1920 Spanish-revival addition, and the c. 1976-1977 additions. These additions to the original cross-wing house have settled at different rates, causing structural defects. Adding to this, new posts and beams have been added haphazardly in the basement and attic to support upper floor levels and the roof. In the basement, these posts often have no connection to the beam above and are resting directly on the dirt or on piles of unreinforced stacked stones.

The applicant has proposed to reconstruct the Spanish Revival façade. The existing two-story piazza was remodeled to create an enclosed porch in 1976, and the piazza will need to be reconstructed to match its original appearance. Additionally, the applicant proposes to salvage stones from the foundation to clad the new, code-compliant foundation. Staff finds that the proposed material reconstruction is necessary in order to restore the façade of the c.1920 Star Hotel.

HPB Discussion Requested. The applicant is only proposing to reconstruct the Spanish Revival addition constructed c.1920. The remainder of the historic building will not be rebuilt and will be replaced by a new addition. As previously discussed, this is a form of a façade-ectomy. Staff finds that the argument could be made that the proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood as the portions of the historic building that will not be reconstructed are also not visible from the right-of-way.

F. Porch

When the Spanish Revival addition was built, it had an exposed stone foundation at the street level with a two-story piazza above. The lower level was used as a garage, as indicated by the carriage doors and the ramps over the curb leading to the street depicted in the c.1940 historic photograph. A staircase on the south side of the façade had an open metal railing. There was also a stacked stone retaining wall to the west of the stairs, retaining landscaping in the side yard of the building. The main level of the piazza had arched openings supported by decorative posts; whereas, the second level had just simple rectangular posts and rectangular openings.

The façade of the porch was then altered in c. 1976 to create the enclosed piazza that consists today. The stacked stone was covered with new stucco. The carriage door openings were framed in with new walls and new entry doors and windows were created as the basement level was converted to commercial space. The open metal railing remains, but it has been enclosed in the wall above the stairs on the south side. The enclosed piazza loosely mimics the details of the original with its arched and rectangular openings.

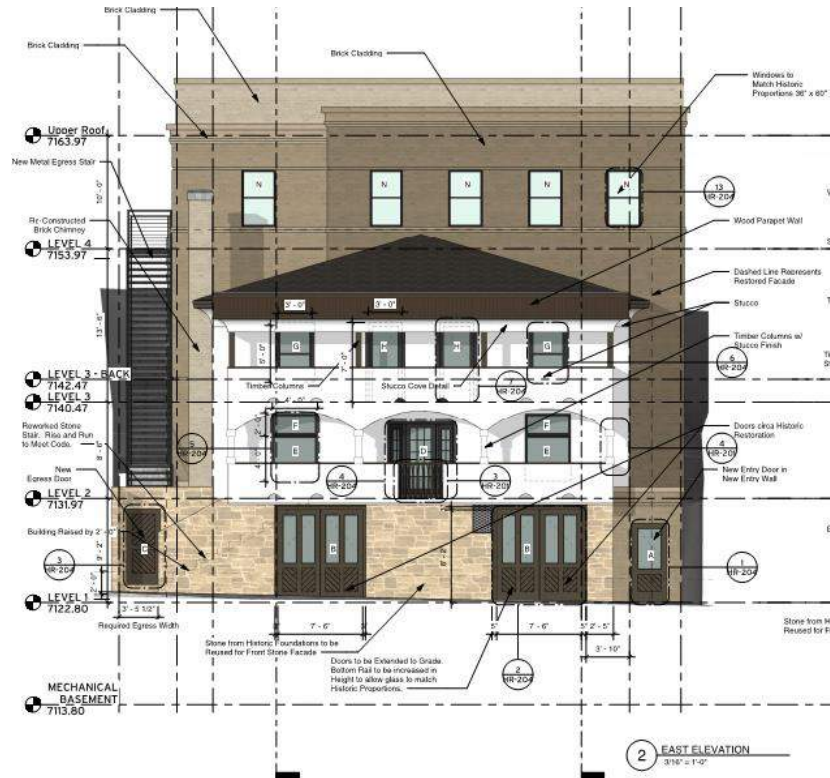


c. 1940 Photograph of the Star Hotel



c. 2017 Photograph of the Star Hotel

The applicant is proposing to reconstruct the piazza and foundation to match the c.1940 photograph. The applicant is proposing to reconstruct the carriage door openings and install new carriage doors similar in design to those that existed historically. The stairs on the south side of the façade will be reconstructed with exposed stone, though a new door will be installed in the retaining wall to access new egress stairs in the side yard. Because the stairs will need to be redesigned to meet code and the slope of the stairs will be modified, the applicant will not restore the original open metal railing leading to the second floor. On the upper floors, the applicant is proposing to reconstruct the original two-story piazza with weep holes, railings, and posts to match those seen in the historic photograph.



Staff finds that the proposed material deconstruction is needed in order to reconstruct and restore the original appearance of the façade.

G. Doors

There are only three (3) original door openings on the façade—an inverse bay door unit on the main level and two entry doors on the third floor. Staff and the applicant believe that the inverse bay door unit with divided sidelights is historic, and the applicant proposes to restore the door unit and install it in the reconstructed building (see photo below). The doors on the second level are not historic and will be replaced with new French doors that are consistent with the historic district.



On the lower level of the building, the applicant proposes to reconstruct the original carriage door openings and demolish the service doors and picture windows added c.1976. New carriage doors will have a paneled lower level with a chevron design, consistent with the carriage doors shown in the historic photograph. The upper panels of the door will be glass. On the north and south sides of the building, new doors will be installed in the reconstructed retaining walls. These doors will have a similar design to the reconstructed carriage doors.

The only other doors are on the west (rear) elevation, and these are non-historic service doors. The applicant proposes to demolish this portion of the building for the new addition, and new doors will be installed that are consistent with the Design Guidelines. These doors have been found to be non-contributory to the historic integrity and historical significance of the structure.

On the façade, staff finds that the material deconstruction of the c.1976 improvements—reconstructing the carriage doors, restoring the inverse bay door unit, and replacing the third level patio doors—are necessary to restore the original door configuration of the façade.

Staff finds that the introduction of new doors on the north and south sides of the reconstructed foundation and retaining walls shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site. The material deconstruction of the doors on the west (rear) elevation is appropriate as these doors do not contribute to the historic integrity or historical significance of the structure.

H. Windows

Apart from the enclosed porch, the windows in the building are original to their era of construction. On the c.1889 house, the windows are largely one-over-one wood double-hung windows (highlighted in blue); however, it appears that the window configuration was likely updated when the addition was constructed in c.1920 as there are several c.1920s windows present. On the c.1920 Spanish Revival addition, the windows are wood casement windows that are reflective of what was available and popular at the time of its construction (highlighted in blue). Finally, the 1976 window openings have aluminum sliders and fixed windows that are typical of that era (highlighted in green).

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment or City Council. Appeal requests shall be submitted to the Planning Department thirty (30) days of the Historic Preservation Board decision. The appellant has the burden of proving that the land use authority erred. The appeal authority shall review factual matters de novo, without deference to the land use authority's determination of factual matters. The appeal authority shall determine the correctness of the land use authority's interpretation and application of the plain meaning of the land use regulations, and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.

Notice:

On July 7, 2018, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on and posted the property on July 3, 2018.

Recommendation:

Staff recommends the Historic Preservation Board review the (1) Reconstruction and (2) Material Deconstruction of the Significant Structure at 227 Main Street, conduct a public hearing, and consider approving the Reconstruction and Material Deconstruction pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The site at 227 Main Street is located in the Historic Commercial Business (HCB) Zoning District.
2. The site has been designated as "Significant" on the City's Historic Sites Inventory (HSI) and includes a historic boarding house structure.
3. Sarah and John Huy constructed a simple, wood-frame cross-wing house c.1889 and this house is depicted on the 1889, 1900, and 1907 Sanborn Fire Insurance maps.
4. The c.1900 photograph of the house shows a simple cross-wing with projecting gable el on the south side. It had a decorative wood porch, simple two-over-two double-hung windows and a stacked stone retaining wall along Main Street.
5. In 1902, Sarah Huy sold the house to D.L.H.D. "Joe" Grover in 1920.
6. The Summit County Recorder's Office notes the date of construction of the Star Hotel building as c.1920. It is believed that the Spanish Revival addition to the front (east elevation) of the c.1889 cross-wing house was constructed at this time by Frank Allende, an immigrant from Spain. The 1929 Sanborn Map shows a boarding house and the 1930 census shows 11 boarders at the boarding house.
7. In 1975, the Rixies purchased the site. The following year, they completed a façade renovation to covert the two-story piazza to enclosed space. The stone foundation and staircase on the south side of the building were covered with stucco. Between 1976 and 1977, they constructed a fourth floor addition above the roof of the c.1889 cross wing house. Window and door openings were also altered during this period.

8. On November 2, 2016, the Historic Preservation Board (HPB) reviewed a Determination of Significance (DOS) application and found that the site should remain designated as Significant on the Historic Sites Inventory. Then-owner Westlake Lands, LLC appealed this determination to the Board of Adjustment (BOA). The BOA reviewed and denied the appeal of the DOS on February 21, 2017 and upheld the HPB's determination.
9. On May 2, 2017, Westlake Lands LLC submitted a Historic District Design Review (HDDR) application; the HDDR application was deemed complete on May 23, 2017.
10. On July 6, 2017, the Planning Director found that no payments were made for the Main Street Off-Street Parking Special Improvement District, thus Westlake Lands, LLC did not qualify for the parking exemption outlined in Land Management Code 15-2.6-9(D). The applicant is responsible for providing parking at a rate of 6 spaces/1,000 square feet of new construction.
11. On August 23, 2017, the Planning Commission reviewed and denied the appeal of the Planning Director's determination that the proposed project did not qualify for the parking exception outlined in LMC 15-2.6-9(D) upholding the Planning Director's determination.
12. The proposal complies with LMC 15-11-15(A) Criteria for Reconstruction of the Historic Building(s) and/or Structure(s) on a Significant Site:
 - a. On October 14, 2015, the Park City Building Department recorded a Notice and Order to Repair the property at 227 Main Street due to the building being unsafe for human occupancy and a health, life, safety concern for the public. The Notice and Order outlines issues such as water damage, structural instability, decaying water lines, drainage issues, hazardous gas lines, and fire dangers.
 - b. As existing, the Historic Building cannot be made safe and/or serviceable through repair. The structures of the c.1920 and 1976-1977 additions are not properly tied into the original c.1889 structure, causing the building to settle at different rates and pull apart. The existing structure sits on an inadequate stone foundation that disappears into the hillside. New supports and shims have been haphazardly added to stabilize and strengthen the structure; however, these new supports and shims were often installed directly on the dirt or rubble stone causing them to rot and fail. There are also decades of heating, water, gas lines and electrical wiring running throughout the building that pose additional health and safety concerns due to their deteriorated state, exposure to moisture, and installation methods.
 - c. The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs. The applicant proposes to complete a façade-ectomy and only reconstruct the c.1920 Spanish Revival addition based on historic photographs and physical evidence.

13. The proposal complies with LMC 15-11-15(B) Procedure for the Reconstruction of the Historic Building on a Significant Site as the Historic Preservation Board reviewed the reconstruction request on July 18, 2018.
14. The proposal complies with LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.
15. The applicant is proposing to remove c.1920 stacked stone retaining walls on the south side of the façade and the post-1976 stacked stone retaining wall on the north side of the facade. The applicant is proposing to reconstruct these retaining walls due to the extent of the excavation needed on the site and the need to construct an engineered, reinforced masonry wall. The proposed material deconstruction of the stone wall on the southeast corner of the site is necessary for its reconstruction. The demolition of the post-1976 stacked stone retaining wall will mitigate any impacts on the visual character of the neighborhood and will not impact the architectural integrity of the building on this site.
16. There are several stacked stone retaining walls in the backyard. The applicant is proposing to demolish these walls as part of the site's excavation and construction of a new addition. The proposed material deconstruction will mitigate any impacts on the visual character of the neighborhood as these walls are not visible from the Main Street right-of-way, and the demolition of these walls will not impact the architectural integrity of the building on this site.
17. The applicant proposes to salvage stones from the deconstructed retaining walls and reuse these to construct new retaining walls and the foundation of the building.
18. The building was constructed in three distinct phases: c.1889, c.1920, and then 1976-1977. Because the different structural components and building methods differ between the sections of this building, they are not properly tied into each other. This has caused the different sections of the building to settle at different rates and at times, even pull away from each other. The lack of foundation beneath the entire structure has caused additional problems. The applicant proposes to reconstruct the building. The proposed material deconstruction is necessary in order to restore and reconstruct the Spanish Revival addition.
19. There are three separate roof forms that have been constructed to cover this building: the original gable roof forms of the c.1889 cross-wing house; the shallow hip roof of the c.1920 Spanish Revival addition with a flat roof above the piazza; and a 1976-1977 fourth floor addition with a nearly flat roof. The applicant is proposing to reconstruct the shallow hip roof of the Spanish Revival addition. The proposed material deconstruction is necessary in order to restore the original shallow pitch roof form.
20. The brick chimney on the south elevation was constructed c.1920. The chimney has been retrofitted with a contemporary metal chimney flue. The chimney is in fair condition and is constructed of unreinforced masonry. The applicant is proposing to dismantle the chimney and reuse any salvageable bricks to reconstruct it. The applicant has proposed to prioritize the use of the historic bricks on the chimney's east side, visible from the Main Street right-of-way.
21. The foundation level of the building consists of thick, stacked stone walls, covered by stucco is 1976. The two-story piazza was remodeled in c.1976 and contains c.1920 and contemporary framing and stucco materials. The Spanish

Revival addition was built c.1920 and consists of framed walls covered by chicken wire and stucco. The c.1889 historic house has framed walls consistent with their era of construction. The wood siding on the historic house has been covered with stucco to match the rest of the building. A contemporary addition was constructed above the c.1889 gable roof to create a fourth story in 1976-1977. The age of the building, deferred maintenance and shoddy repairs, and structural defects have led to concerns about the structural stability of the building.

22. The stucco on the exterior walls is in fair condition, with minor cracks and peeling. The most significant cracks are indicative of where the building is heaving outward due to its poor structural capacity, disconnected structural members, and/or weather damage.
23. The applicant is proposing to reconstruct the Spanish Revival façade. They propose to salvage the existing stones to use as a veneer on the new foundation. The proposed material reconstruction is necessary in order to restore the façade of the c.1920 Star Hotel.
24. The c.1920 facade of the two-story piazza was altered in 1976 to enclose this space. The arched openings on the second floor and rectangular openings of the third floor were altered in order to install new arched and rectangular picture openings. The applicant proposes to demolish the existing piazza and reconstruct it. The proposed material deconstruction is needed in order to reconstruct and restore the original appearance of the façade.
25. There are only three original door openings on the façade—an inverse bay with divided light door and sidelights on the second level and two entry door openings on the third level. The inverse bay door is likely historic, but the other window units are not will be replaced with French doors. On the foundation level, the applicant proposes to remove the c.1976 wall framing to restore the original carriage door openings seen in the c.1940 tax photograph. Contemporary service doors are located on the west elevation. The proposed material deconstruction of the c.1976 doors, reconstruction of the carriage doors, and restoration of the inverse bay door unit are necessary to restore the original door configuration. The doors on the west elevation have been found to be non-contributory to the historic integrity and historical significance of the structure.
26. There are several eras of windows on this structure: c.1889 one-over-one, double-hung wood windows; c.1920 wood casement windows; c.1976 aluminum slider and picture windows; and contemporary vinyl replacement windows. The c.1889 and c.1920 windows are in fair and poor condition. The applicant is proposing to replace the windows in-kind on the reconstructed building. The material deconstruction is necessary in order to restore the original window openings and window types.
27. On the south elevation, an existing casement window will be replaced with a new double-hung window matching the one on the floor above. Modifying the existing casement window to a larger double-hung window is appropriate as the window opening is not visible from the street and the proposed exterior change will not damage or destroy the exterior architectural features of the subject property that are compatible with the character of the historic site.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HCB District and regarding material deconstruction.
2. The proposal complies with Land Management Code 15-11-15 Reconstruction of an Existing Historic Building or Historic Structure.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on May 23, 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. The applicant shall salvage rocks from the existing rock wall. These rocks shall then be reused on the site to construct any new retaining walls. If constructing an engineered retaining wall is necessary, the rocks can be used as a faux veneer over the concrete retaining wall.
3. The applicant shall accurately reconstruct the chimney in order to duplicate the original in design, location, dimension, texture, material, and finish.
4. Any new bricks used to reconstruct the chimney shall match the original bricks in all respects: scale, dimension, texture, profile, material, and finish. Special attention shall be paid to the type of mortar used to reconstruct the chimney to prevent damage to the historic bricks.
5. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
6. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.

Exhibits:

- Exhibit A — Historic Preservation Board Material Deconstruction Review Checklist
- Exhibit B — Notice and Order, dated January 12, 2017
- Exhibit C — Physical Conditions Report & Preservation Plan for Historic House
- Exhibit D — Proposed Plans

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

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



NOTICE AND ORDER TO REPAIR

TO: West Lake Land, LLC, a Utah limited liability company
515 Sheffield Drive, Provo Utah, 84604

FROM: Chad Root, Building Official, Park City Municipal Corporation
PO Box 1480, 445 Marsac Ave, Park City, UT 84060

SUBJECT PROPERTY:

Street address; 227 Main Street Pak City Utah, 84060

Legal Description: LOT 7 and 8, Block 12, PARK CITY AMENDED, according to the official plat thereof, on file and of record in the office of summit county recorder, Summit County, Utah. PC-194

Description of Violation: The building has been determined to be unsafe for human occupancy and is a health, life and safety concern for public safety

Please be advised that the undersigned Building Official of Park City, Utah, has found the building or structure located on the above described property to be dangerous as defined in the 1997 Uniform Code for the Abatement of Dangerous Buildings, adopted by City Municipal Code 11-6-1.

1997 Uniform Code for the Abatement of Dangerous buildings

Chapter 302 section (s)

302 item 5. Whenever any portion or member or appurtenance thereof is likely to fail, or to become dislodged, or collapse and thereby injure person or damage property.

302 item 7. When any portion thereof has wracked, warped, buckled, or settled to such an extent that walls or the structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction



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...of the University of Utah System of Higher Education...

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...of the University of Utah System of Higher Education...

302 item 8. Whenever the building or structure, or any portion thereof because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such buildings; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

302 item 16. Whenever any building or structure, because of obsolescence, dilapidated condition, deterioration, damage, inadequate exits, lack of sufficient fire-resistive construction, faulty electric wiring, gas connection or heating apparatus, or other cause, is determined by the fire marshal to be a fire hazard.

You are hereby required as a result of the above condition to take the following action:

(X) REPAIR:

- (a) All required building permits shall be secured to repair the items listed in Paragraph 1, and work shall commence, within thirty (30) calendar days of the date of this order.
- (b) All repairs in Paragraph 1 shall be completed within the time requirements set forth by the building department permit requirements
- (c) All repairs shall be approved by the Park City Planning department under **historic renovations and repairs**. Approvals to be submitted to the building department in writing for final approval

(X) VACATE:

- (a) The building/structure shall be required to be vacated within thirty (30) calendar days from the date of this order.

(X) DEMOLISH:

- (a) The building/structure shall be vacated within thirty (30) calendar days from the date of this order.
- (b) All required building permits for a demolition of the structure shall be secured therefor within thirty (30) calendar days from the date of this order.
- (c) Demolition shall be determined by the Park City Planning department under **historic preservation** requirements. A written plan of historic preservation shall be submitted to the building department within thirty (30) calendar days from the date of this order.

- 3. If any required repair or demolition work for which vacation is not necessary, is not commenced within the time specified, the building official:

- (a) Will order the building vacated and posted to prevent further occupancy until the work is completed, and;
 - (b) May proceed to cause the work to be done and charge the costs thereof against the property or its owner.
4. No person to whom this order is directed shall fail, neglect or refuse to obey any such order. Any person who fails to comply with such order is guilty of a misdemeanor.
5. Any person having any record title or legal interest in the above listed building or structure may appeal from this Notice and Order or any action of the undersigned Building Official to the Board of Appeals. Appeals must be made with the Building Official within thirty (30) days from the date of the service of such order or action of the Building Official; provided, however that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 404 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, such appeal shall be filed within 10 days from the days of the service of the notice and order of the Building Official (see paragraph 2 above). Appeals must be in writing and contain the required information listed in Section 501.1 of the 1997 Uniform Code for Abatement of Dangerous Buildings. Failure to properly appeal will constitute a waiver of all rights to an administrative hearing, adjudication of the notice and order or any portion thereof or any determination of the matter.

Appeals should be sent to the following address:

Building Department
Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060

6. This notice and order (and any amended or supplemental notice) has been served upon the record owner and posted on the property.


One copy thereof has been served on each of the following, if known to the building official or disclosed from official public records:


- (a) The holder of any mortgage or deed of trust or other lien or encumbrance of record;
- (b) The owner or holder of any lease of record; and
- (c) The holder of any other estate or legal interest of record in or to the building or the land on which it is located.

Service of this notice and order has been made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested. Service by certified mail shall be effective on the date of mailing.

7. If compliance is not had with this order within the time specified above and no appeal has been properly and timely filed, thereof undersigned Building Official shall file in the Summit County recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified.

Dated this 02, day of October, 2015.


Richard Novasio, Senior Building Inspector



Chad Root, Park City, Chief Building Official

STATE OF Utah
COUNTY OF Summit

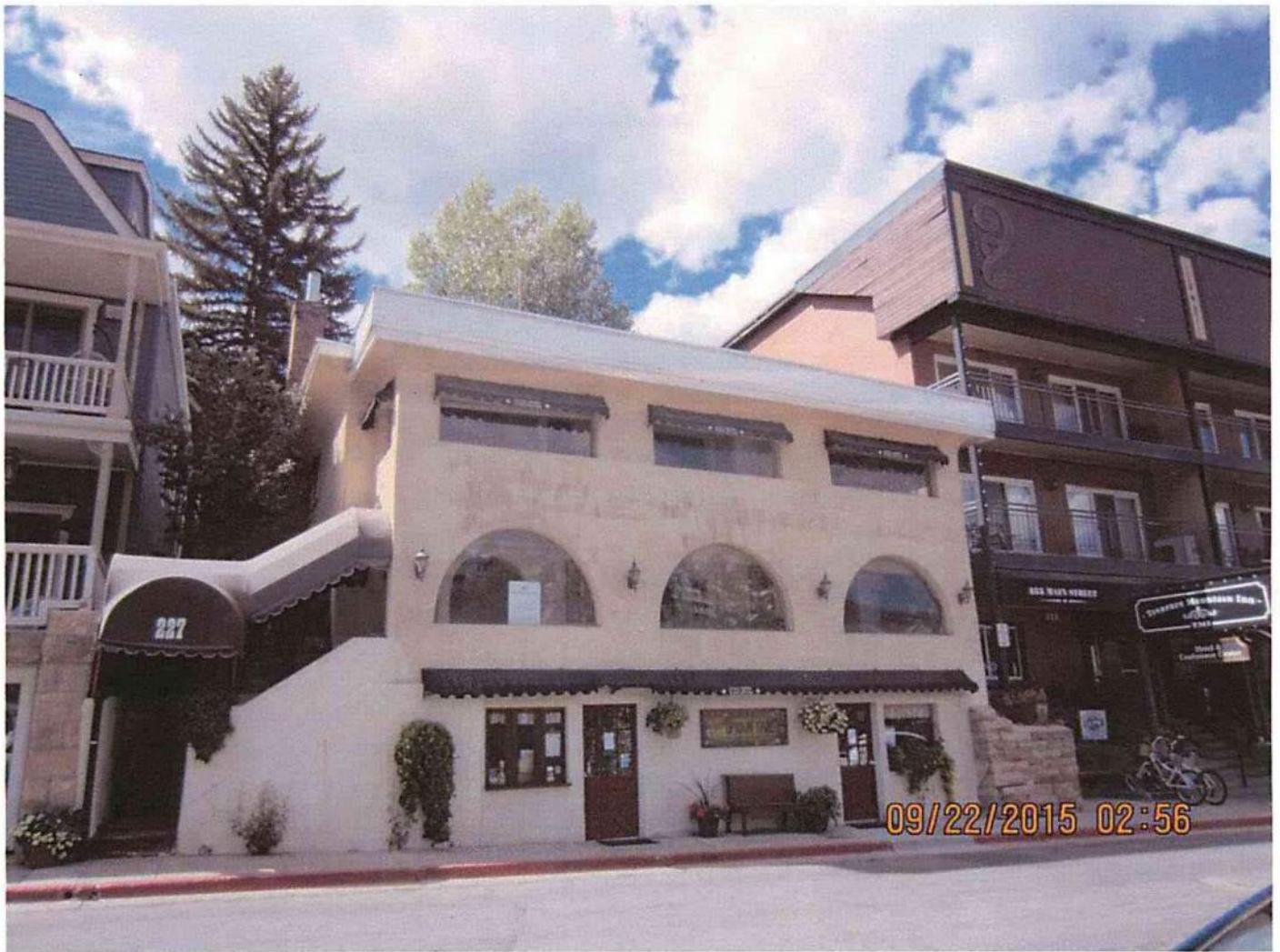
Subscribed and sworn to me this 5 day of Oct 2015, in the County of Summit, State of Utah.

My Commission Expires: June 20, 2016

Residing at: 140 Matternhorn Dr, Park City, Utah 84098


NOTARY PUBLIC





Star Hotel
227 Main Street
Park City, UT 84060

Section 1

This section is in reference to the water damage, decay and dilapidation of the structure. Under the provisions of the 1997 Uniform Code for the abatement of dangerous or Dangerous Buildings,

Section 302 (8). Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal movement or instability of any portion of the ground necessary for the purpose of supporting such buildings; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

Refer to photographs for structural concerns. The structure has no stable foundation. Photographs were taken in the back storage area of the deli .



Photo 1 The structure has no concrete or stable foundation. The foundation consists of rubble, dirt and loose stone matter.



Photo 2 Decay of the rubble foundation due to water infiltration



Photo 3 The red arrows show improperly installed shims are blocking to level the floor above. Not permitted on dirt . The yellow arrow shows the removal of floor joist, this is consistent throughout the floor area



Photo 4 The red circle shows movement of the rubble foundation and decay of the floor joist members resting directly on top of the rubble. The red arrow shows decay of water lines used to heat the structure



Photo 5 A sump was installed to remove water from the area but was not properly maintained and currently is not in working condition



Photo 6 A drainage system was improperly installed and permitted to drain directly on top of the dirt floor causing decay, mold and erosion



Photo 7 The floor joist of the structure are resting directly on top of dirt and rubble. Not permitted under building codes



Photo 8 Wood backing being used to prevent rubble from filling the storage area. Backing is failing and decayed . Serious mold and water concerns



Photo 9 Back side of photo 8



Photo 10 Example of missing foundation under support member. Connection to support from attic 3rd floor

Section 2

This section is in reference to the structural stability of the chimney attached to the building.

Under the provisions of the 1997 Uniform Code for the abatement of dangerous of Dangerous Buildings,

Section 302 (5) Whenever any portion or member or appurtenance thereof is likely to fail, or become detached or dislodged , or collapse and thereby injure persons or damage property



Photo 1 The chimney shows signs of decay and instability. To be removed or evaluated by a structural engineer

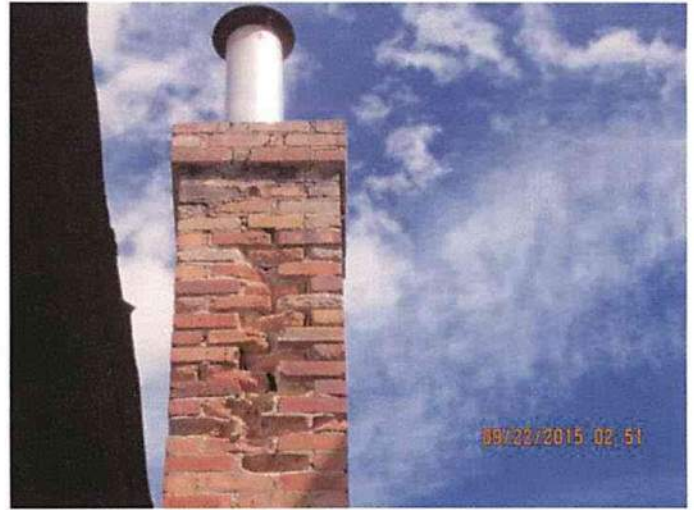


Photo 2 Structural brick has decayed or is deteriorated in such a way is may fail

Section 3

This section is in reference to the stability and structural components of the building.

Under the provisions of the 1997 Uniform Code for the abatement of dangerous of Dangerous Buildings,

Section 302 (7) Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction

Refer to the photographs for concerns with structural stability. The order of photographs are from the attic to rubble foundation.

There was a third floor addition added to the building in the late 1970's. Several construction methods are being questioned. It is advised a structural engineer evaluate the entire building for structural stability.



Photo 1 The structural members supporting the roof are not properly installed and are not plumb. Excessive load could cause the members to fail



Photo 2 Support members for roof are not adequate for the purpose being served. Engineer to justify

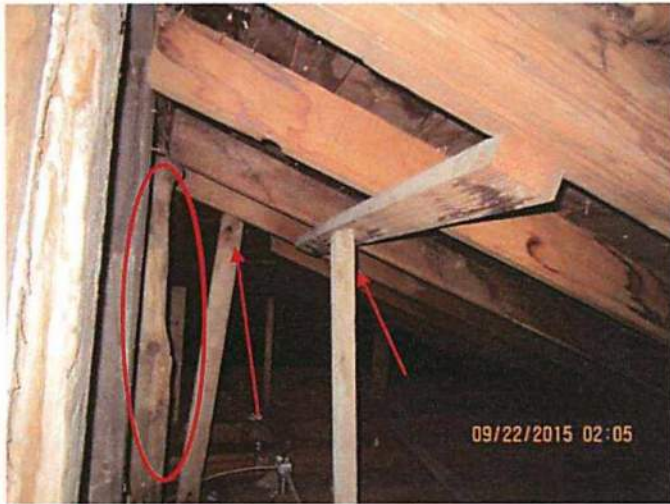


Photo 3 Damaged, decayed or improperly installed structural members

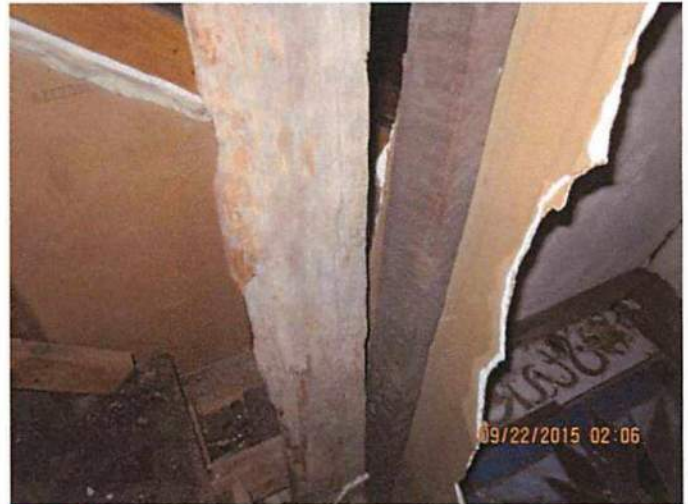


Photo 4 Structural members not properly supported



Photo 5 Support member not properly fastened



Photo 6 Support members not fastened and are not perpendicular to the load they serve



Photo 7 Roof has been repaired, support members not properly installed. Engineer to evaluate and justify



Photo 8 Note structural beam. Refer to photo 9



Photo 9 The third level of the structure was added in the 1970's. The addition will need to be evaluated by a structural engineer. The support beam in this photo is missing a point load.



Photo 10 Water damage second floor. Settling cracks noted. Structural engineer to justify



Photo 11 Noted settling around the bathroom window on the second floor. Consistent with improperly installed support beam on third floor.



Photo 12 Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation

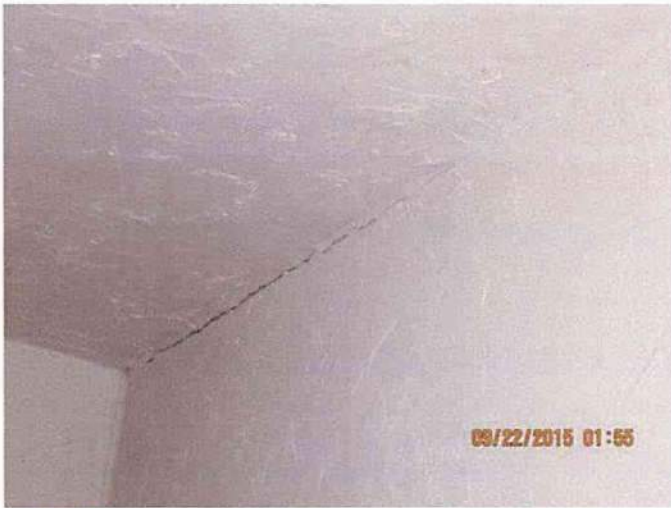


Photo 13 Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation

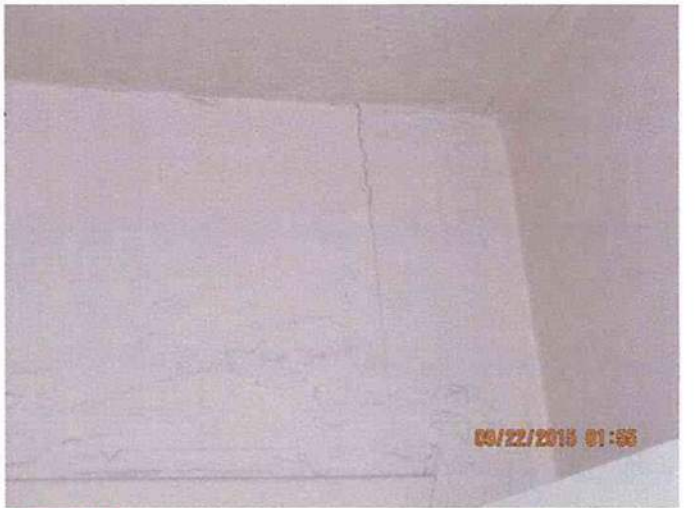


Photo 14 Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation



Photo 15 Structural separation in second floor bedroom. Consistent with missing point loads and missing foundation

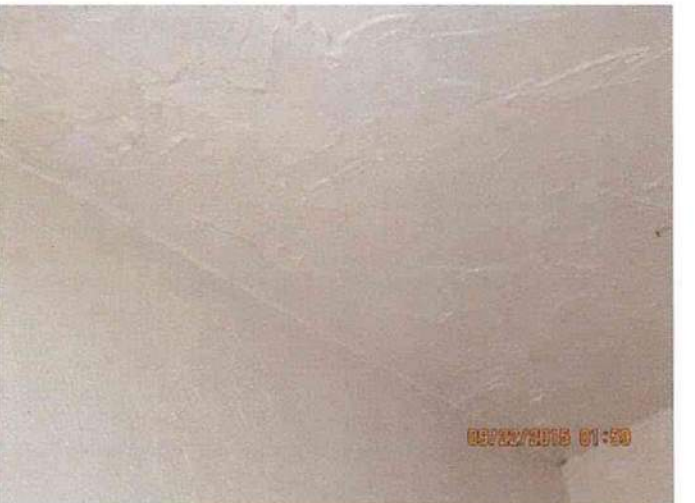


Photo 16 Use of heavy texture was noted on recent repairs. Possibly being used to hide structural separation. Noted cracking and voids behind texture



Photo 17 Several windows on the second floor have separated and have been nailed shut. This is consistent with wacked and warped walls due to structural stability of the building



Photo 18 Several shims have been used to level the building. These shims have not been properly installed



Photo 19 Several shims and braces have been used to level the building. These shims and braces have not been properly installed



Photo 20 Floor joist are bearing directly on top of soils. This is not permitted by code

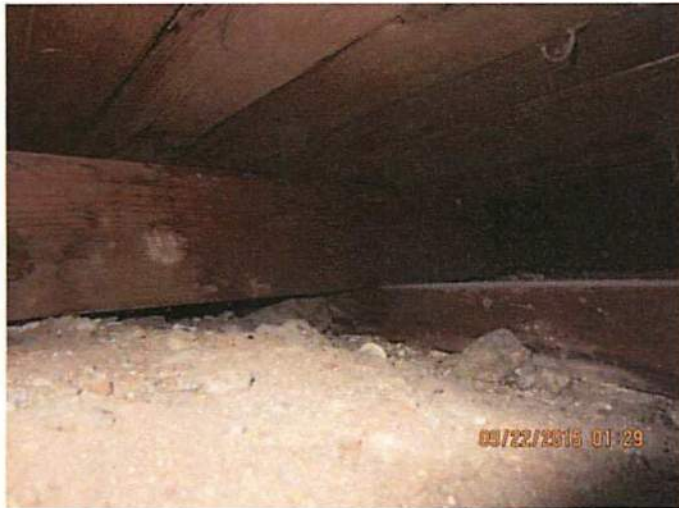


Photo 21 Floor joist are bearing directly on top of soils. This is not permitted by code



Photo 22 Floor joist bearing directly on dirt. Shims and bracing added for support. Improperly installed



Photo 23 The addition of bracing and shims to prevent settling of the building. Cannot have bearing directly on soils. All bearing is directly on soils. Engineer to justify



Photo 24 The addition of bracing and shims to prevent settling of the building. Cannot have bearing directly on soils. All bearing is directly on soils. Engineer to justify



Photo 25 The red circle shows a direct load at the end of a cut off floor joist. The blocking is bearing directly on soils. The yellow arrow shows the removal of a floor joist. The area above is the dining room



Photo 26 The addition of bracing and shims to prevent settling of the building. Cannot have bearing directly on soils. All bearing is directly on soils. Engineer to justify



Photo 27 Over notching of floor joist. Area above, dining room

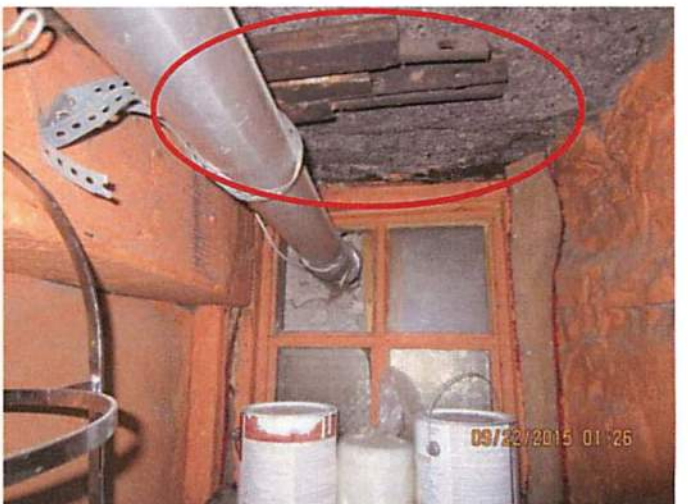


Photo 28 Rail road rails being used as shims for floor above. This area would be Approximately 18 feet into front entry main level.

Section 4

This section refers to health, life and safety concerns with the building

Under the provisions of the 1997 Uniform Code for the abatement of dangerous of Dangerous Buildings,

Section 302 (16) Whenever any building or structure, because of obsolescence, dilapidated conditions, deterioration, damage, inadequate exits, lack of sufficient fire-resistant construction, faulty electrical wiring, gas connections or heat apparatus, or other cause, is determined by the fire marshal to be a fire hazard .



Photo 1 Gas lines that have terminated in hidden rooms that are not properly secured. This room is located in the deli in the front area between entry doors



Photo 2 Gas meter is located in a hidden room with possible improper connections to the building. The room is located in the front of the deli between the entry doors

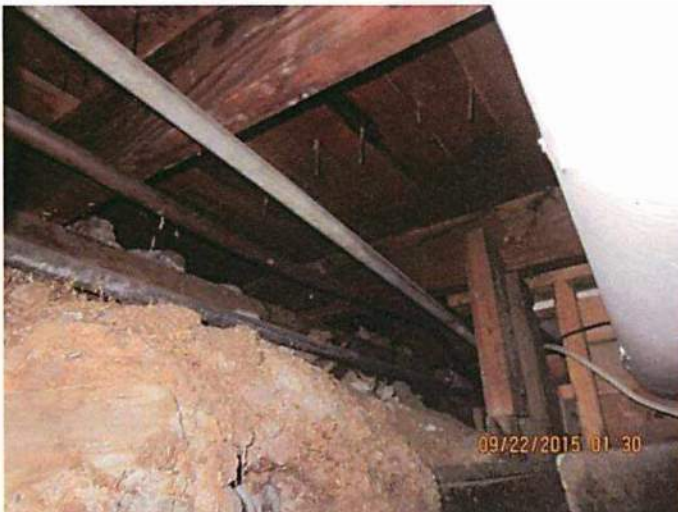


Photo 3 There are numerous pipes consisting of potable water, heating water lines and gas lines that are in direct contact with soils and not properly secured. Decay and deterioration of piping is noted throughout the underground area



Photo 4 Unsecured gas lines, unknown valves that are not properly maintained or marked

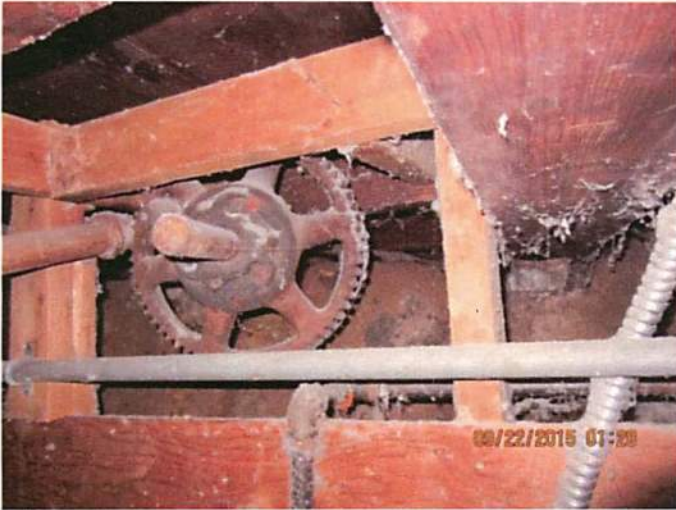


Photo 5 Unknown valves that are not properly maintained, marked or accessible



Photo 6 Water lines used for the heating of the building are damaged by decay and deterioration. Erosion and sloughing of the rubble foundation. Severe stability concerns for the structure



Photo 7 A water/trash pump is located directly below photo 6, the pump is not in working condition



Photo 8 Improperly installed plumbing repairs. Ends not properly capped. Copper to galvanized requires a brass coupler

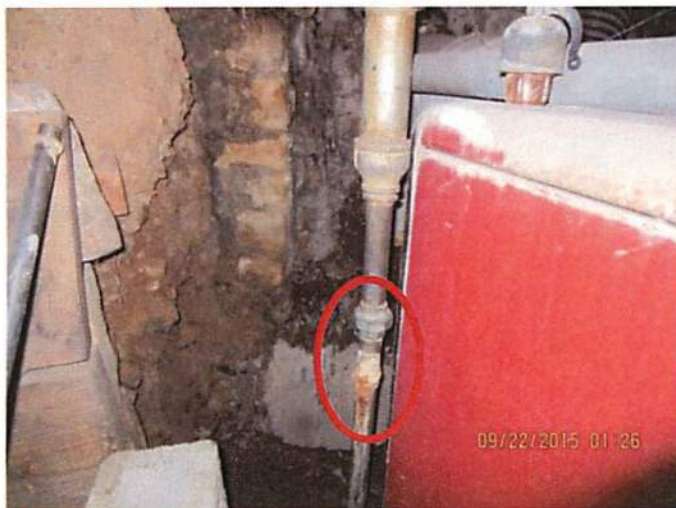


Photo 9 Gas line shows decay and deterioration needs to be shut off ASAP



Photo 10 Vent line for hot water heater exceeds the maximum length. Possible carbon dioxide (CO₂) concerns. Located in deli



Photo 11 The building is being heated by a 1930's era boiler that has been converted from coal/wood to natural gas. The boiler has no current state boiler inspection tags and required by state law to be inspected annually. It is advised the state boiler be notified for a immediate safety check on the boiler. The gas line that feeds the boiler is unsafe and should be terminated .



Photo 12 Example of the radiator heating system that uses the boiler to heat the building



Photo 13 Example of the radiator heating system that uses the boiler to heat the building



Photo 14 Knob and tube electrical is located throughout the building. Knob and tube type wiring is classified as a possible health, life and safety concern if not properly maintained. It is common practice and a requirement of the electrical code to remove knob and tube wiring if any portion of the building is upgraded with newer electrical wiring. The building shows numerous upgrades in wiring and electrical upgrades, such as electrical panels, breakers, outlets and lighting. The knob and tube may not be able to support the current electrical upgrades in a safe manner and may be a fire concern. An electrical engineer needs to evaluate the electrical for the entire building before the electricity is turned on.



Photo 15 Knob and tube wiring located throughout the attic area



Photo 16 Knob and tube wiring located throughout the attic area



Photo 17 Knob and tube wiring located throughout the attic area

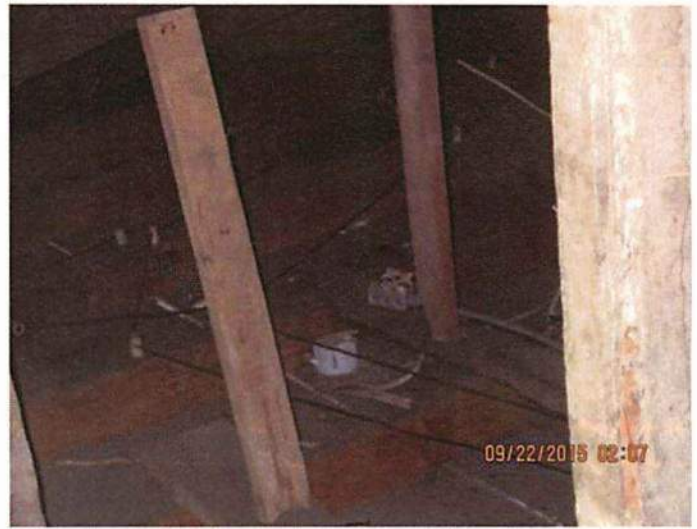


Photo 18 General inspections noted that the knob and tube is most likely active



Photo 18 Open electrical boxes noted throughout the building. Electrocutation hazard, fire hazard. Located in attic



Photo 19 Open electrical boxes noted throughout the building. Electrocutation hazard, fire hazard. Located in attic

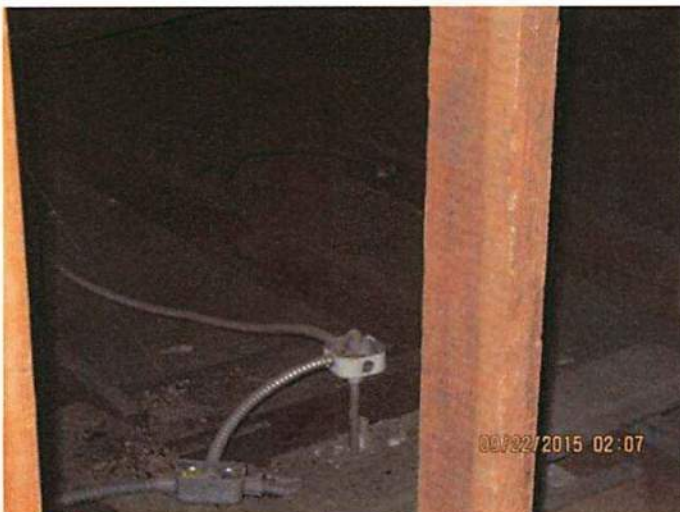


Photo 20 Open electrical boxes noted throughout the building. Electrocutation hazard, fire hazard. Located in attic



Photo 21 Outlets located under windows that are damaged. Moisture and decay surrounds the electrical outlet



Photo 22 Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof



Photo 23 Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof

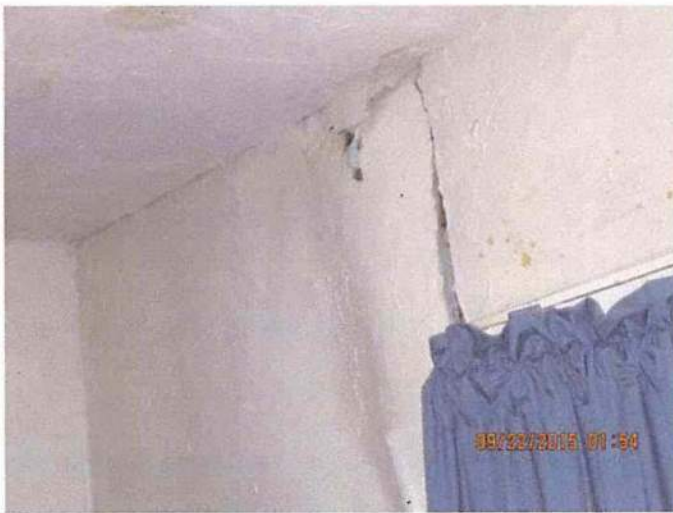


Photo 24 Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof



Photo 25 Decay and deterioration noted throughout the building, cause appears to be lack of proper maintenance and infiltration of water from damaged roof



Photo 26 Tape being used to cove water damage next to electrical outlet that feeds light

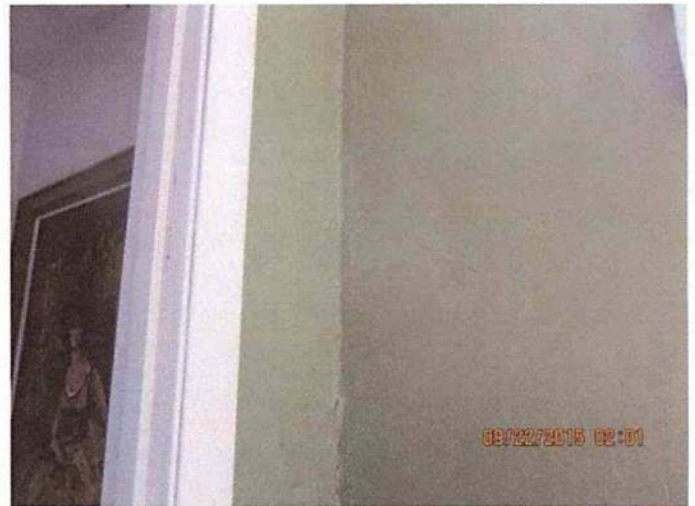


Photo 27 Water damage and structural concern behind wall



Photo 28 Roof leaks being repaired with a product that is not designed for such use



Photo 29 Roof appears to have been recently repaired but some areas are damaged and show signs of possible water infiltration

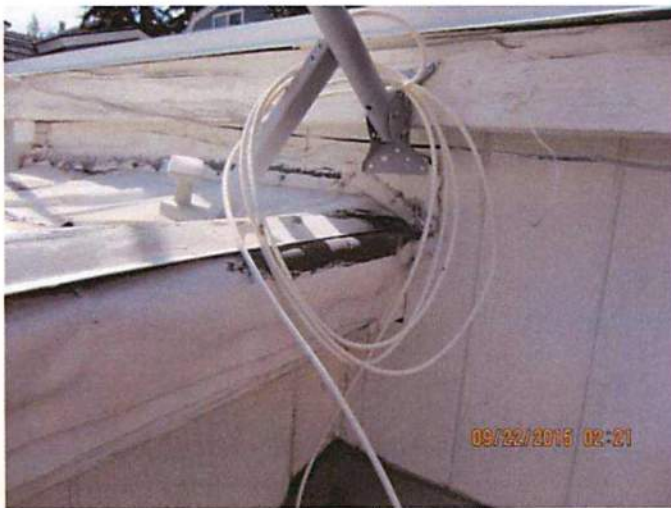


Photo 30 Possible location of water infiltration

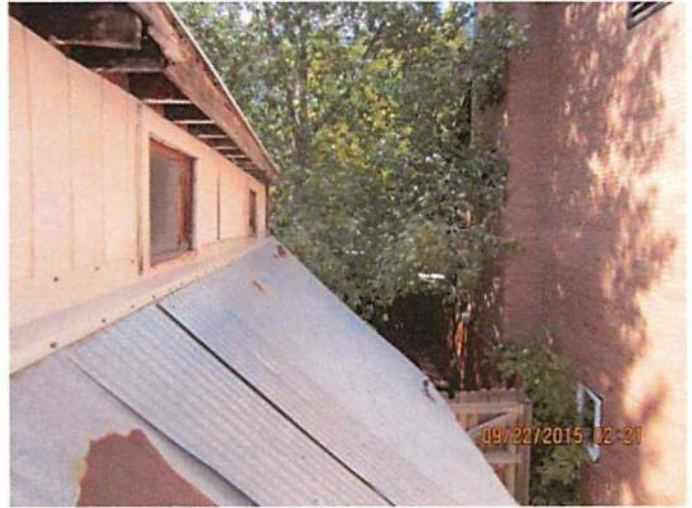


Photo 31 Roof shows sign of decay and rot damage, soffit and fascia are missing, possible location of water infiltration



Photo 32 Roof shows sign of decay and rot damage, soffit and fascia are missing, possible location of water infiltration



Photo 33 Structural concerns possibly related to the drainage from the roof



Photo 34 The “above and “below” photos represent the continuation of a structural crack that is consistent with a rubble and dirt foundation. Structural deviations are difficult to see on wood framed construction. At least 30 of the building is wood framed





Photo 35 Egress from the back of the dwelling serving 50% of 8 units or 22 occupants cannot be used. Gates are locked to prevent escape and no safe access to the front of the building is provided. Limited egress, direct violation of the fire code for egress requirements for type R-3 buildings and occupant load



Photo 36 Egress path rear of building. No access to safe location



Photo 37 Egress path rear of building. No access to safe location



Photo 38 Side view of non-usable egress from rear of building

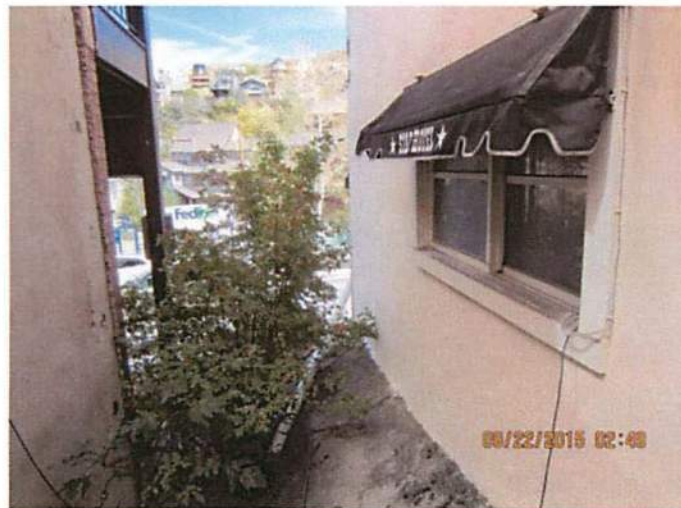


Photo 39 Front view of photo 38, end of trail is a 8 foot drop to side walk



Photo 40 Egress path from other side of building. No safe access to main street

**PHYSICAL CONDITIONS REPORT
&
HISTORIC PRESERVATION PLAN**

**INFORMATION GUIDE
AND APPLICATIONS**

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



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: 227 Main Street
ADDRESS: 227 Main Street
Park City UT 84060

TAX ID: PC-194 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: LANDMARK SIGNIFICANT NOT HISTORIC

APPLICANT INFORMATION

NAME: Westlake Land LLC
MAILING ADDRESS: 515 Sheffield Dr. - Provo, UT 84604
515 Sheffield Dr. - Provo, UT 84604

PHONE #: () - FAX #: () -
EMAIL: toddcusick@me.com

APPLICANT'S REPRESENTATIVE INFORMATION

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

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

ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: _____
Name of Applicant: Bryan Markkanen
Mailing Address: PO Box 3419 - Park City, UT 84060
364 Main Street
Park City UT 84060
Phone #: (435) 649 - 0092 Fax #: () -
Email: bmarkkanen@elliottworkgroup.com
Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Westlake Land LLC
Mailing Address: 515 Sheffield Dr. - Provo, UT 84604
515 Sheffield Dr. - Provo, UT 84604
Street Address/ Legal
Description of Subject Property: 227 Main Street

Signature:  Date: May 2, 2017

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

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: **Retaining Wall(s)**

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

Estimated date of construction: ~1920

Describe existing feature:

Eastern retaining wall is retaining earth behind stair leading to level above street. Stone is visible about 3/4 the way up with the lower portion covered in stucco. Large stone masonry construction from building to the South and back towards Main street, adjacent to the stone foundation of the Imperial Hotel.
Retaining all on Northeast corner is not considered historic and not under consideration.
Retaining in Backyard is not considered historic and not under consideration.
Considerable degradation to most of the walls on Western portion of site.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Eastern retaining walls are generally in good condition though full analysis cannot be undertaken until stucco is removed.
Western retaining walls are in varied conditions but not in scope of re-construction

Photo Numbers: 2,3,11,27 Illustration Numbers: 1,7

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

2. Structure

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

Element/Feature: **Structure**

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

Estimated date of construction: 1900-1970

Describe existing feature:

The structural system of the building is complex as much as it is just confusing. 3 separate structures compose the building. Each of them built at their respective times with respective methods, intertwined. Wood framing is the general construction method, with masonry for a portion of the foundation.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Foundation is insufficient and difficult to decipher. The masonry foundation in the basement transitions to dirt with timber shoring walls holding dirt back. Timber posts and beams hold the lower level up. 2x framing is typical for floors, walls and roof framing but dimensions are far smaller than would be required for today's code. See structural report for more detailed information.

Photo Numbers: 56-57, 58-61, 80-82, 91-92 Illustration Numbers: _____

3. Roof

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

General Roof Status

Element/Feature: _____

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

Estimated date of construction: 1885-1970

Describe existing feature:

3 separate roof forms have been combined to create the shelter element of this building. The original house creates two gables visible on the Southwest corner and in the middle of the North facade. The front facade creates it's own roof form with a low hip roof extending down to a flat roof over the East facade. The top floor has it's own, nearly flat roof that intersects with both of the other roof elements.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Shingle roof is seemingly damaged or insufficient because additional corrugated metal roofing has been added on top as a stop gap. It is not a permanent solution and looks awkward. Other roofs have failed with respect to ice dams. Construction likely didn't accommodate for ice dams and such roofs will need to be replaced with adequate structural capacity and adequate water protection underneath the exterior materials. Sagging ceilings in several of the rooms on the 2nd level indicate water damage and structural degradation.

Photo Numbers: 1-3,8-9,19-20,26 Illustration Numbers: 2

4. Chimney

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

Element/Feature: **Chimney**

This involves: An original part of the building A later addition Estimated date of construction: **3**

Describe existing feature:

Chimney is Brick, approx 9" x 2 1/2" and 23 1/2" square. A vent is currently in the shaft of the chimney, previously used as a vent for a boiler in the basement. It stands 8-10 feet above the roof.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Some bricks are eroded due to aging. The chimney is also very tall and resides in a seismic zone. Reconstruction with existing materials may be possible but will have to be augmented with new bricks, perhaps on the West side away from the street. Consideration will need to be provided in regards to the seismic issue and re-construction.

Photo Numbers: **2,5, 11-12, 29-30** Illustration Numbers: **3**

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

5. Exterior Walls

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

Element/Feature: **Exterior walls**

This involves: An original part of the building A later addition Estimated date of construction: **1885-1980**

Describe existing feature:

Exterior walls consist of either stone or timber framing with stucco as the final exterior finish. There are 3 obvious separate structures that have been combined into one unit. Assessing all the wall parts in detail would be difficult and extremely time consuming.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The age of the building and the lack of maintenance on the roof put the walls in question generally with specific areas of concern. It is clear where ice dams in the past have caused leaks that penetrated the roof elements and leaked inside the walls. Some obvious signs can be seen on the outside of the building while the are most assuredly some surprises that will be encountered during de-construction.

Photo Numbers: **1-7,21-25, 27** Illustration Numbers: **4**

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

Element/Feature: **East Wall**

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

Estimated date of construction: **1885-1970**

Describe existing feature:

The majority of the East wall is constructed with 2x6 & 2x4 studs to create a thickness consistent with masonry construction. This portion appears to be rather modern in construction time but with plywood sheathing and stucco coating to match the rest of the building.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

The center portion of the building is probably the best constructed due to it's relatively modern time frame. Unfortunately it is a poor rendition of the historic building and would have to be re-built to match the appropriate period. Windows are single pane and not part of any cohesive window design.

Photo Numbers: **2-3, 19-20**

Illustration Numbers: **4**

Element/Feature: **South Wall**

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

Estimated date of construction: **1920-1970**

Describe existing feature:

The lower level walls facing Main Street are composed of stacked rock with a stucco finish. Walls above grade are timber framed with roofing paper, chicken wire and the layer of stucco.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Stucco is peeling off on Easterly portion of wall. Windows are in poor condition with roof eaves also in poor condition

Photo Numbers: **4-5, 11-12**

Illustration Numbers: **4**

North Wall

Element/Feature:

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

Estimated date of construction: 1885-1970

Describe existing feature:

The lower level walls facing Main Street are composed of stacked rock with a stucco finish, transitioning from stone to dirt as it travels westward. The foundation wall from the halfway point back towards the west are an unknown while the upper portion of the wall is timber framed with roofing paper, chicken wire stucco. The eave detail on the NE corner of the building is difficult to decipher and has recently been 'patched' in order to mimic previous conditions without consideration for the eave as a whole.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Wall appears to be in fair condition. Cracks and heaves outwards are displays of either poor structural capacity, age or water damage. Or a combination of all 3. No stucco is currently peeling off but another winter may provide ample opportunity for this action to occur. The NE corner of the eave should be re-constructed in the same way as the rest of the eave.

Photo Numbers: 6,9,10,25

Illustration Numbers: 4

West Wall

Element/Feature: _____

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

Estimated date of construction: 1885-1970

Describe existing feature:

This wall is the only wall that has shiplap siding applied. There are numerous areas that show infill with siding salvaged at an earlier renovation. This is likely due to the original house being filled in and built over, leaving excess original material at time of construction of new elements. The upper level appears to dive into the level on grade and is a curious application of wood panel siding.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Wall appears to be in fair condition. Numerous coats of paint have probably protected the wood over the years though numerous additions and tack ons have probably taken their toll as well. The wood paneling is not historic and the shiplap is not from the period being re-constructed. While both are in fair condition, both should be removed permanently. The wood paneling can be discarded while the shiplap could be re-placed or put in a pool for construction in the historic district.

Photo Numbers: 6-7, 21-24, 26

Illustration Numbers: 4

6. Foundation

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

Element/Feature: **Foundation (or Lack Thereof)**

This involves: An original part of the building A later addition Estimated date of construction: **1885-1970**

Describe existing feature:

A stone foundation is clearly present on the East portion of the building, continuing West along the North and South portions. About halfway back it is difficult to discern the foundation system. Views from the basement are somewhat telling but not clear.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

The stone foundation on the East portion of the building is sub-standard. Rocks stacked with little mortar compose a majority of the center stone section. The remainder of the foundation is covered by walls. In the basement area, wood shoring, floor joists placed on random stones, and dirt serve as the support structure for the building. This may not be the system for the entire building but it is the more current structure and doesn't bode well for what is behind it. See engineer's report for more information.

Photo Numbers: **52-61** Illustration Numbers: _____

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7. Porches

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

Element/Feature: **Front lower porch**

This involves: An original part of the building A later addition Estimated date of construction: **1920, 1970**

Describe existing feature:

Front porch element was originally constructed with Spanish Revival construction. The eyelets on the outside of the porch were the drains. Arched openings identified the space and provided shade and fresh air. The porch was later enclosed and served as an entry to the Star Hotel, provide shelter. Interior finishes adorned the now inside area. Eyelits and the original form were altered during this renovation.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Floor has a very soft spot and from limited vision of floor framing it is clear that the structure is not sufficient according to current code. The renovated porch rendition is not historic and will be modified to better represent the period in which this portion of the building was originally constructed.

Photo Numbers: **64-66, 81-82** Illustration Numbers: **5**

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7. Porches

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

Element/Feature: **Front Upper Porch**

This involves: An original part of the building A later addition Estimated date of construction: **1920, 1970**

Describe existing feature:

Upper porch for Hotel that was enclosed probably in the 1970's with the latest major renovation. Initially an open porch, it was enclosed to make extra bedroom space. The porch area has a low head height but lets in considerable light to the bedrooms, with major openings in the wall between what used to be exterior and interior and now is all enclosed.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Not part of historical porch layout. It should be stripped down, re-constructed with this in mind.

Photo Numbers: **2-3** Illustration Numbers: **6**

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

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

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

Element/Feature: **Boiler and hot water heaters**

This involves: An original part of the building A later addition Estimated date of construction: **1960**

Describe existing feature:

Boiler for radiators throughout the building.
Hot water heaters, 4 in total. 2 in basement, one on level 2 and one on the 3rd level service the previous needs of the building.
Electrical has not been documented but would be updated to current code regardless.
Fire suppression has been added to the building. It's pipes are clearly a later addition as they pass through rooms at random, sometimes in the middle of passageway openings.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Boiler is very old, though perhaps functional.
Water heaters are relatively modern but due to short life of this appliance typically and their non-historic nature, should be removed.
Any electrical elements may or may not be current or antiquated but all should be replaced.

Photo Numbers: **58-59, 77-78** Illustration Numbers: _____

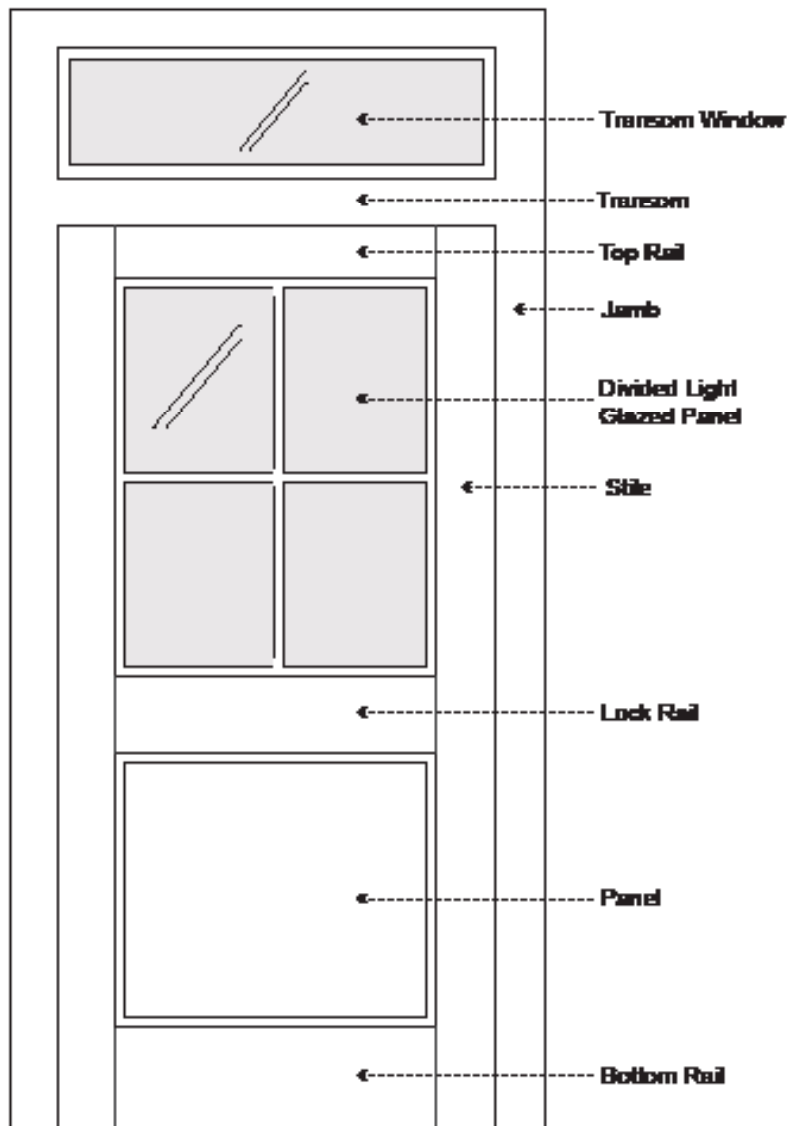
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

9. Door Survey

Basic Requirements

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

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



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

Door Survey Form

Total number of door openings on the exterior of the structure: 5

Number of historic doors on the structure: _____

Number of existing replacement/non-historic doors: _____

Number of doors completely missing: _____

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

Number of doors to be replaced: 5

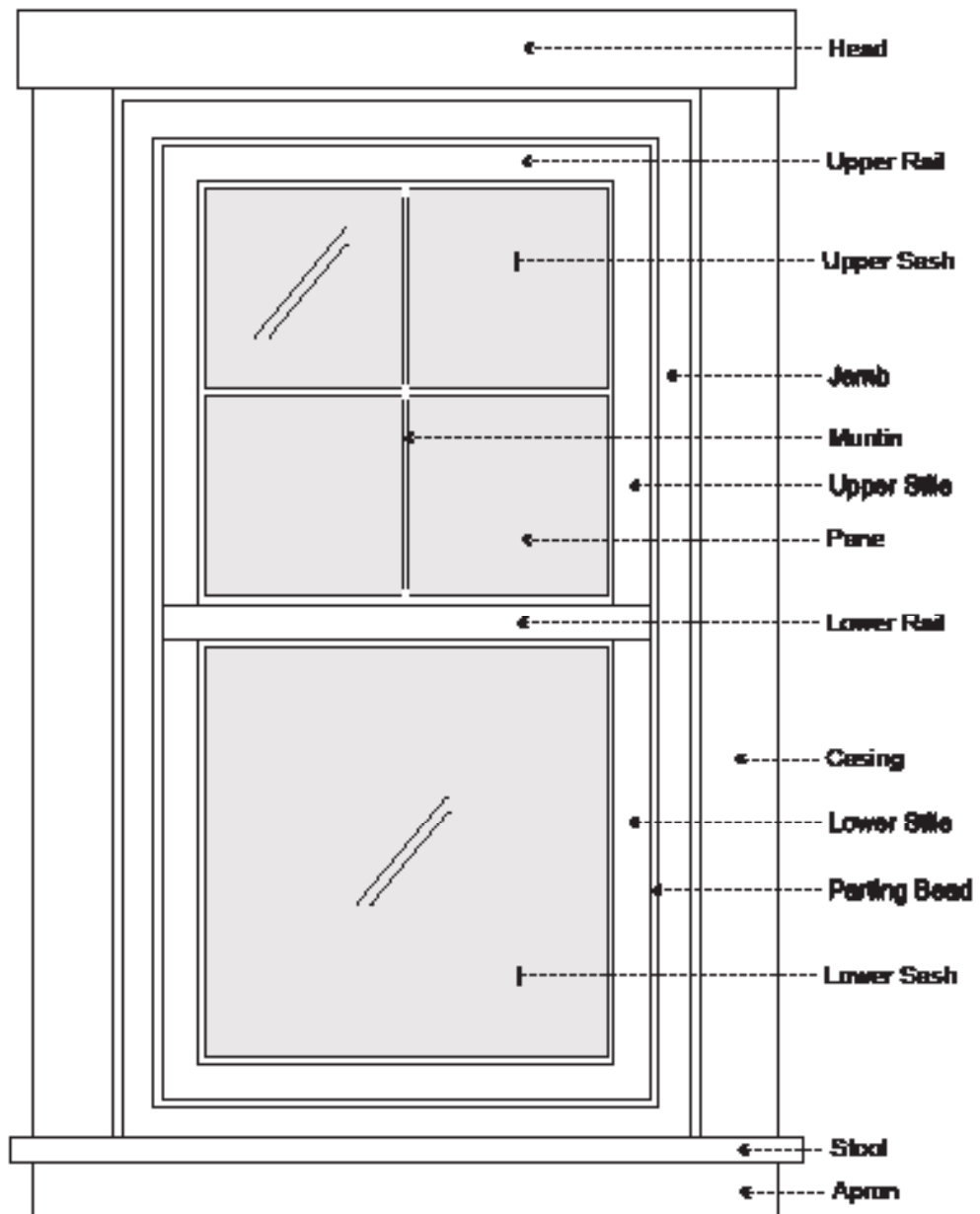
Door #:	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	Photo #:	<i>Historic (50 years or older):</i>
D-e1	Fair		D-e2	
D-e2	Good		D-e2	
D-e3	Fair		D-e3	
D-s1	Fair		D-s1	
D-w1	Poor	Flat Panel - non-historic	D-w1	no
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

10. Window Survey

Basic Requirements

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



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

Window Survey Form

Total number of window openings on the exterior of the structure: 34
 Number of historic windows on the structure: 10
 Number of existing replacement/non-historic windows: 24
 Number of windows completely missing: 0

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

Number of windows to be replaced: 34

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
n1	Poor	Single Pane Glass in Site Built Frame - Non-Historic Addition	n1	no
n3	Poor	Single Pane Glass in Site Built Frame - Non-Historic Addition	n2	no
n3	Fair	Weathered with multiples coats of paint inhibiting Operation	n3	yes
n4	Fair	Weathered with multiples coats of paint inhibiting Operation	n4	yes
n5	Fair	Weathered with multiples coats of paint inhibiting Operation	n5	yes
n6	Fair	Vinyl Window - Non-Historic	n6	no
n7	Fair	Vinyl Window - Non-Historic & Weathered	n7	no
n8	Fair	Vinyl Window - Non-Historic	n8	no
n9	Fair	Weathered with multiples coats of paint inhibiting Operation	n9	yes
n10	Fair	Vinyl Window - Non-Historic	n10	no
	Fair			
	Fair			
	Fair			

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Window Survey Form

Total number of window openings on the exterior of the structure: 34
 Number of historic windows on the structure: 10
 Number of existing replacement/non-historic windows: 24
 Number of windows completely missing: 0

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

Number of windows to be replaced: 34

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
e1	Poor	Vinyl Window - Non-Historic Addition	e1	no
e3	Poor	Vinyl Window - Non-Historic Addition	e2	no
e3	Fair	Single Pane Glass in Site Built Frame - Non-Historic Addition	e3	no
e4	Fair	Single Pane Construction - non-historic	e4	no
e5	Fair	Single Pane Construction - non-historic	e5	no
e6	Fair	Single Pane Construction - non-historic	e6	no
e7	Fair	Vinyl Window - Non-Historic & Weathered	e7	no
e8	Fair	Vinyl Window - Non-Historic	e8	no
e9	Fair	Weathered with multiples coats of paint inhibiting Operation	e9	no
e10	Fair	Single Pane Plexiglass - non-historic	e10	no
e11	Fair	Single Pane - Simple built frame - non-historic	e11	no
	Fair			
	Fair			

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Window Survey Form

Total number of window openings on the exterior of the structure: 34
 Number of historic windows on the structure: 10
 Number of existing replacement/non-historic windows: 24
 Number of windows completely missing: 0

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

Number of windows to be replaced: 34

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
s1	Poor	Single Pane Glass in Site Built Frame - Non-Historic Addition	s1	no
s3	Poor	Single Pane Glass in Site Built Frame - Non-Historic Addition	s2	no
s3	Poor	Vinyl Window - Non-Historic	s3	no
s4	Poor	Weathered with multiples coats of paint inhibiting Operation	s4	yes
s5	Poor	Weathered with components rotted & divider missing	s5	yes
s6	Poor	Weathered with components rotted	s6	yes
s7	Fair	Weathered with components aged	s7	yes
s8	Fair	Weathered with multiples coats of paint inhibiting Operation	s8	yes
s9	Poor	Weathered & rotted frame with Vinyl Replacement	s9	no
	Fair			
	Fair			
	Fair			
	Fair			

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Window Survey Form

Total number of window openings on the exterior of the structure: 34

Number of historic windows on the structure: 10

Number of existing replacement/non-historic windows: 24

Number of windows completely missing: 0

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

Number of windows to be replaced: 34

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
w1	Fair	Aluminum Frame Window - Non-Historic Addition	w1	no
w3	Fair	Aluminum Frame Window - Non-Historic Addition	w2	no
w3	Poor	Weathered with multiples coats of paint inhibiting operation	w3	yes
w4	Fair	Aluminum Frame Window	w4	no
w5	Fair	Aluminum Frame Window ⁺	w5	no
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

11. Interior Photographs

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

Element/Feature: **Level 0**

This involves: An original part of the building A later addition Estimated date of construction: **1920 1970**

Describe existing feature:

Now a defunct cafe due to building condemnation. This level was initially created as a vehicular garage. The low head height and poor foundation are ideal homes for cars. It has been retrofitted to accommodate the cafe but the health department must've gotten creative to allow it to continue to run with the conditions that exist today.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Low head heights, dirt floors, dripping water onto dirt floors.

Photo Numbers: **50-63** Illustration Numbers: **HD-101**

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Element/Feature: **Level 1**

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

Estimated date of construction: **1920-1970**

Describe existing feature:

The lounge and dining areas for hotel residents. The kitchen has an over built floor of 2x6 joists and sheathing with quarry tile. The over build is on top of a 2x6 floor. Heavy equipment seems to have fared well in these sub standard structural conditions. An office/bedroom comes off the kitchen with a less than 6' head height. Shifts in floor and ceiling heights are par for the course with this building, point attention to the lack of foundation and the durability and flexibility that these buildings embodied.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Soft spots and changes in elevations in the floor are awkward to walk through. Pipes for gas and for fire sprinklers come through at random places. Electrical runs through conduit and electrical panel is in the dining room. Single panel window openings on the East facade are certainly not good at holding the cold out in the winter.

Photo Numbers: **64-82**

Illustration Numbers: **HD-101**

Element/Feature: **Level 2**

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

Estimated date of construction: **1885-1970**

Describe existing feature:

This level of the building was swallowed up the original house and such, makes for interesting layouts. The level is composed of sleeping rooms and bathroom facilities. The sleeping rooms are generally ample enough for one or two people and they would have had to share facilities. The facilities are interesting enough with strange separations that allow multiple people to use every fixture at all times. Though there were only two toilets and one bath, more facilities were located up the stairs.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Spongy floors, cracked windows, ceilings sagging are some of the elements of disrepair. Leaky roofs have contributed to a deteriorating environment. Aged materials add to the feeling that a major update is required, the type that keeps going until the studs are exposed.

Photo Numbers: **83-92**

Illustration Numbers: **HD-101**

Element/Feature: **Level 3**

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

Estimated date of construction: **1970**

Describe existing feature:

This looks to be the latest addition to the building. A bunk room and multiple fixture bathroom reside up here. This is the most updated and concrete feeling portion of the structure. Access to ceilings below and other mechanical, electrical and such can be had from this level.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Photo Numbers: **93**

Illustration Numbers: **HD-101**

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

LANDMARK SIGNIFICANT DISTRICT: HCB

NAME: Todd Cusick

ADDRESS: 515 Sheffield Dr. - Provo, UT 84604

TAX ID: PC-194 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Bryan Markkanen - Elliott Workgroup Architecture

PHONE #: (435) 649 - 0092 FAX #: () -

EMAIL: bmarkkanen@elliottworkgroup.com

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

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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

Site Design

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

Element/Feature: **Stacked Rock Retaining**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

There are several retaining walls made with stacked rock. One is on the South side of the building and is for landscaping purposes. Another is behind the building (West side) and creates a pathway while holding the earth back. There are other various stacked walls on the West side of the lot that form the space in this area of the lot. The rock walls are generally not in accordance with current code and will largely be removed with proposed construction. The rock may be of the same material as the interior stacked rock and should be salvaged to be used in any re-construction on the East side or decorative site or building facades.

Structure

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

Element/Feature: **Building structure**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Several additions and sub standard design render the building dangerous and prohibitively complicated and expensive to update. Structural preservation will not be undertaken. Poor foundation and unknown other structure will be remedied by de-construction of building with intention of preserving look and feel with a total re-construction.

Roof

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

Element/Feature: **Roof**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Roof will be removed in-line with building de-construction and will be re-constructed with modern materials and engineering expertise. The roof over the Eastern patio areas will have same dimensions but will be reconstructed in order to provide safe updated roof structures.

Chimney

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

Element/Feature: **Southeast Chimney**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Chimney will be removed and documented in such a manner that it be re-placed in situ and with original materials in combination with the new construction being performed on the rest of the building.

Exterior Walls

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

Element/Feature: **North walls**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

North walls are not considered to be of historic value and will be removed completely. The front section closest to Main street, or the Northeast corner including the deck area, will be re-constructed with new materials but to existing dimensions. The Photo circa 1931 will be used to reconstruct this portion of wall. Any stone used to support the front deck on the South portion of the wall will be documented, dis-assembled and re-assembled in the same order.

Element/Feature: **East Walls**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Stone Walls at the lowest level will be considered historic and will be dis-assembled and re-assembled in situ. Existing Stucco will be removed in a process sensitive to the underlying materials. After stone is uncovered, documentation, physical and photographic, will be used to assure wall is re-assembled in the correct order it was removed. This includes the East retaining wall to the South of the building and next to the stair. Upper east walls, above the lowest level, are not considered historic though they represent the shape and form of the historic intent. The Photo circa 1931 will be used to reconstruct this portion of wall.

South Walls

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

South walls are not considered to be of historic value and will be removed completely. The front section closest to Main street, or the Southeast corner including the deck area, will be re-constructed with new materials but to existing dimensions. The Photo circa 1931 will be used to reconstruct this portion of wall. Any stone used to support the front deck on the South portion of the wall will be documented, dis-assembled and re-assembled in the same order.

West Walls

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

A portion of the West wall (SW) and (NW) are part of the original house. The chopped up nature of the building suggests that these portions of the house will not be salvageable. Materials should be salvaged however and used if appropriate. Siding may be historic to original house but is not part of the rest of the building that has been stuccoed. A determination of the period of time where the building is being considered moves that these portions will not necessarily be considered.

Foundation

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

Element/Feature: **Foundation**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Foundation is insufficient, consisting of stones, railroad ties, haphazard placement of wooden supports, stones and dirt. Per structural recommendation, foundation will not be preserved or replaced. The stone wall on the East facade will be bolstered with an engineered solution on the interior of the wall as it is re-constructed.

Porches

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

Element/Feature: **Porches**

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Porches will not be preserved. Documentation of flooring materials in conjunction with the documentation of existing conditions in combination with the photo from 1931 will be used to re-construct the porches with modern construction techniques in line with historic intent.

Doors

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

Element/Feature: **Doors**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The bulk of doors are considered non-historic and will not be preserved. New garage style doors will be re-introduced at the lowest level with historic eye to design. Other doors visible to the public will be built with historic photo from 1931 and the period it was taken as guides to construction.

Element/Feature: **Main Entry door**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

If this door can be retained, it should be pulled out and stored off site, later to be re-installed. New glass panes should be considered to comply with energy code.

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

Windows

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

Element/Feature: **Windows** _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Windows are either non-historic or in generally poor condition. Modern windows that accurately represent the historic period of time shall be used in the re-construction of the building.

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: **HVAC**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

All ventilation, plumbing and electrical are antiquated and not salvageable. A modern system will be employed during re-construction to service the building.

Additions

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

Element/Feature: **Additions**

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The period being preserved is in itself the addition. It will be re-constructed to the time period specified (1930's tax photo). What could be considered the addition would be the renovation to the front facade in the 1970's and this portion of the building will also be restored to it's original intent.

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY


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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant:  Date: May 2, 2017

Name of Applicant: Todd Cusick

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

EXTERIOR IMAGES



1 - North Elevation



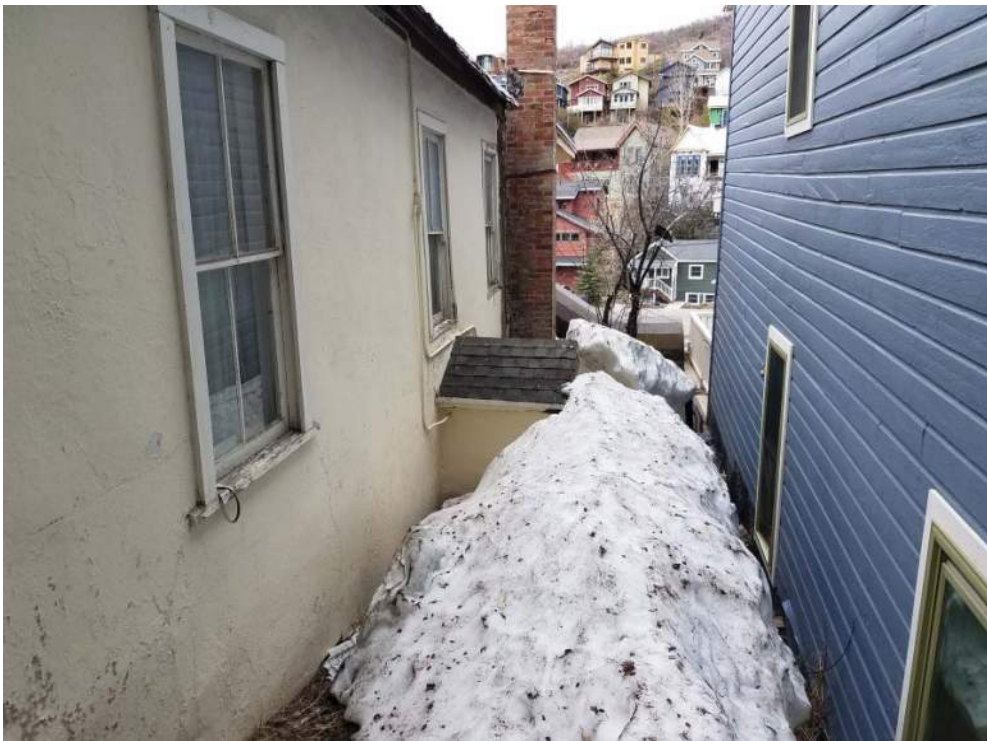
2 - East Elevation



3- East Elevation



4 - South Elevation



5 - South Elevation



6 - West Elevation



7 - West Elevation



8 - North Corrugated Roofing



9 - North Roof Eave Detail



10 - North Concrete Site Detail



11 - Chimney - Rock Wall



12 - Chimney



13 - West Retaining Wall



14 - West Site Conditions



15 - West Site Conditions



16 - West Retaining Wall Composition



17 - West Deck & Retaining Wall



18 - West Site Conditions



19 - East Eave Detail



20 - East Eave Detail



21 - Shiplap Siding



22 - Patched Siding on Wall



23 - SW Eave Detail



24 - NW Eave Detail



25 - North Water Damage



26 - West Flat Roof



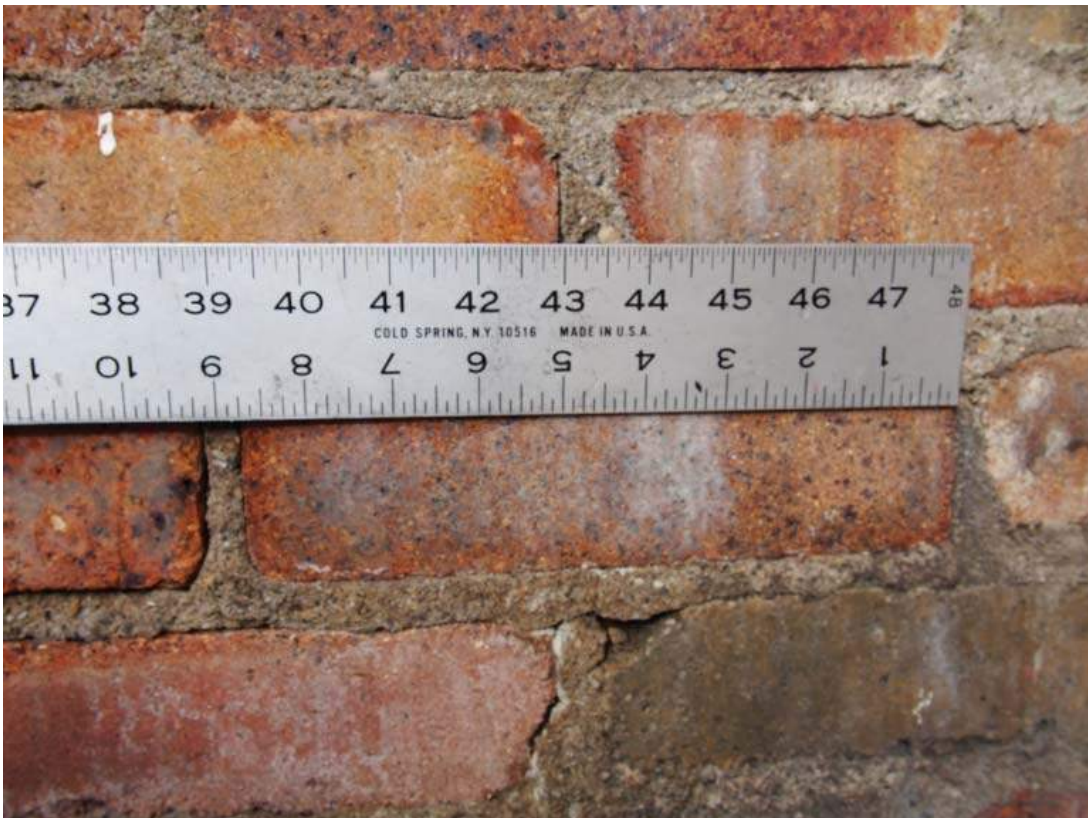
27 - East Retaining Wall



28 - South Minor Addition



29 - Chimney Brick Height



30 - Chimney Brick Width



31 - NE Eave Detail



32 - NE Eave Detail



33 - SE Wall Stucco Peel

INTERIOR IMAGES



51 - L0 - Retail Overall

52 - L0 - Retail South Wall



53 - L0 - Retail South Wall Detail



54 - L0 - Retail Hidden Window



55 - L0 - Stone Transition



56 - L0 - Detail of Wall



57 - L0 - S. side of Central Stone Wall



58 - L0 - South Foundation in Mech.



59 - L0 - State of Mech.



60 - L0 - Dirt Foundation



61 - L0 - Wood Shoring



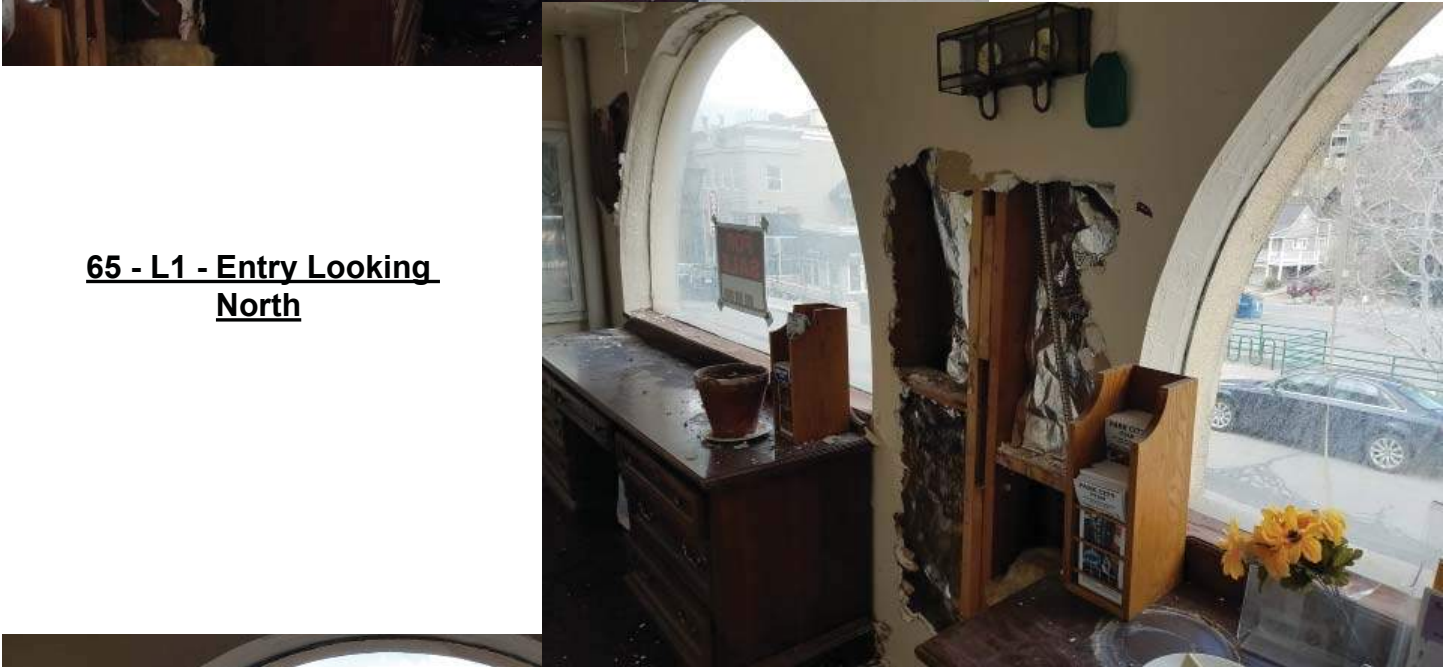
62 - L0 - Stairs to L1



63 - L0 - Dirt Floor



64 - L1 - Entry Looking South



65 - L1 - Entry Looking North



66 - L1 - Arch Detail



67 - L1 - Dining Hall



68 - L1 - Dining Concession



69 - L1 - Living Room Looking East



70 - L1 - Living Room Looking West



71 - L1 - Kitchen - NW Wall



72 - L1 - Kitchen NE Wall



73 - L1 - Kitchen Looking South



74 - L1 - Kitchen Looking @ Stair to L0



75 - L1 - Office/ Bedroom

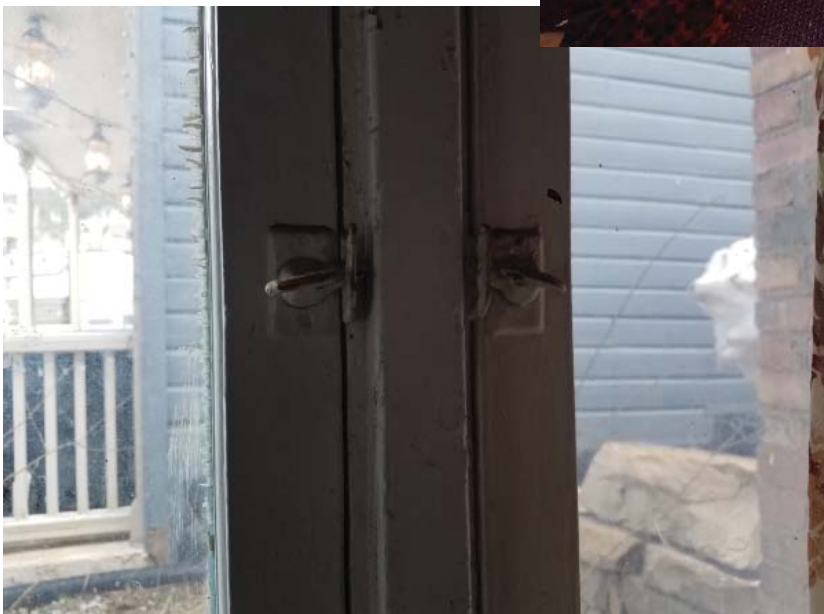


76 - L1 - Stair



77 - L1 - Dining Room Radiator

78 - L1 - Typical Radiator



**79 - L1 - Dining Hall
Window Hardware**



**80 - L1 - Stucco Assembly
Inside Wall of Entry**



81- L1 - Overbuilt Kitchen Floor Detail



**82 - L1 - Construction and
Insulation of Exterior Entry
Wall**

83 - L2 - Stair and Hall



84 - L2 - Bathroom 231

85 - L2 - Storage under Stair





86 - L2 - Bedroom 203



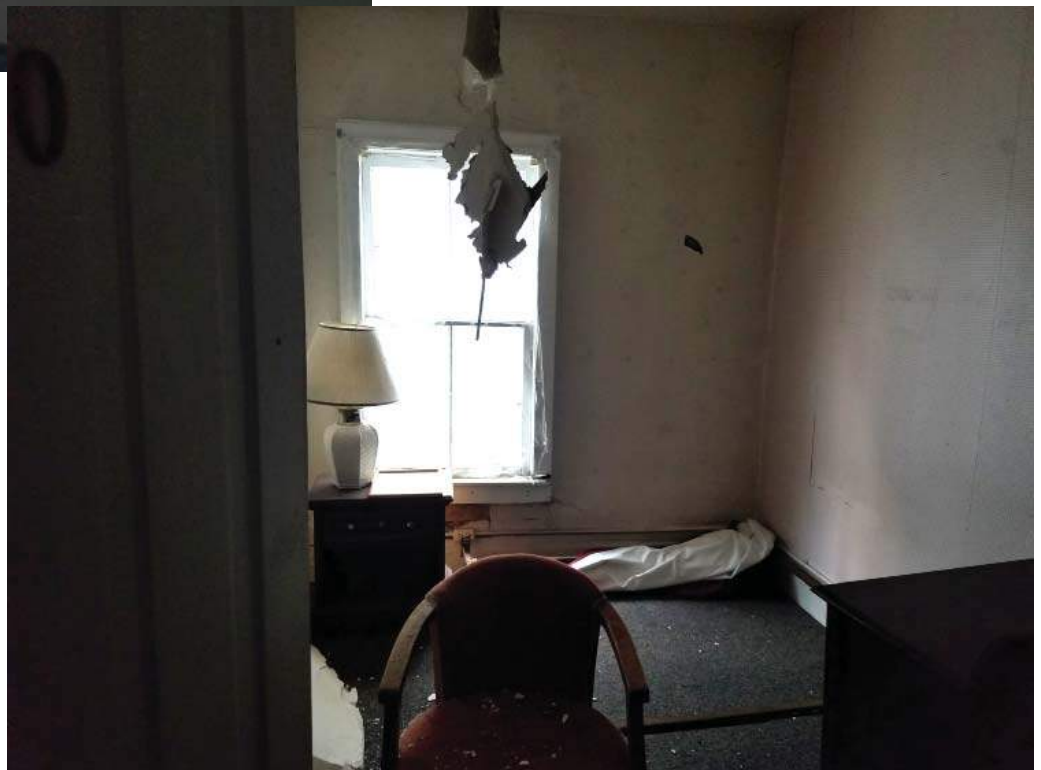
87 - L2 - Bedroom 205

88 - L2 - Bedroom 204



89 - L2 - Bedroom 205

90 - L2 - Bedroom 208





91 - L2 - Sagging Ceiling in Bedroom 206



92 - L2 - Sagging Ceiling in Bedroom 207



92 - L3 - Bunk Room

Exhibit D

ELLIOTT WORKGROUP



**ELLIOTT WORKGROUP
ARCHITECTURE LLC**
144 West 10th Blvd, Suite 100
Park City, UT 84098
435.649.3110
elliottworkgroup.com

HOFMANN PROPERTIES
**227 MAIN STREET
MIXED USE
BUILDING**
227 MAIN STREET

HOFMANN PROPERTIES 227 MAIN STREET MIXED USE BUILDING

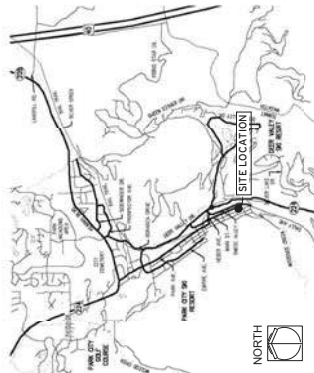
227 MAIN STREET

HDDR

03.15.2018

EWG Project # 2018.06

VICINITY



PROJECT CONTACT INFORMATION	
OWNER HOFMANN PROPERTIES 227 MAIN STREET PARK CITY, UT 84098 CONTACT: ARON HOFMANN 8015603110	BUILDER LANDSCAPE ARCHITECTURE 514 MAIN STREET P.O. BOX 3416 PARK CITY, UT 84098 CONTACT: SBO OSTERGAARD
CIVIL ENGINEER SBO ENGINEERING INC. 253 MAIN STREET PARK CITY, UT 84098 CONTACT: MICHAEL DEMKOWICZ	ELECTRICAL ENGINEER SBO ENGINEERING INC. 253 MAIN STREET PARK CITY, UT 84098 CONTACT: SBO OSTERGAARD
ARCHITECT ELLIOTT WORKGROUP ARCHITECTURE 304 MAIN STREET PARK CITY, UT 84098 CONTACT: TRAVIS ELLIOTT, AIA	PLUMBING ENGINEER SBO ENGINEERING INC. 253 MAIN STREET PARK CITY, UT 84098 CONTACT: SBO OSTERGAARD
INTERIOR DESIGN LANDSCAPE ARCHITECTURE 514 MAIN STREET P.O. BOX 3416 PARK CITY, UT 84098 CONTACT: SBO OSTERGAARD	MECHANICAL ENGINEER SBO ENGINEERING INC. 253 MAIN STREET PARK CITY, UT 84098 CONTACT: SBO OSTERGAARD

SERVICE CONTACTS

Century Link 4160 Alkireon Road Park City, UT 84098 (435) 949.6766	Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (801) 323.3517
Comcast Service Center 1000 Main Street, Suite 101 Park City, UT 84098 (435) 649.4020	Rosky Mountain Power 1000 Main Street, Suite 101 Salt Lake City, UT 84116 (801) 469.3851
DIRECTV P.O. Box 6550 Greenwood Village, CO 80155 (800) 531.5000	Snyderville Branch Water Reclamation District 2800 Homestead Road Park City, UT 84098 (435) 946.7953
Park City Fire District 736 Blaine Road Park City, UT 84098 (435) 949.6776	Utah Division of Water Quality 288 North 1460 West Salt Lake City, UT 84116
Park City Municipal Corp 460 Main Street Park City, UT 84098 (435) 658.9471	Utah Division of Water Quality 288 North 1460 West Salt Lake City, UT 84116
Park City School District 2700 Keams Blvd Park City, UT 84060	

DRAWING INDEX

GENERAL DRAWINGS	COVER SHEET
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HD-201	BUILDING SECTIONS
HD-301	
HDDR	GROSS AREA PLANS
GI-005	NET AREA PLANS
GI-006	EXISTING SITE PLAN SURVEY
HR-001	PROPOSED SITE PLAN
HR-002	IRREGULAR LOTS
L-001	PLANTING
L-002	FLOOR PLANS
HR-101	FLOOR PLANS
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HR-203	WINDOW AND DOOR ELEVATIONS
HR-204	SECTION
HR-301	SECTION
HR-302	PERSPECTIVE VIEWS
HR-901	IMAGES
HR-902	IMAGES

No. Title Description

ISSUE DATE: 03.15.2018
OWNER PROJECT NO.:
CONTRACT NO.:
DRAWN BY: BIM
CHECKED BY: CE
DESIGNED BY: EWG
EWG PROJECT NO.: 2018.06
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SHEET TITLE

COVER SHEET

GI-001

SHEET OF

ELLIOTT WORKGROUP
 ARCHITECTURE LLC
 141 West Lake Blvd, Suite 100
 Englewood, CO 80110
 425.500.0702 • 425.500.1518
 ehw@elliottworkgroup.com



LEGEND

- Room Name
- Room Name and Number
- Spot Elevation Marker

Holmman Properties

227 MAIN STREET

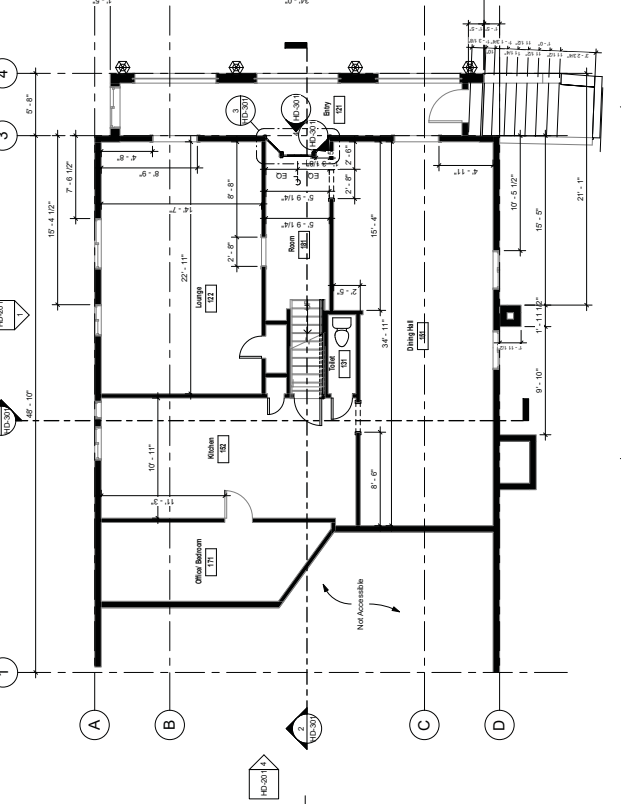
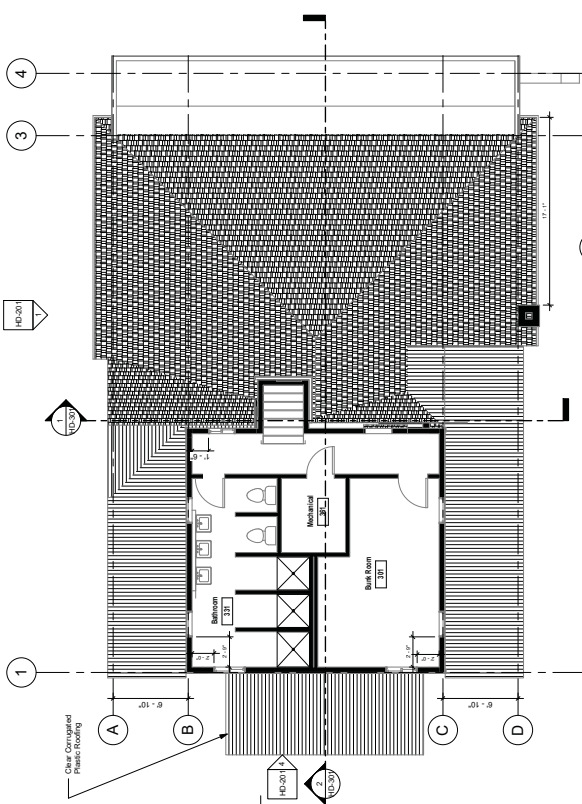
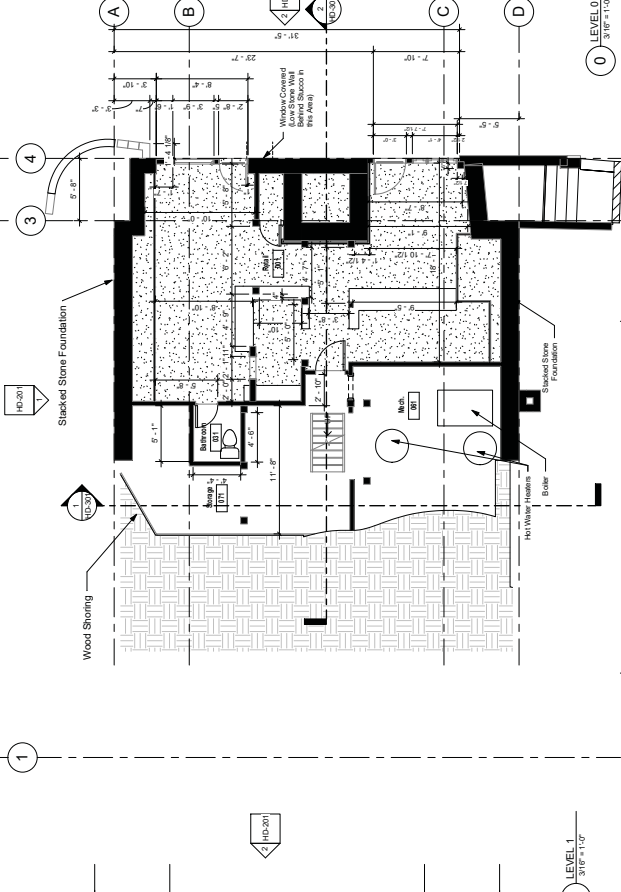
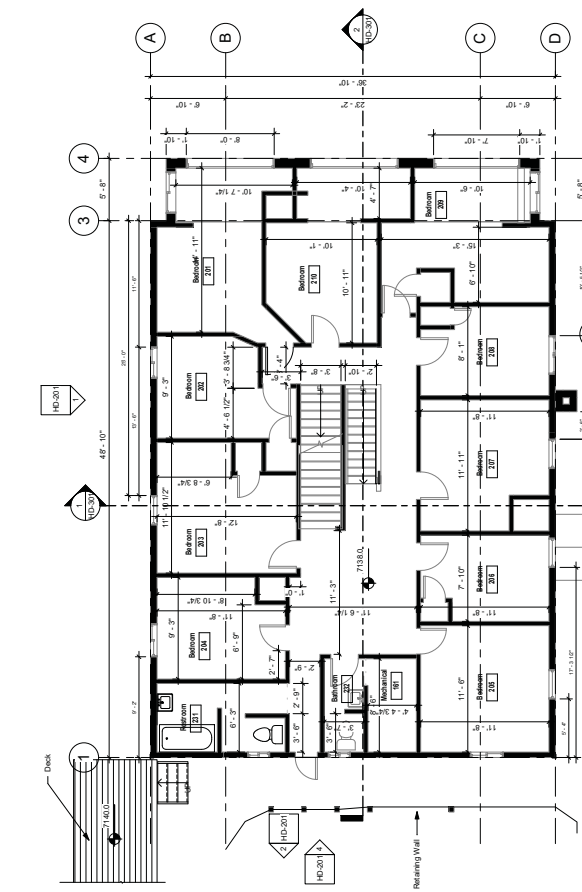
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 CONTRACT NO.:
 CHECKED BY: JVA
 DESIGNED BY: EWG
 EWG PROJECT NO.: 2017.14
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FLOOR PLANS

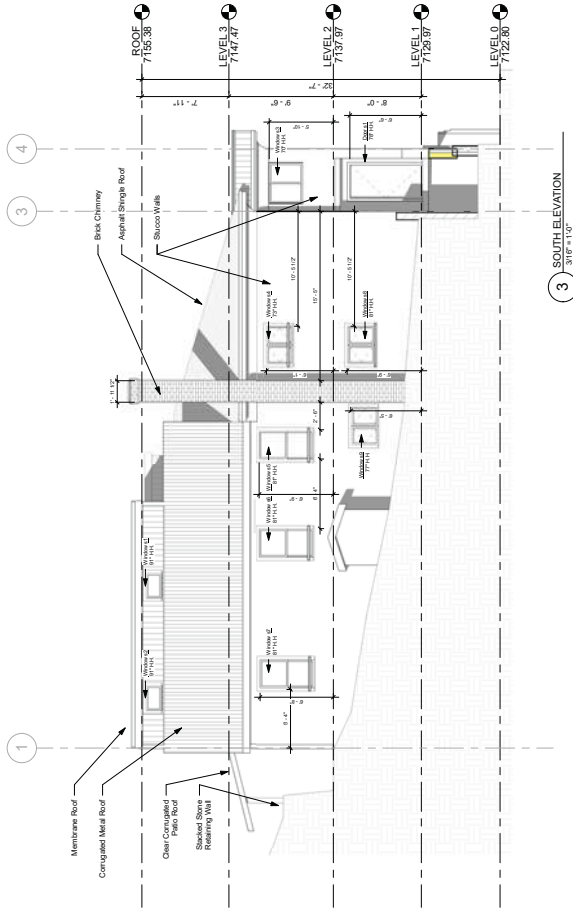
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SHEET OF

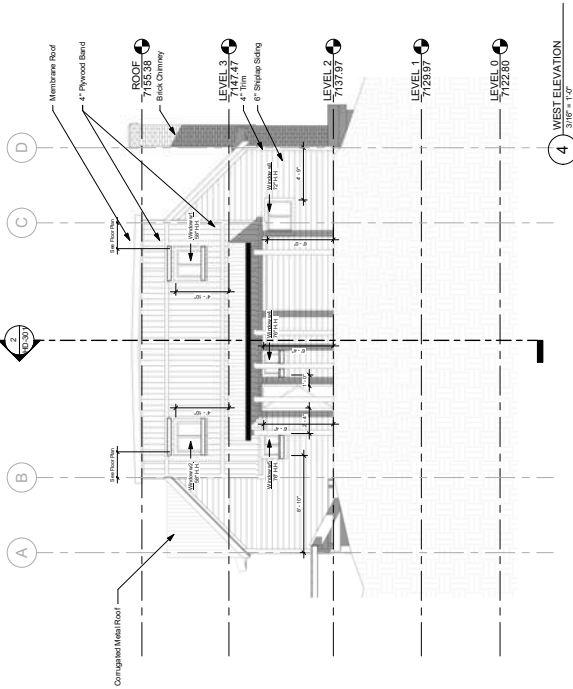




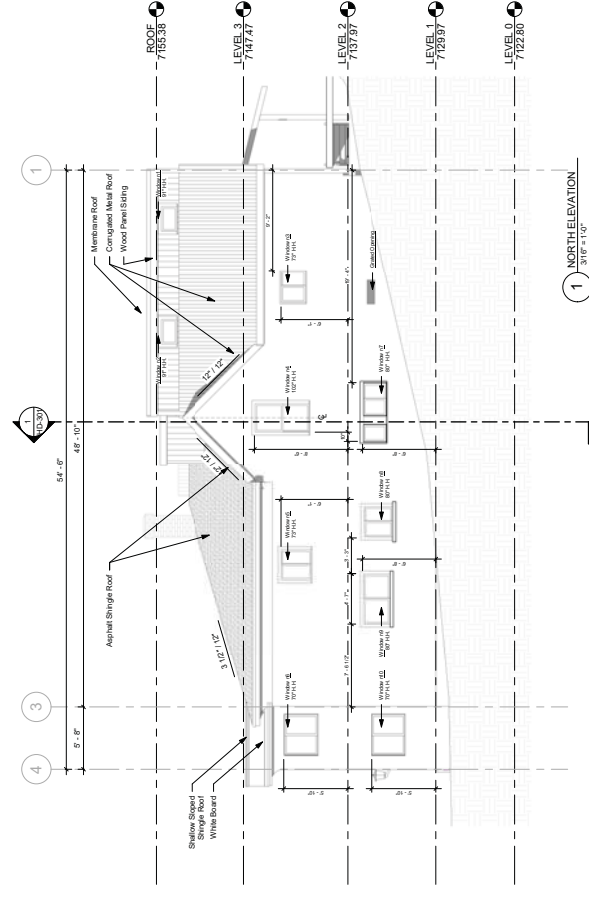
ELLIOTT WORKGROUP
ARCHITECTURE LLC
141 West Lake Road, Suite 100
Aurora, CO 80014
425.400.0020 ext. 101/151/189
elliottworkgroup.com



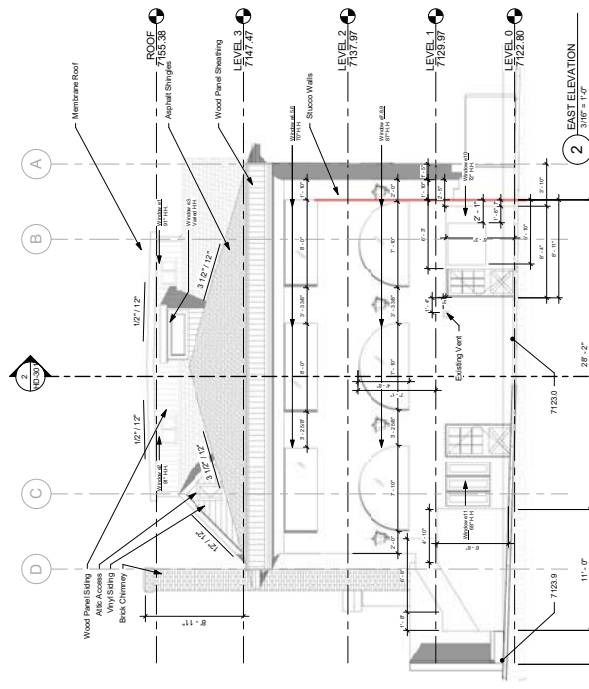
4 WEST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

Holmann Properties

227 MAIN STREET

No.	Date	Description
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OWNER PROJECT NO.:
CONTRACT NO.:
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DESIGNED BY: EWG
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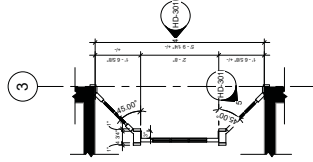
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ELEVATIONS

HD-201

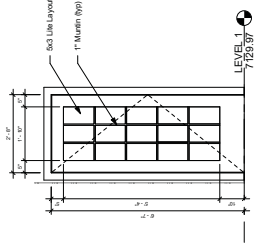
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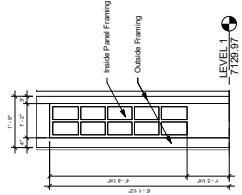
ELLIOTT WORKGROUP
ARCHITECTURE LLC
141 West Lake Blvd, Suite 100
425-500-0002 ext 2014151809
elliottworkgroup.com



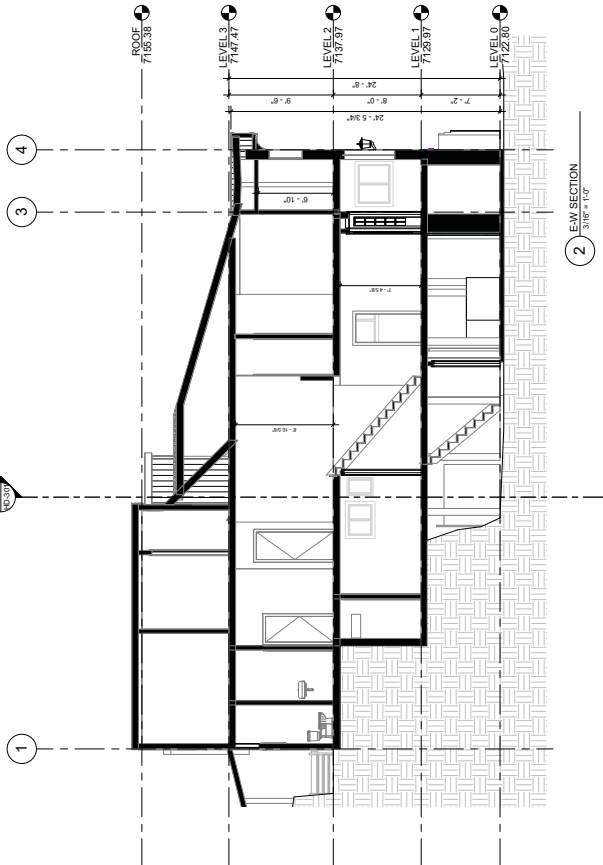
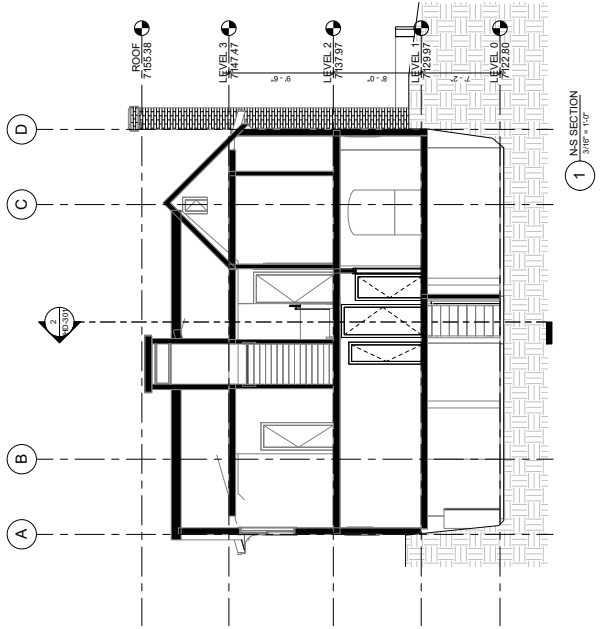
3 Existing Door Plan
1/2" = 1'-0"



4 Existing Door Elevation
1/2" = 1'-0"



5 Existing Sill/Elevation
1/2" = 1'-0"



Holmann Properties

227 MAIN STREET

No. Date Description

ISSUE DATE: 2018.03.15
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CONTRACT NO.:
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CHECKED BY: BWM
DESIGNED BY: EWG
EWG PROJECT NO.: 2017.14
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SHEET TITLE
BUILDING
SECTIONS

HD-301

SHEET OF

STAR HOTEL SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOTS 7 & 8, BLOCK 12, PARK CITY AMENDED SURVEY
RECORD OF SURVEY-EXISTING CONDITIONS
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Cusick, certify that I am a Professional Land Surveyor and that I hold Certificate No. 15474, as provided by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the herein described property and that to the best of my knowledge this plan is a correct representation of said survey.

LEGAL DESCRIPTION

Lots 7 and 8, Block 12, PARK CITY AMENDED, according to the official plat thereof, on the west of record in the office of the Summit County Recorder, Summit County, Utah.

NOTES

1. Block of flooring for this survey is between the found brass cap street monuments on shown on this plan.
2. Field work for this survey was performed April 24, 2017, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to locate and monument the boundary in addition to performing an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A. This Report was prepared by the surveyor and no easements were located as part of this survey. B. Recorded deeds, 75643300; MOUNTAIN HOME SUBDIVISION S.A.L., records of Survey No. 15-8028, 15-8022, 15-1774, all on file and of record at the office of the Summit County Recorder's Office, and physical evidence found in the field were all considered in determining the boundaries as shown on this plan.
5. Site Benchmark: Below Stone Corner, Dredstone T22 41' in Main Street as shown. Vertical Datum for this survey is MLLD 55.
6. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
7. Property corners were found as shown.
8. Record bearings and distances were different than measured one shown in subparagraph (1). Record data is from Record of Survey 15-8028.



LEGEND

- 1/4" x 1/4" brass survey monument (shown with reference)
- Found Monument (horizontal)
- Found Street Monument (vertical)

DATE: 4/28/17

STAFF:
TODD CUSICK, SURVEYOR
CHP TOMSHEH, SICT, COMPT

EXISTING CONDITIONS & TOPOGRAPHIC MAP
227 Main Street, Park City, Utah

FOR: Todd Cusick - Rentlake Land, LLC.

JOB NO.: 15-4-17

FILE: K:\ParkCitySurvey\15474\15474-504r (1644).30417-504r (1644).dwg

SHEET 1 OF 1



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480.929.0000 • 970.929.4851
elliottworkgroup.com

HOFMANN PROPERTIES

227 MAIN STREET

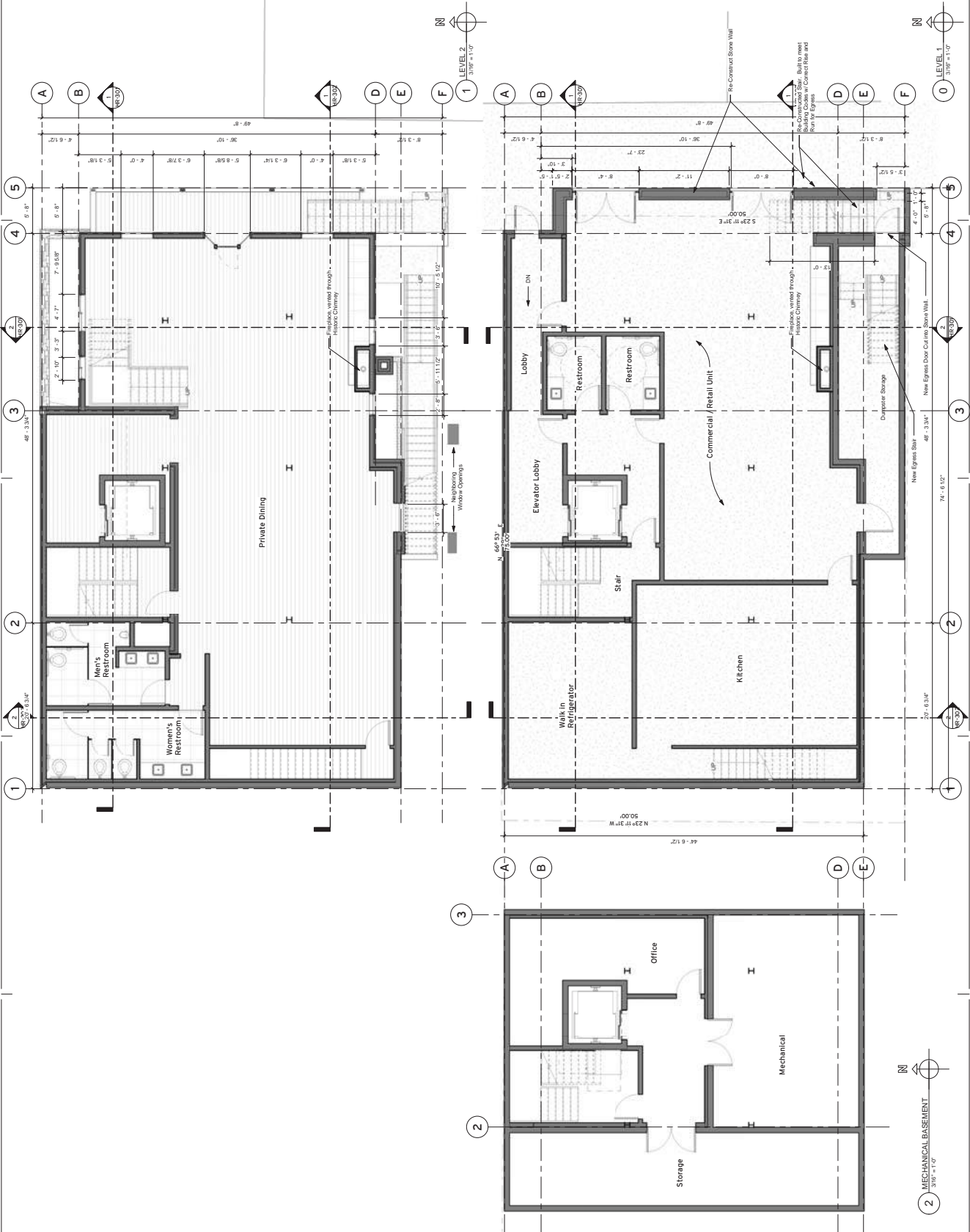
No.	Date	Description
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ISSUE DATE: 03.15.2018
OWNER PROJECT NO.:
CONTRACT NO.:
DRAWN BY: BIM
CHECKED BY: CEH
DESIGNED BY: DD
DWG PROJECT NO.: 2018.06
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FLOOR PLANS

HR-101

SHEET OF





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HOFMANN PROPERTIES

227 MAIN STREET

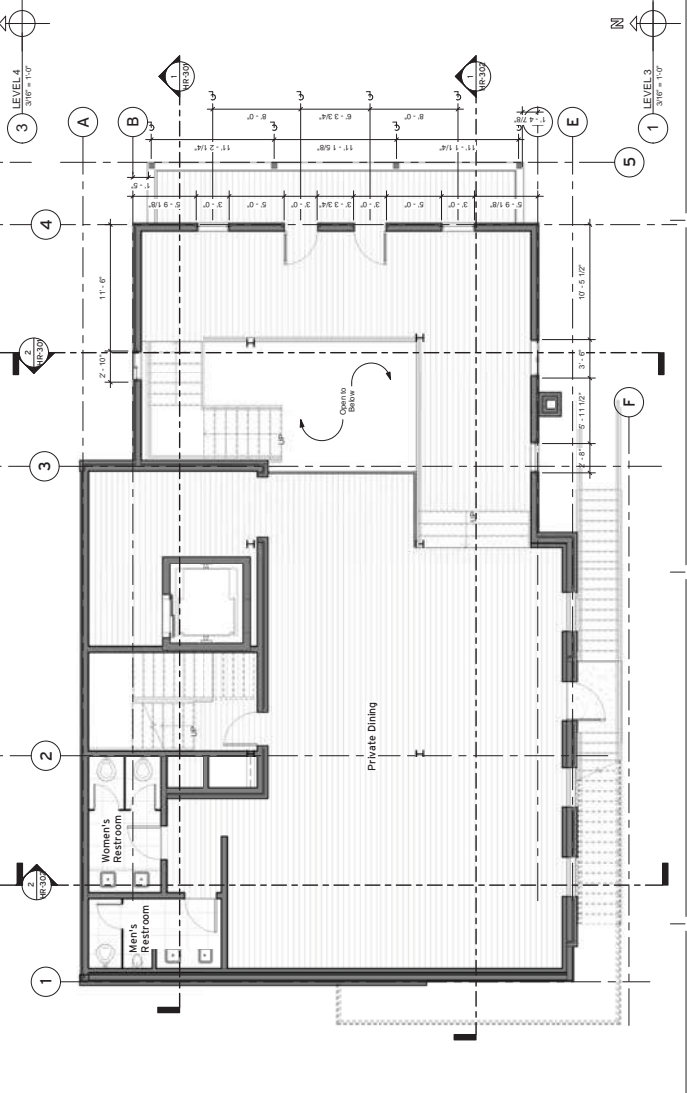
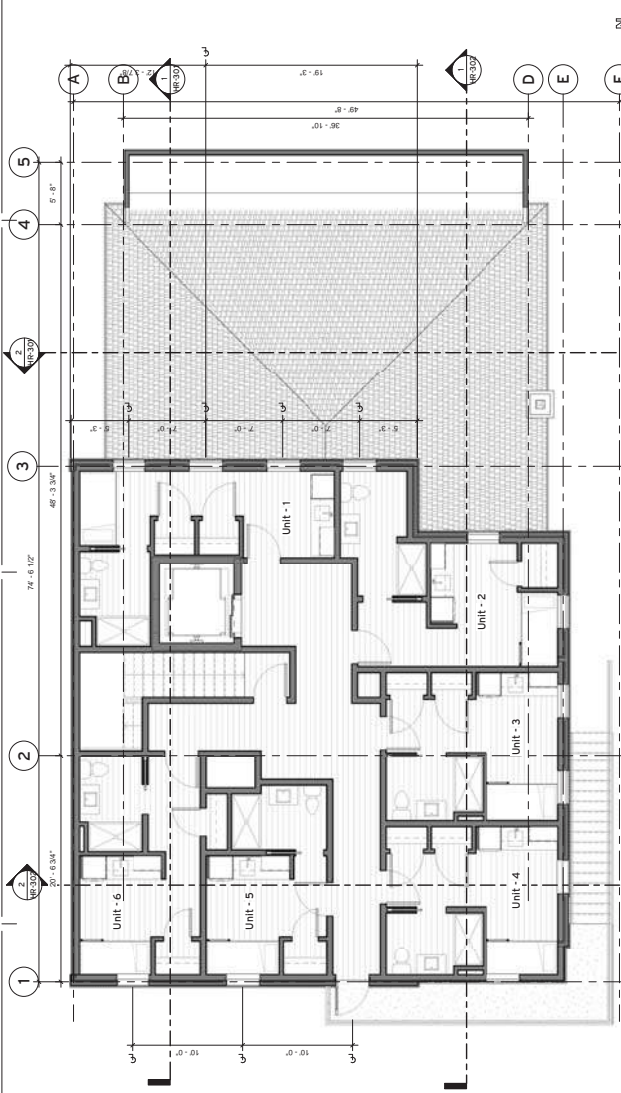
No. Date Description

ISSUE DATE: 03.15.2018
 OWNER PROJECT NO.:
 CONTRACT NO.: R/M
 DRAWN BY: C/E
 CHECKED BY: C/E
 DESIGNED BY: E/WG
 E/WG PROJECT NO.: 2018.06
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SHEET TITLE
FLOOR PLANS

HR-102

SHEET OF



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HOFMANN PROPERTIES

227 MAIN STREET

No. Date Description

ISSUE DATE: 03/15/2018
OWNER PROJECT NO.:
CONTRACT NO.:
DRAWN BY: *Amber*
CHECKED BY: *Chad*
DESIGNED BY: *Chad*
EWG PROJECT NO.: 2018.06
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SHEET TITLE

CONTE T
ELEVATION

HR-203

SHEET OF



1 EAST ELEVATION - WITH CONTE T
SCALE = 1/8"

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HOFMANN PROPERTIES
227 MAIN STREET

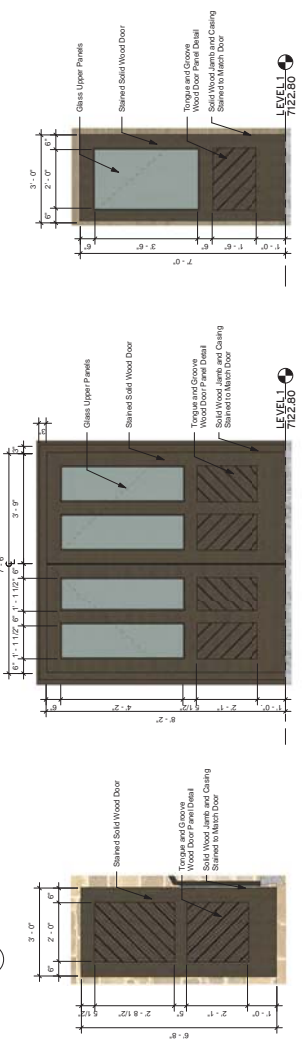
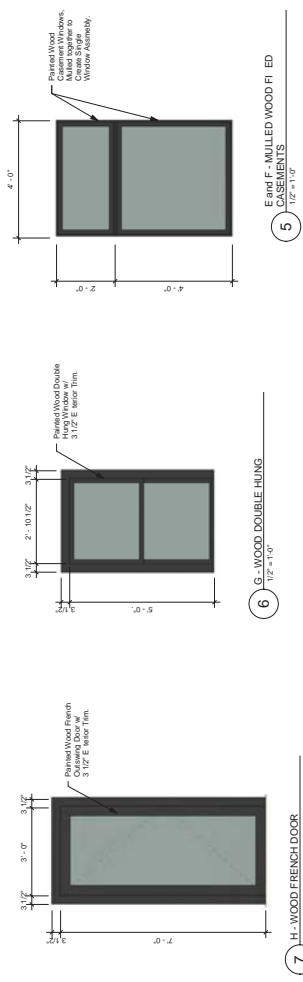
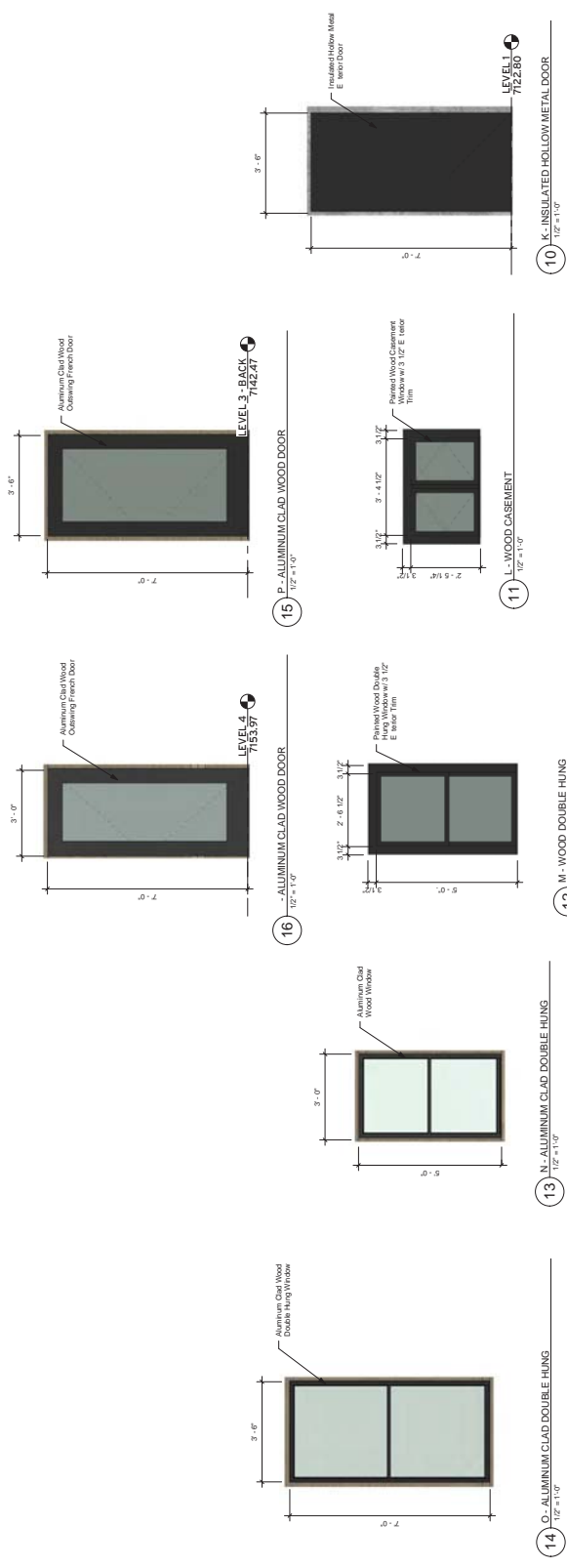
No.	Title	Description
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**WINDOW AND
DOOR ELEVATIONS**

HR-204

SHEET TITLE
SHEET OF



- 1 A - ENTRY DOOR 1/2" = 1'-0"
- 2 B - GARAGE DOORS 1/2" = 1'-0"
- 3 C - SIDE EGRESS DOOR 1/2" = 1'-0"
- 4 D - UPPER DECK ENTRY DOOR 1/2" = 1'-0"



EAST PERSPECTIVE - PROPOSED



PERSPECTIVE - PROPOSED FROM ACROSS STREET



PERSPECTIVE UP STREET - ACROSS STREET - PROPOSED



PERSPECTIVE DOWN STREET - ACROSS STREET - PROPOSED



PERSPECTIVE UP STREET - PROPOSED



PERSPECTIVE DOWN STREET - PROPOSED

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HOFMANN PROPERTIES

227 MAIN STREET

No.	Date	Description
ISSUE DATE:	03.15.2018	
OWNER PROJECT NO.:		
CONTRACT NO.:		
PREPARED BY:	Author	
CHECKED BY:	Checker	
DESIGNED BY:	Designer	
EWG PROJECT NO.:	2018.06	
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SHEET TITLE
**PERSPECTIVE
VIEWS**

HR-901

SHEET OF



OVERHEAD



NORTHEAST PERSPECTIVE



EAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



PROPOSED STREETSCAPE

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HOFMANN PROPERTIES

227 MAIN STREET

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ISSUE DATE:	03.15.2018
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CONTRACT NO.:	EWG
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DESIGNED BY:	EWG
EWG PROJECT NO.:	2018.06
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SHEET TITLE
IMAGES

HR-902

SHEET OF

Historic Preservation Board Staff Report

Subject: Historic District Grant Program
Author: Anya Grahn
Date: August 1, 2018
Type of Item: Work Session
Project Number: GI-17-00353

Summary Recommendations

Staff recommends that the Historic Preservation Board (HPB) review this staff report and provide input on the purposes of the Historic District Grant program.

Background

In January 2017, the Planning Department contracted Kjersti Monson of Duval Companies to conduct a study of our Historic District Grant program and recommend changes for its administration. A joint City Council-HPB work session was held on November 16, 2017 [[See Staff Report](#) (starting page 16) + [Minutes](#) (starting page 2)]. Based on the feedback we received, the report was completed in May 2018.

The final Historic Grant Study has been attached as Exhibit A.

Analysis:

Based on the consultant's report, staff finds that the HPB needs to forward positive recommendations to City Council for the following:

1. Establish target outcomes and develop a mission statement
2. Create a revised list of eligible improvements, including stabilization of mine structures
3. Set biannual application deadlines
4. Develop a score card to rank grant applications and determine funding for a two-tier funding approach (immediate and competitive grant programs)
5. Identify program funding sources and levels
6. Improve public engagement

During this work session, staff will be working with the HPB to accomplish tasks 1, 2, and 3. Staff is currently working through tasks 4, 5, and 6 to present to the HPB at a later date.

1. Establish target outcomes and develop a mission statement.

The Historic Grant Study outlines several goals and objectives for the Historic District Grant Program. These are summarized as:

- Promoting Park City's story and authentic sense of place through its historic sites and structures
- Commitment to an affordable, complete community and social equity.

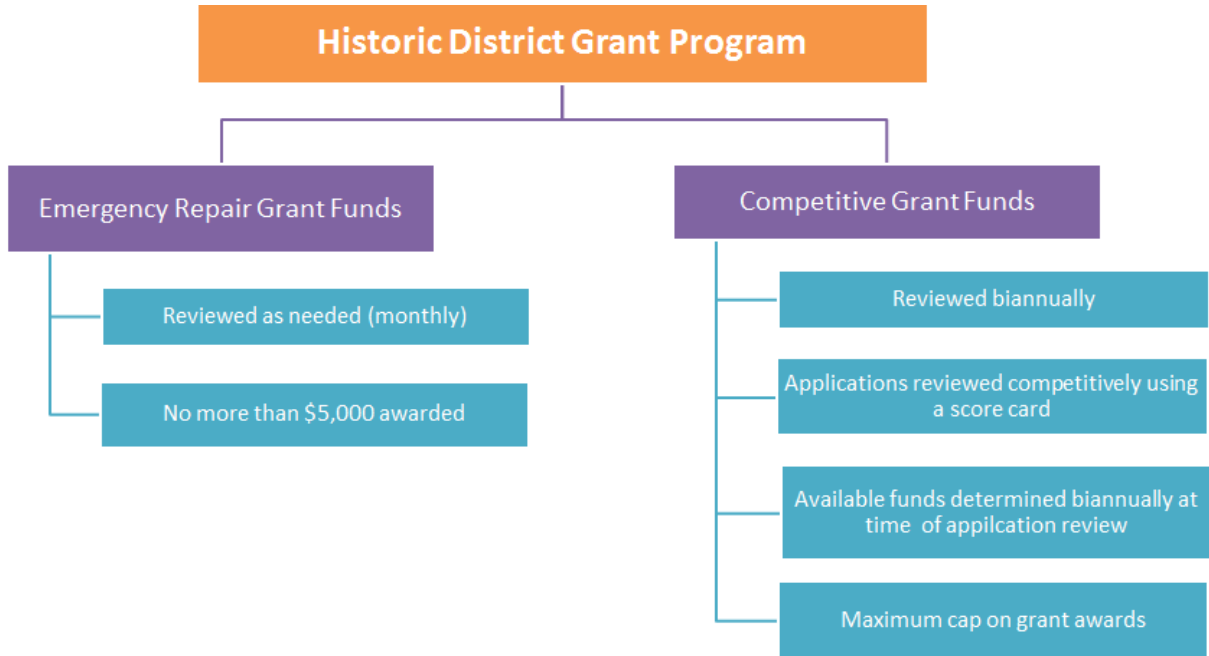
- Make a positive and proactive difference in lives of residents and businesses.
- Encourage projects and enhanced outcomes that may not happen but for the investment.

Staff is proposing the following Mission Statement for the Historic District Grant Program:

Park City is committed to creating an affordable, socially equitable, and complete community that honors its past by maintaining its historic buildings and structures while encouraging the adaptive reuse of historic buildings. The Historic District Grant program seeks to make a meaningful contribution to building community identity, improving public awareness of local history, and supporting local residents and businesses by financially incentivizing the preservation and emergency repair of historic sites and structures designated on the Historic Sites Inventory.

HPB Discussion Requested.

Staff is also proposing to reorganize the Historic District Grant Program into two tiers:



2. Emergency Repair Work

For this tier of the Historic District Grant program, staff has studied other communities' emergency grant programs and found:

- The average grant award is typically between \$5,000 and \$7,000.

- Many programs are income restricted to focus on necessary repairs to affordable housing or low-income residents.
- Repairs are not meant to be building-wide issues, but recent, critical issues that have emerged due to acts of nature, a building code violation resulting in citation, or immediate health/safety emergency concerns.

Based on this, staff is recommending that the Emergency Grant Program be limited to no more than \$5,000. Staff recommends that the deadline for Emergency Grant applications be the 5th of each month, to allow staff the time to review the application and draft a staff report for the HPB meeting on the first Wednesday of each month. The HPB shall review Emergency Grant applications and forward a recommendation to City Council. (The HPB cannot award any funds without City Council approval.) City Council may then approve the distribution of grant funds on their consent agendas. This process should take approximately 1.5 months from the application deadline to City Council's approval for the funds. The work shall not be started until City Council has approved to award the grant.

Emergency Grant funds will be deducted from the total amount of grant funds available for the biannual review for Competitive Grant Funds. This will be discussed further in our next work session when staff focuses on financing the grant program.

Staff finds that the objective for this program is to focus on those sites and structures designated as historic on the Historic Sites Inventory, and:

- Address critical and necessary emergency repair work that is not routine maintenance. The issue to be addressed should fall into the following categories:
 - Repair work shall have been caused by a recent incident or natural disaster, not deferred maintenance; and
 - The Chief Building Official finds that the current issue is a health/safety hazard; and
 - The issue endangers the long-term stability of the structure; or
 - The issue threatens the architectural integrity of the exterior of the structure or site; or
 - If not attended to immediately, the issue could cause further damage to the historic materials and features of the structure;
- The applicant shall be a primary resident or use the building for rental to primary residents. Commercial buildings are exempt from this as building owners are often removed from the business operators.
- A building permit for the repair work shall be obtained within 30 days of the City Council awarding the Emergency Repair Grant, and the work shall be completed within 6 months.

- Because these are emergency situations, the applicant may pull a building permit prior to being awarded the grant funds and within 30 days of making an application for the Emergency Repair Grant. Further, any work completed is at risk to the owner as the HPB and City Council may choose not to reimburse them for the costs of the repairs.
- The applicant shall not apply for a second Emergency Repair Grant for the same property within one (1) year of the HPB's first award.

HPB Discussion Requested.

Staff proposes the following be eligible for the Emergency Repair Grant, similar to that of the competitive grant. Those items in red have been added to the list of eligible and ineligible improvements:

Eligible Improvements:

- Cladding repair
- Siding
- Masonry repairs and repointing
- Cornice repair
- Architectural ornamentation restoration/repair
- Exterior trim repair
- Restoration of historic retaining walls
- Restoration/repair of historic windows and doors
- Porch repair/restoration
- Balcony repair/restoration
- Foundation repair/restoration
- Structural stabilization
- Abatement of hazardous materials
- Stabilization/preservation of industrial mine structures
- Storefront rehabilitation
- Gutters and downspouts, as part of a larger roof reconstruction

Ineligible Improvements:

- Acquisition costs
- Exterior lighting
- Routine maintenance that is not part of an eligible façade improvement project
- Security systems
- Skylights
- Solar panels
- Restoration/repair of historic awnings
- Weatherization of windows and doors
- Interior remodeling
- Repair of non-historic features

- Interior paint
- New Signs
- HVAC/Mechanical System upgrades
- Additions
- Landscaping/concrete flatwork
- Relocating and/or moving historic structures to a new site or location on the existing site
- Any restoration work covered/funded by insurance
- Physical Conditions Report and Historic Preservation Plan

HPB Discussion Requested.

3. Create a revised list of eligible improvements, including stabilization of mine structures.

Staff has taken a sample of 12 historic district grant programs nationwide to determine commonly covered costs (see Exhibit B). Staff proposes that Park City's Historic District Grant Program eligible list of improvements be amended to include the following listed in red:

Eligible Improvements:

- Cladding repair
- Siding
- Masonry repairs and repointing
- Cornice repair
- Architectural ornamentation restoration/repair
- Exterior trim repair
- Restoration of historic retaining walls
- Restoration/repair of historic windows and doors
- Weatherization of historic windows and doors
- Porch repair/restoration
- Balcony repair/restoration
- Foundation repair/restoration (new foundations may be raised or lowered no more than 2 feet from their original elevations)
- Structural stabilization
- Abatement of hazardous materials
- Stabilization/preservation of industrial mine structures
- Restoration/repair of historic awnings
- Storefront rehabilitation
- Historic signs
- Historic Preservation Plan and Physical Conditions Report
- Removal of non-historic alterations/improvements
- Gutters and downspouts, as part of a larger roof reconstruction

Ineligible Improvements:

- Acquisition costs
- Exterior lighting
- Routine maintenance that is not part of an eligible façade improvement project
- Security systems
- Skylights
- Solar panels
- Interior remodeling
- Repair of non-historic features
- Interior paint
- New Signs
- HVAC/Mechanical System upgrades
- Additions
- Landscaping/concrete flatwork
- Relocating and/or moving historic structures to a new site or location on the existing site
- Any restoration work covered/funded by insurance

Are there other improvements that the HPB believes should be covered or not covered by the Historic District Grant Program?

Staff has heard from Friends of the Ski Mountain Mining History that they are interested in applying for Historic District Grant funds to help finance the costs of stabilizing historic mine structures. Staff finds that the priority of the Historic District Grant program is to incentivize repairs to historic houses and commercial buildings first, and mine structures second. As the majority of the mine sites are located outside of the Main Street and Lower Park Avenue RDAs, grants will need to be awarded from the General Fund to finance any restoration or stabilization work on the mine sites. Staff proposes that the Friends compete in the competitive grant program for General Funds to finance any mine site stabilization projects.

The General Funds do not rollover each year, and staff proposes that any remaining funds in this account after the two competitive grant cycles be used to fund mine site stabilization. Should there be funds in this account, staff will open a third competitive grant window 90 days prior to the end of the fiscal year and accept grant applications for only mine site stabilization. Staff will discuss available funding further in the next work session; however, allocation to the General Fund for historic preservation grants is approximately \$47,000 per year.

HPB Discussion Requested.

4. *Setting biannual application deadlines.*

In the Historic Grant Study report, our consultant outlines the benefits of a competitive grant cycle:

- a. It would be easier for staff to administer;
- b. It would lead to applications competing on the merits of their proposal and allow HPB and City Council to better distribute the grant funds based on need or the positive impacts of the project;
- c. Applicants in competition would be more incentivized to be responsive to City goals by identifying and delivering enhanced outcomes;
- d. It would be newsworthy and therefore give the city an opportunity to communicate on a regular basis about program goals and successes.

Staff has completed a survey based on the timing of building permit applications (2013-present), timing of Historic District Design Review (HDDR) applications (2013-present), and timing of Historic District Grant applications (2010-present) for Park Avenue as a sample of the Historic District overall.

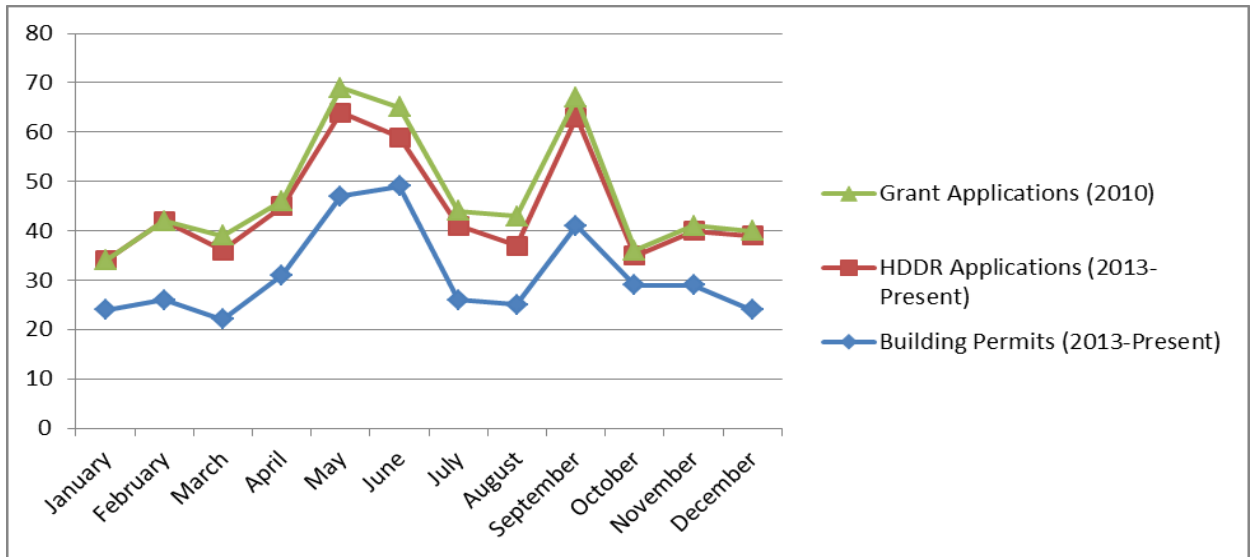
Staff has found that the most common months for application are May, June, and September. In order for applicants to pull their building permits within 6 months of the Historic District Grant award, staff is proposing the following timeline:

Spring Timeline

- Beginning of February: Grant applications are due to the Planning Department
- February: Staff reviews grant applications and works with applicants to obtain any additional documentation or information
- March: HPB reviews the grant applications and forwards a recommendation to City Council
- Late March/early April: City Council takes final action on the grant applications.

Fall Timeline

- Beginning of July: Grant applications are due to the Planning Department
- July: Staff reviews grant applications and works with applicants to obtain any additional documentation or information.
- August: HPB reviews the grant applications and forwards a recommendation to City Council
- Late August/early September: City Council takes final action on the grant applications.



HPB Discussion Requested.

Going forward:

Staff is currently developing a strategy to address the following topics, which staff will bring to the HPB to discuss during a later work session:

- **Develop a score card** to rank grant applications and determine funding for a two-tier funding approach (immediate and competitive grant programs). *This will allow the HPB and City Council to evaluate and prioritize the grant applications based on available funding. Criteria within the scorecard will allow the HPB and City Council to evaluate the grant application in relation to City Council priorities and historic preservation objectives.*
- **Identify program funding sources and levels.** *Staff will share the current projected balances of the General Fund, Lower Park Avenue Redevelopment Agency (RDA), and Main Street RDA with the HPB. We will discuss how these three (3) funds are used to finance the grant awards within different neighborhoods.*
- **Improve public engagement.** *The Historic Grant Study found that many property owners are unaware of the grant program and how it functions. Staff is developing a robust plan to further promote the grant program and educate potential grant applicants on the process. Staff will present ways to improve community outreach to the HPB for discussion.*

Recommendation

Staff recommends that the Historic Preservation Board (HPB) review this staff report and provide input on the purposes of the Historic District Grant program.

Exhibits

Exhibit A — Historic Grant Study

Exhibit B — Comparison of Historic Distric Grant Programs

Historic Grant Study

Park City
Planning Department

2018



www.parkcity.org

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Set with Galaxie Polaris.

This report was prepared by Duval Development (www.duvalcompanies.com) under the direction of Kjersti Monson.

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 Secondary Homeownership a Factor
 Historic Preservation has Economic Impact
 Metrics are a Valuable Tool
 Buying Power Outpaced Cost of Construction
 Average Grant Value Rose Slightly Over Time
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Foreword from the Mayor

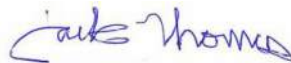
Park City's historic architecture contributes to our sense of place while paying tribute to our industrial mining history. We have the opportunity to embrace our past through our historic preservation efforts while encouraging new architecture that is both of its time and paying tribute to our historical roots. Since 1987, the Historic District Grant program has incentivized private investment in historic preservation through a matching grant program that invests public funds to offset the often restrictive costs of restoration projects. The success of the Historic District Grant program's early efforts contributed to Old Town's transformation from a dilapidated ghost town into the thriving downtown that exists today.

Historic preservation has not only revitalized our downtown but spurred the local economy. Property values within Park City's two (2) National Register Historic Districts—the 1979 Main Street National Register Historic District and the 1984 Mining Era Residences Thematic National Register District—are some of the highest statewide. Additionally, historic preservation efforts have led to Main Street emerging as the cultural heart of our community. Small-scale commercial buildings such as the Old County Sheriff's Office at 509 Main Street have served as incubator spaces for start-ups while rehabilitation projects such as that at High West Distillery, formerly the National Garage, at 703 Park Avenue are embraced by local businesses that provide vibrancy to our local entertainment district.

Historic preservation has also contributed to City Council's goals for sustainability. For decades, the historic preservation movement has recognized that existing buildings are inherently greener when compared to demolition and new construction, particularly when considering their embodied energy and the carbon impacts generated by new construction. The Historic District Grant program encourages property owners to maintain and restore existing historic materials, reducing the demand for new milled lumber and demolition waste.

The buildings and sites that contribute to our community's historic fabric promote economic vitality, socially equity, and a strong, resilient complete community. Much of the restoration work to bring back the vibrancy of these structures is credited to the Historic District Grant program. This study is key to helping us move forward with restructuring the grant program so that it may continue to incentivize and promote historic preservation efforts in our community.

Sincerely,



Jack Thomas
Mayor
January 2014 - January 2018



Andy Beerman
Mayor
January 2018 - Present

Preface

As early as the 1970s, Park City recognized the need to safeguard its industrial mining history through historic preservation. These early efforts were initiated by local residents utilizing private investment to rehabilitate their historic miner's shacks and commercial buildings; however, by 1987, the City had established the Historic District Grant program to further incentivize preserving historic buildings through a collaborative public-private partnership. The grant program played a significant role in promoting historic preservation while also spurring investment. Park City's commitment to historic preservation has continued to prosper, and today the City has some of the highest property values in the state.

Since its creation in 1987, Park City's Historic District Grant program has been modified to continue to serve the needs of the community. Initially developed as a matching grant program to offset the costs of exterior restorations, grant requests were reviewed on an annual basis and small expenditures provided seed money for small projects. As the grant program matured and costs of construction increased, the grant program was reviewed on a "first-come, first serve" basis with grant distributions increasing to cover the costs of whole-house renovations. As grant awards increased, staff and the Historic Preservation Board began to question the effectiveness of this public-private investment.

Changes to government accounting rules (GASB) in 2014 to the Historic District Grant program led to the Park City Planning Department engaging Kjersti Monson of Duval Development, LLC in 2017. Ms. Monson has provided a detailed history of the grant program in order to aid staff and decision makers in understanding the history of the program. On November 16, 2017, Ms. Monson engaged leadership in an in-depth, robust work session with City Council and the Historic Preservation Board (HPB) to identify current priorities, conditions, and trends. The outcome of that discussion, as well as her community engagement, has served as the basis for her recommendations in this report to restructure the program going forward.

This report is intended to aid staff in considering options and priorities as we continue to revise and adapt the grant program to changing demands. Originally, the Historic District Grant program served as a catalyst to incentivizing historic preservation by helping to offset the costs of expensive exterior restorations; however, as real estate prices have increased and the trend in renovations has shifted from small-scale to larger, more intensive projects, the goals and priorities of the grant program have changed. As we move forward with restructuring the Historic District Grant program, it will be imperative that we find a way to balance these changing demands while still encouraging and promoting historic preservation in throughout the community.

Sincerely,



Bruce Erickson, AICP
Planning Director



Doug Stephens
Historic Preservation Board Chair

Acknowledgments

City Council

Andy Beerman, Mayor (2018-present)

Jack Thomas, Mayor (2014-2017)

Becca Gerber

Tim Henney

Steve Joyce

Lynn Ware Peek

Nann Worel

Cindy Matsumoto, Councilperson (2010-2017); City Council liaison to HPB

Historic Preservation Board

Douglas Stephens, Chair

Jack Hodgkins

Randy Scott

Puggy Holmgren

Lola Beatlebrox

John Hutchings

Alex Weiner

David White, HPB Chair (2012- 2017)

Cheryl Hewett, HPB member (2014-2017)

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Former-Planning Analyst Louis Rodriguez

GIS Administrator Spencer Lace

Assistant City Attorney Polly Samuels McLean

City Attorney Mark Harrington

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City Manager Diane Foster

County Staff

IT Director Ron Boyer

Public

David & Patricia Constable

Jonathan DeGray

Allison Kuhlow

Michael LeClerc

Russell Long

Ruth Meintsma

Sandra Morrison

Introduction

Park City has benefited culturally and economically from the community's longstanding dedication to historic preservation. The initial success in 1979 of achieving national designation for the historic Main Street district, followed by the creation of a dedicated commission in the early 1980s (the Historic District Commission, which in 2003 was restructured as the Historic Preservation Board) focused on preservation matters, led to purposeful and strategic public investments in restoration, enhancement, and interpretation.

It was the Historic District Commission (HDC) that designed and implemented the Historic District Grant (HDG) program.

the goal of incentivizing private investment through an injection of public dollars.

The overwhelming private response to the grant program over many years has resulted in hundreds of properties improved through not only investment of dollars, but through cultivation of knowledge and a culture of preservation.

Applicant property owners entered into purposeful dialogue with the City and the HDC as they explored their options and achieved compliance with guiding preservation policies. Newspaper articles highlighted and interpreted significant renovation stories, and in so doing served to celebrate the town's history.

Historic preservation has contributed to Park City's vibrant Main Street.



The character and charm of historic Main Street has contributed to Park City's appeal as a destination for both tourism and events. Economic activity has risen as a result of the community's policies and investments in preservation.

Because funds for the HDG program originated with the Redevelopment Agency (RDA) - which remained the funder for much of the life of the grant, there was an underlying framework of economic development thinking in the program's formation and administration. It was a dollar-for-dollar matching grant program designed as a public-private initiative, and was fully intentioned about

The Park City Historical Society and Museum recognized achievements in historic preservation with certificates and plaques. As more properties were renovated and became contributing properties, the downtown that was once considered "blighted" became one of the most desirable places to live in the country: a place of great character and a viable second home option for many.

The overwhelming success of Park City's historic-building investments, to which the Historic District Grant program has been a core contributor, has led to a different set of challenges and issues for the community. Policymakers are now wrestling with how to maintain affordability in housing, and how to retain local primary residents in light of the area's desirability as a second home and short term rental option.

The Historic District Grant program has been a major player in the growth and success of Park City as

a tourist destination and a valued community. The program has had a long and illustrious life, with great success over many decades, and it has evolved over time. The grant program of today is not the same as the program that was launched in 1987. Levels of funding, types of grants, and eligible expenditures have all evolved numerous times over the course of the grant program's life, and the City has sensed that the program must evolve again to adapt to new community realities and to reflect current City goals.

The purpose of this study, commissioned and overseen by the Planning Department, has been to document the grant's history, understand and contextualize the grant through the lens of current priorities and conditions as well trends through time, and to make recommendations for how to shape the grant going forward so that it can continue to contribute to both the character and the values of Park City.

History

ABOUT THE PROGRAM

In 1977, the Park City Redevelopment Agency was created with multiple goals in mind, most notably the improvement of Main Street. In 1979, as part of a burgeoning preservation movement, the City succeeded in having Main Street designated as a National Register Historic District, and city leaders envisioned enhancements to downtown that would contribute to Park City becoming a recreational and touristic destination.

Under the same leadership who sought the National Register designation, additional historic residential and historic commercial zoning was put in place by the City over the next couple of years, and historic properties were identified. In 1981, the Historic District Commission was created by ordinance and given broad powers within the historic districts, including authority over the review and approval of building permits, demolition permits, and shaping preservation policy.

HPB Packet 8.1.18

Although there was significant interest in preservation and renovation in these early years, demonstrated through formal actions of government in ordinance and policy, there were very limited resources to undertake renovation of historic properties. A headline on December 18, 1986 in the Park Record declared "Renovation is expensive, but it may be the only hope." The article laments historic properties in limbo - homes that are too run down to be rented or inhabited, yet too expensive to fix.

In their first few years, the Historic District Commission explored several ways to incentivize restoration of historic properties by owners, including a revolving loan program, a matching grant program, and a no-strings-attached grant program. In March 1987, the HDC conducted surveys to identify homeowner needs pertinent to historic renovation activities, and a month later they presented their finalized proposal for the preferred incentive program: a matching grant program for historic renovations.

The Historic District Grant program, approved that spring, was part of a proposed 3-year, \$2.5 million initiative of the RDA to improve downtown Park City, including park, street, historic property, and parking enhancements. It was initially conceived as a three-year program, but was so successful and popular that it became institutionalized. In the first year, 33 projects were funded. In the second, 40, and in the third, 47. It was designed to be simple, with a one page application once a year, and the results were immediate and dramatic, leveraging an incredible private response of over 100 projects completed in the first 5 years (by 1991) with approximately half a million public dollars invested.

This pace heated up, with 224 projects reported complete just three years later, in 1994. Over the next two decades, hundreds of projects would be completed, and more than \$2 million would be invested, transforming Park City into a quaint destination with a strong sense of place and touristic appeal.

CHANGES & ADAPTATION

The goals and criteria for the program changed over time. From 1987 to 1991, the grant was for exteriors only – intended to fund “physical improvements to the outside of the building so all residents would benefit.” In 1992, foundation and stabilization work became eligible. Wiring heating and plumbing became eligible expenditure in 1995. By 1997, critical structural and foundation work became the major focus and priority of the grant.

Funding levels and the number of grants also changed over time. The initial \$5,000 residential maximum and \$10,000 commercial maximum became \$10,000/\$15,000 respectively in 1998, and during that same year a \$50,000 grant was offered for the first time. Grant maximums by type were eventually phased out and replaced by a common pool of allocated funds distributed to eligible and approved projects on a first come first served basis. This was one of the changes implemented under new grant governance put in place in 2003.

Changing Authorities & Governance

In July 2003, a sweeping set of actions disbanded the Historic District Commission and replaced it with the Historic Preservation Board, which was given more limited authority. During this time, the City also streamlined and restructured other parts of government leading to the departure or dismissal of three department directors: community development, administrative services, and leisure services.

The HDC had become the subject of ire by many who claimed that the

Commissioners held too much power to make subjective decisions, and that their authority was unchecked. Initial indications by elected officials that the Commission would be eliminated were not well received, however, and a restructuring by ordinance was pursued instead. In the restructuring, a new body was formed with diminished authority. City staff would now take on the authority to review and approve permit applications – a power previously held by the HDC. Demolition permit decisions in historic districts were shifted to an independent hearing board. The newly formed Historic Preservation Board would retain the authority to shape city policy on preservation, and would continue to oversee the grant program.

One of the first changes made to the Historic District Grant program was to end the annual application and award cycle and replace it with year-round applications and awards, a change which remains a popular characteristic of the program today. Although the change was a welcome one for homeowners, it had the potentially unintended consequence of reducing opportunities for annual press coverage of the program.

In past years, reporters covered announcements of the upcoming deadline, informational meetings were organized in the weeks leading up to the deadline, metrics from the previous grant cycle were published (including fun facts like which street had received the most investment that year), and human interest stories were featured about very significant properties or projects renovated that year. The annual cycle also inspired events and awards, for instance the Historical Society honoring the best projects with certificates and plaques at an annual event.

Adapting to New Rules

In 2014, changes to government accounting rules (GASB) resulted in a finding that the City could no longer fund capital improvement projects with Capital Improvement Project (CIP) funds for projects or assets the City does not own. Historic District Grants constituted capital improvement projects of this type.

The Historic District Grant program was originally housed in the CIP and funded with the Main Street and Lower Park Avenue (LoPA) RDA funds as directed by Council and included in the RDA resolutions. The funding questions raised in 2014 spurred broader questions about administering the program including a review of the application process and eligibility criteria, which reflected an interest in aligning the program more closely with other City priorities and objectives.

In 2012, City Council adopted the Park City 2030 Long Range Strategic Plan, and defined a set of priorities that reflected a significant policy focus on housing, transportation, and energy. The top priority identified was affordability. Staff and elected officials observed that Park City was becoming an expensive place to live, and, in particular, the historic districts were becoming popular second home communities where locals and primary residents were at risk of being priced out.

In a conversation with Planning Director Bruce Erickson, it was evident that this trend was perceived as not only a housing challenge, but a vibrancy challenge. In addition to promoting an equitable and complete community, Erickson is focused on keeping a local influence on and around Main Street and elsewhere,

noting that chains and franchises diminish the value of Park City as a place with a unique local flavor that tourists and residents both value.

To keep local influence vibrant, it's important to make it possible for primary residents, who comprise local business owners and the workforce that supports them, to remain in Park City, owning and operating authentic local establishments and not being driven out by rising costs of housing. For many reasons, affordable housing is a major initiative of the City and a value that policymakers and staff seek to embed in public dollars expended.

The HPB was asked to review recommended changes to the program, and to provide direction regarding the application process and policy for administration of the program.

At that time, the HPB approved the following changes, which began to reflect consideration of primary versus secondary homeowners and their eligibility to receive Historic District Grants:

- Houses lived in by primary residents (those houses in which the homeowner or a renter lives in full time) can be awarded up to 50% of

Locally owned and operated businesses contribute to the vibrancy and authenticity of Main Street. It's important to support primary residents in Park City.



Main Street is home to many unique local businesses and establishments. A sense of authenticity and local flavor is generated as a result of local influence and investment.

Recommended Changes Approved

Issues directly and tangentially pertinent to an update of the Historic District Grant program were fleshed out by staff with leadership at a Council working session on October 9, 2014. In a staff report to City Council, a recommendation was made for Council to review and adopt a new policy for the administration of the Historic District Grant program. Staff brought the matter to the Historic Preservation Board on November 5, 2014.

their eligible costs, while homes which are to be used as secondary homes or nightly rentals (i.e. not lived in by the primary residents) can be awarded up to 40% of eligible costs.

- Commercial properties continue to be eligible for up to 50% of construction costs regardless of ownership.
- An additional 10% may be awarded to those property owners committed to renovating a significant structure to elevate its status to *landmark*.

2.0 History

Staff sought and received a positive recommendation from the HPB to City Council on the proposed changes, and on December 4, 2014, staff recommended to City Council that they review recommended changes and adopt a policy for administration of the program.

In January 2015, staff submitted a report to City Council consistent with this recommendation, and Council supported staff recommendations. Throughout 2015-2016, staff considered ways to adjust the program in light of the funding question and adopted City priorities. On January 5, 2017, the following staff report was made to City Council:

"Since 1987, the Historic District Grant program has operated continuously with the support of City Council and the Historic Preservation Board (HPB). The Historic Preservation Grant program was originally housed in the Capital Improvement Project (CIP) and funded with the Main Street and Lower Park

Avenue (LoPA) RDA funds as directed by Council and included in the RDA resolutions.

With changes to the government accounting rules (GASB) in 2014, the City can no longer fund capital improvement projects with CIP funds for projects or assets the City does not own such as properties awarded grants through the Historic District Grant program. In 2015, staff revised the Historic District Grant program in order to reflect changes to the GASB.

Due to the concerns and feedback we received from the Historic Preservation Board (HPB) in early 2015-2016, staff has been analyzing ways in which to restructure the grant program."

The Planning Department engaged Duval to document the grant's history, understand and contextualize the grant through the lens of current priorities and conditions as well trends through time, and to make recommendations for how to shape

the grant going forward so that it can continue to contribute to both the character and the values of Park City. This report is the outcome of that engagement, and is intended to inform staff and policymakers as they consider options and make decisions about the grant program in its next iteration.

Analysis

An analysis of history and trends was necessary to inform the process of defining the next iteration of the Historic District Grant program. Considerations included Park City land value trends, a study of buying power of grant dollars over time based on costs of construction, ownership trends, economic impacts, and City values and priorities.

preservation, and the grant's performance over time. A summary of findings follows.

Based on sample data, Park City property values have risen more and at a faster rate in historic districts than in the city generally. 1990 data was too incomplete to analyze, but the trend of a widening gap is legible in an analysis of data from 2000-16..

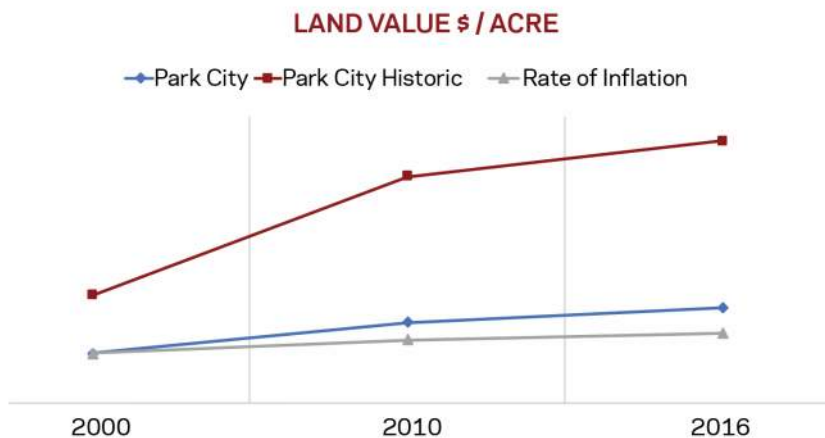
SOURCES & METHODS

For this study, decades of parcel data from multiple sources was utilized, including Summit County, the City of Park City, and the US Census. Additional non-parcel data sources include the ENR Construction Cost Index, City staff reports, adopted plans and policies, and news archives (Park City Record) spanning 1979-2004. Finally, direct engagement

The City completed a housing assessment and plan in 2012 aimed at addressing growing challenges of affordability, and these issues have been raised by both City staff and stakeholders as an important consideration in determining how to shape and administer the grant.

Park City's investments in historic preservation, as well as the success

Property values in Park City have risen faster than inflation, especially in historic districts.



A random sample of parcels was analyzed, showing the value of land per acre over a sixteen year period in Park City. Values in historic districts were greater and rose faster than the city-wide average.

was undertaken, including stakeholder interviews, a facilitated workshop with leadership and a technical advisory meeting with staff.

the city has seen as a ski and resort destination, have created lasting value and appeal, which brings both benefits and costs.

FINDINGS & OBSERVATIONS

Our analysis has considered property values, income, ownership trends, economic impact of historic

Because land value in Park City has outpaced the rate of inflation over decades, and land value in historic districts has risen at an even greater rate than Citywide, affordability and

3.0 Analysis

equity concerns have now become a focus of policymaker attention.

Wealthy Households a Large Share of Total

Park City's median household income in 2015 was \$105,102, which is almost twice the US median income of \$53,889. It also exceeds the median income in the state of Utah (\$60,727) and Summit County (\$91,773). The median household income in Park City grew from \$90,567 in 2000 to \$1,050,102 in 2015, outpacing inflation by over 15%, while the US median household income shrank over that same period from \$79,542 in 2000 to \$53,889 in 2015.

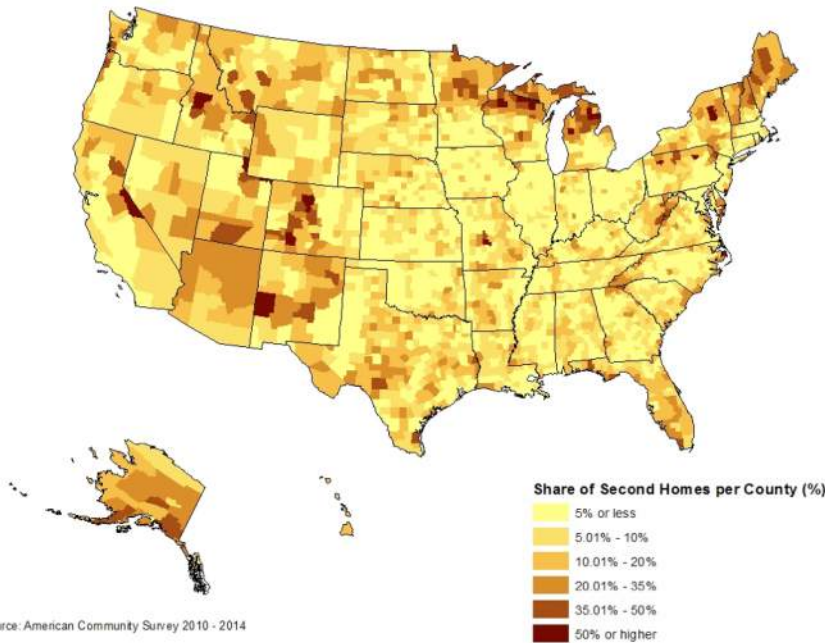
Households with income over \$200,000 per year comprise over 25% of households in Park City; by comparison, households earning over \$200,000 per year make up just over 5% of all households in the U.S.

Affordability of housing is a major concern of Park City leadership, who commissioned a housing study in 2010 and have since taken steps to make the issue a policy priority. Deeper consideration of this issue is beyond the purview of this report, but it is included as an observation due to the interest of some stakeholders in addressing affordability goals in the expenditure of public dollars, including grant dollars.

Secondary Homeownership is a Factor

The National Association of Home Builders (NAHB) estimated from American Community Survey data that in 2014, the share of second homes among the entire U.S. housing stock was 5.6%. For those areas with robust second home markets like Summit County, there are pros and cons to having a much higher rate of non-primary owners. In a 2011 analysis, the Summit County

Percent of Housing Stock Allocated to Second Homes



Source: American Community Survey 2010 - 2014

More than half of residences in Summit County are second homes.

With access to scenic beauty, skiing and recreation, Summit County has become a popular second home market.

Assessor found that more than half the homes in the County were in non-primary ownership. This places Summit County in company with other major second home markets, though still not breaking into the range of the top ten counties which range from 62% (Dukes County, Massachusetts) to nearly 80% (Hamilton County, NY) second homes.

According to the Assessor, the tax benefits garnered by the presence of second home owners are desirable, but are countered for some by a sense of diminishing community cohesion.

Two themes pertinent to second home ownership rates have been specifically identified through outreach and engagement. One is about maintaining housing affordability so that Park City remains a complete community with a strong sense of local identity. The other is about ensuring that the City retains its authenticity and unique character through the viability of locally owned and operated businesses. If the owners of these vibrant establishments can no longer afford to be a resident of Park City, they could be lost and replaced by establishments with less interest in reflecting local identity.

These issues are a consideration of the Historic District Grant program design inasmuch as the City and the Historic Preservation Board have directed that ownership type should inform levels of eligibility for grant support.

Historic Preservation has Economic Impact

PlaceEconomics, with the University of Pennsylvania, prepared a study for the Advisory Council on Historic



Authentic locally owned businesses are an important part of Park City's character and identity.

Preservation (AHCP) in 2011 (updated in 2013) called Measuring Economic Impacts of Historic Preservation. The study proposes a number of metrics for use in placing economic value on historic preservation, including:

- Jobs / Household Income
- Property Values
- History/Culture Tourism
- Environmental Measurements
- Downtown Revitalization

The study outlines the definition and purpose of such metrics, as well as potential methods of analysis. Detailed work on the subject of economic impact is beyond the scope of this study, and yet the economic impact of historic preservation has been a substantial part of Park City's story and is important to observe in this context.

Metrics are a Valuable Tool

Leadership may wish to pursue the development of metrics for Park City to guide future policy and to test several hypotheses that can be made based on a more casual analysis of the facts:

- Jobs have grown along with businesses, events, and resorts in Park City, and the City's investment in historic resources like Main Street has contributed to that.
- Property values have grown in part due to historic investments, with values in historic districts above the City average.
- Tourism has boomed in Park City; natural resources and character-building historic resources are both major contributors to Park City's appeal as a destination.
- Restoration of older properties contributes to sustainability with building efficiency and compact development benefits. Metrics for environmental/historic preservation outcomes could be developed.
- Downtown revitalization was the original purpose that drove the RDA and HDC to pursue public investments in both infrastructure and historic preservation in the 1980s. That trajectory has transformed historic Park City and created economic value.

Buying Power Outpaced the Cost of Construction

The average cost of construction nationally, according to the ENR Construction Cost Index (CCI), has risen by 2.37 times from the time of the grant’s launch in 1987 to the current day, meaning in short that it has become more expensive to build things. In 1987, the CCI was \$4,406 and by 2016 the CCI had risen to \$10,443.

Many stakeholders who were interviewed during the engagement process identified *rising construction costs* as a reason for the diminished perceived relevance of the grant program. However, the rise in construction costs over time was matched and exceeded by a more significant rise in the buying power made possible by the rising value of grant awards over time.

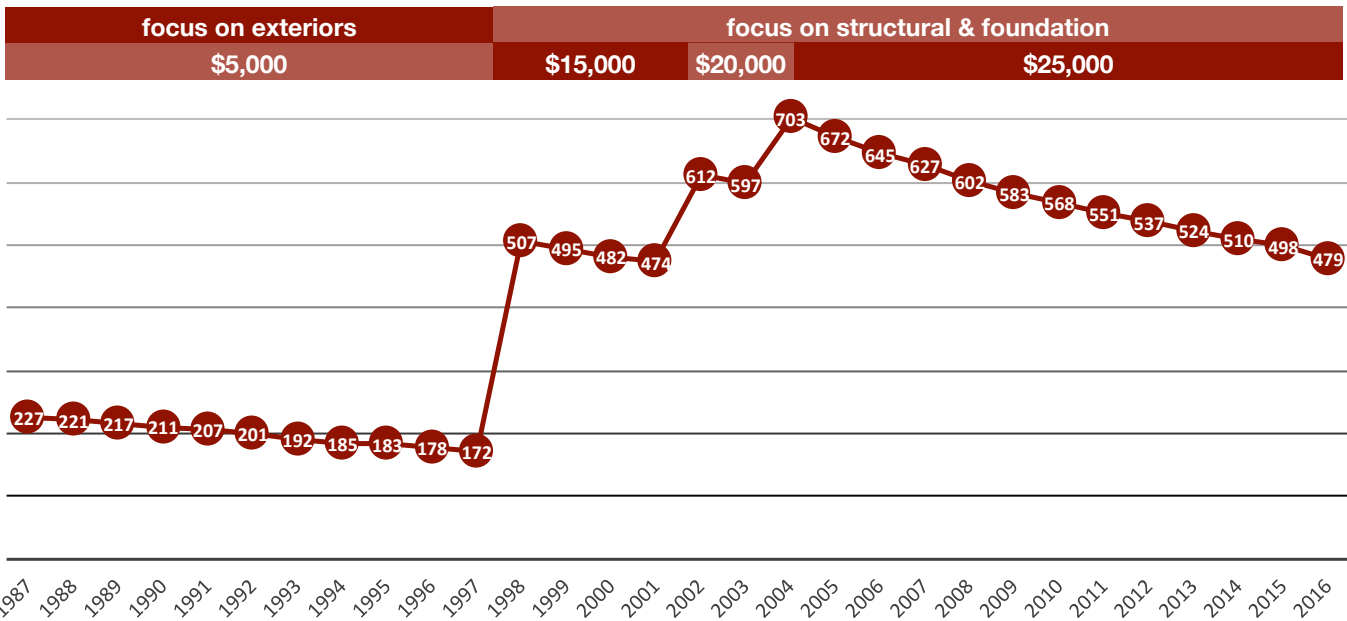
An analysis was conducted of historical data for the grant program and the “buying power” it has provided. Grant awards were logged over time based on City data and newspaper records. The maximum allowable grant value for each year was recorded, and that was converted to “buying power” for that year using the ENR Construction Cost Index data for the same year.

It’s clear that each grant dollar can buy a certain amount of materials and labor in a given year. What was less clear prior to the analysis was whether the grant’s buying power had diminished over time due to construction costs.

The data demonstrates that the buying power of the maximum grant declined over the first decade, but then rose at a higher rate than construction costs due to grant

Rising construction costs were matched and exceeded by the rising value of grant awards.

BUYING POWER OF THE RESIDENTIAL GRANT



“Buying power” is a unit of labor hours + materials that the maximum grant in a given year could buy based on the ENR Construction Cost Index for that year. The chart shows, for instance, that from 1987 to 1997, the buying power of a \$5,000 grant steadily decreased, but when the maximum award grew to \$15,000 in 1998, buying power was more than double what it was in the initial year of the grant.

Average grant size has risen slightly over time.

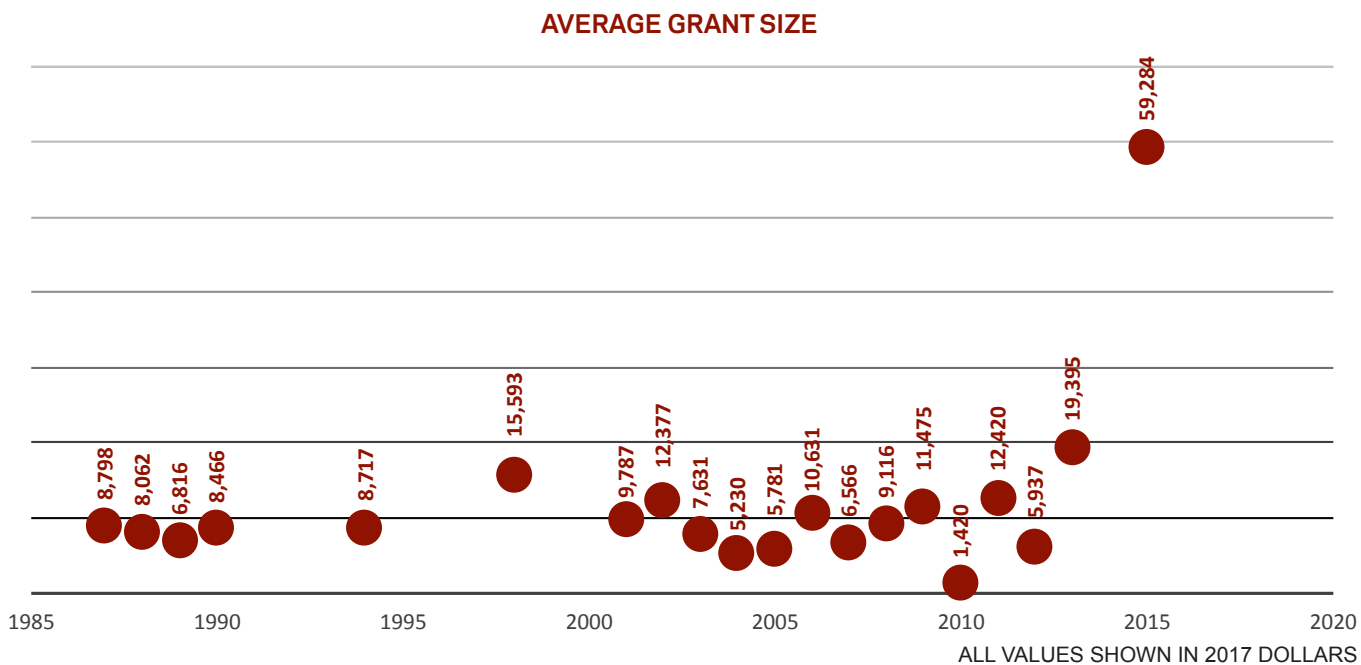
awards becoming larger over time. For approximately the first decade of the grant's life, residential awards were capped at \$5,000 and commercial at \$10,000. Both residential and commercial caps were raised to \$15,000 in 1988, then raised again in the early 2000s to \$20,000. The current maximum award that the HPB can approve is \$25,000, though larger awards can be given with approval of Council. The buying power generated by these "raises" over time have enabled residents to buy more labor hours and materials in the latter life of the grant than they could in the early years - even accounting for the rising cost of construction. These findings are inconsistent with the prevailing assumption that the grant had more buying power in its early years. It would be more accurate to say that there were a larger number of grants

awarded in the early years, and that the impact of the grant to numerous properties was more widely known and publicized.

Average Grant Value Rose Slightly Over Time

The average grant size is the total dollars awarded for a given year divided by the number of grants awarded, adjusted to 2017 dollars. For those years between 1987 and 2016 where data was available about both the *total annual grant dollars awarded* and the *total number of grants awarded*, an average grant size was discernible.

Because early years are characterized by large numbers of grants whereas later years have few total grants, there is more deviation from year to year in later years.



Average grant size was analyzed for all years where the total value of grant money awarded and the total number of grants awarded were both known. It is shown here with all values adjusted to 2017 dollars. There is more deviation in recent years due to far fewer grants being awarded, and there is a significant outlier in 2015 when a single large grant was awarded.

Number of Grants Dropped in 2003

In 2003, significant structural program changes to governance and administration occurred which may have, with other factors such as the 2002 Winter Olympics, dampened the number of applicants to the grant.

First, the governing body was restructured: the Historic District Commission was dissolved due to perceptions of overreaching authority, and replaced by the Historic Preservation Board. Second, the grant ceased to be administered as an annual competitive process and became a year-round application.

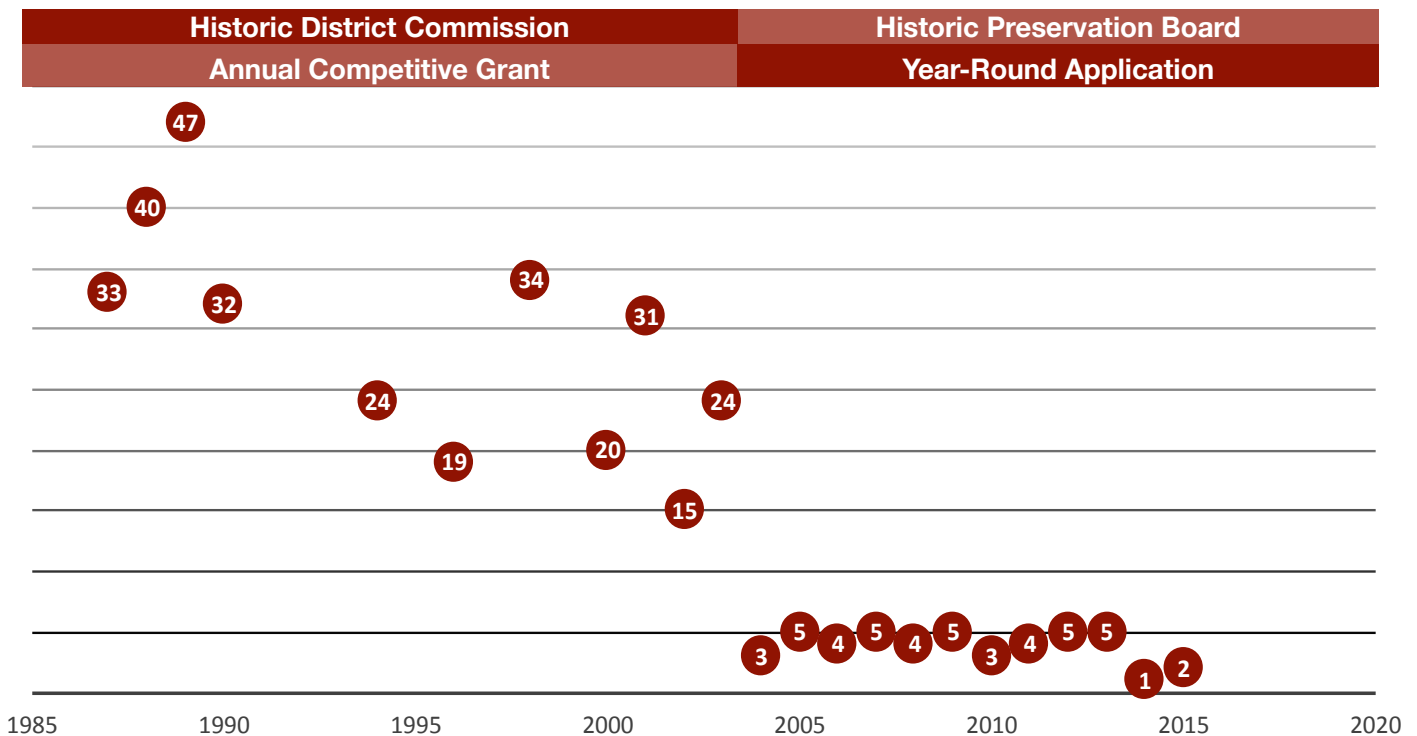
After 2003, it appears the grant became less visible to the community. The pre-2003 program had, by virtue of the nature of a competitive award, driven a community information and news cycle. Informational meetings would take place leading

up to the deadline; detailed human interest stories would take place about projects and results from the last year's awards; and the newspaper would publicize the list of winning properties along with some analysis such as which streets garnered the most investment. All of these touchpoints provided fertile ground for community dialogue and preservation awareness.

Historically, the grant has leveraged significant private investment in hundreds of properties within the historic districts, and through regular coverage in the newspaper, it has raised the public consciousness about the value of the community's history, resulting in a growing sense of common purpose and commitment to invest. The grant has raised the perceived appeal of historic districts and their desirability for additional private investments, including business, tourism, and programming investments.

The Historic District Commission administered an annual competitive grant program until 2003. Thereafter, the Historic Preservation Board and City of Park City have supported year-round applications.

TOTAL NUMBER OF GRANTS AWARDED ANNUALLY



The number of grants awarded annually dropped in 2003 and remained low. Also in 2003, which is also the year that two significant changes in grant administration occurred: the restructuring of the governing board and the shift from an annual competitive cycle to year-round applications.



Engagement

STAKEHOLDER ENGAGEMENT

Interviews with Program Users

Assessment of Grant Program Through User Experience Interviews

A selected group of users were contacted and interviewed about their direct experience with the program.

One of the most useful sources of information for any study is community engagement. For this study, valuable insights were drawn from stakeholder interview subjects, “goals workshop” participants, and technical advisors. A summary of engagement outcomes follows.

STAKEHOLDER INTERVIEWS

Eleven stakeholders were contacted for interviews about the Historic District Grant program, resulting in 7 interviews being conducted over two weeks in March 2017. Interview subjects represented differing expert or firsthand perspectives on the program, and included grant recipients, an architect, representatives of stakeholder organizations such as the Chamber of Commerce, the Park City Historical Society & Museum, and the oversight body, the Historic Preservation Board.

Interview Questions

Interviewees were asked the following seven questions:

1. What is your personal experience with the Historic District Grant program?
2. Do you and your peers have a generally held perspective on the Historic District Grant program? If you were to take the temperature of peers on preservation matters, and specifically grants to properties for restoration, what would the general feeling be? Is it your opinion that the general view of you and your peers is shared by most people?
3. Have you experienced a process with the Historic Preservation Board? What are your thoughts about the role of the HPB?
4. What do you think is necessary for the City to understand in crafting revisions to the Historic District Grant program? What's most important and successful about the program and its goals, and what may need another look?
5. What criteria do you think are most important to include in evaluating the eligibility of an applicant?
6. Are there any difficulties to be aware of? Are there any ways that you feel the program has been mis-used in the past?
7. Can you share a success story about the grant?

SUMMARY OF STAKEHOLDER OBSERVATIONS

In answering each of the questions posed, common themes were touched on among interviewees. Themes included an assessment of the program's value, comments on the process, and ways that the program could be improved. A summary of "interview takeaways" on these broad themes follows.

Perceived Value of the Historic District Grant Program

- The program is valued by those that have used it – however, most people don't really know very much about the program.
- On the commercial side, property owners are one step removed from the issue. Business owners have a stake in the character of Main Street, but they are renting – the property owners are one step removed.
- Preservation is a commonly held value, but issues like affordability and transportation are potentially more pressing topics today.

Success of the Historic District Grant Program

- It was very successful 20 years ago when it supported local people trying to invest in the community and build their own equity as residents. Created a sense of personal pride and investment.
- It is still useful, but due to rising construction costs, it's not as much of a carrot as it used to be.
- It is still useful, but due to rising home values and changing demographics (rising numbers of millionaire second home owners in Old Town), the grant is not serving the purpose it once did.
- It contributes to historic character, which is very important to people. Historic home tours and historic home dinners are very popular.
- Preservation contributes to sustained stable property values and economic value for tourism.
- One inadvertent negative outcome of the improved historic district is that locals get pushed out due to high property values and nightly rentals.

Ease and Value of Participating in the Program

- Homeowner interviewees who had participated directly in the program thought it was worth it, and stated that it was not an unreasonable process to go through for their project.
- It was observed that many property owners of historic properties would view the grant amount as inconsequential, and could take it or leave it.
- Many people either don't know about the program or don't bother to apply because of the sense that it will be a lot of work.
- Professionals who had some history with the program cautioned about avoiding leaving room for subjective decision-making by governing entities.
- It is perceived as a benefit to homeowners that grants are awarded as reimbursement at the end of the process, since there are often unanticipated costs along the way.

SUMMARY OF STAKEHOLDER RECOMMENDED IMPROVEMENTS

Interviewees provided detailed recommendations about program goals, grant award amount, criteria/eligibility, and administration. Their detailed comments follow.

Definition of Goals

- Restate the goals of the program in a way that's relevant to today. There is a perception that the people who own historic properties are well off and don't need grant assistance.
- The original goal was to support Park City residents and to restore homes in need of work that otherwise would not be restored. There is general agreement among interviewees that this dynamic has changed along with the demographics and property values in Old Town.
- Enhance and sustain Old Town in a way that contributes to the city's economy, increasing tourism and economic value.
- Ensure that Old Town retains its character by preserving historic structures, and offering interpretive opportunities.
- Focus the dollars on incentivizing higher levels of quality than are required by minimum compliance, for instance, incentivizing premium wood windows rather than standard, by making windows a grant eligible improvement.
- Using the defined goals, make a clear framework for decision-making by City staff, the HPB, and users.
- Clearly stated goals and criteria should be defined to manage homeowner expectations and avoid the perception of subjective decision-making.
- A point system should be developed.
- Staff and commissioners should be trained.

Size of Grant

- There is a common perception that the grants are small and inconsequential to historic property owners. There was consideration of making grant awards larger, reflecting today's real costs and home values.
- Typical grant amounts currently available will not get any project over the "but for" hurdle. Most people doing these projects today are not going to be swayed by a \$10,000 grant. One respondent suggested that \$40-\$50,000 would be a meaningful grant level.
- The grant is valued by homeowners doing smaller projects like roof work, or those doing the work themselves who are less impacted by rising costs of construction.
- It was suggested that a case could be made for increased public investment by measuring the amount of private investment that has been spurred by public dollars.
- There was consideration of making the grant "smarter" to be more of an incentive to achieving specific "above-minimum requirements outcomes."
- Doing things above minimum requirements costs more for homeowners, and having an incentive to do so would drive higher quality outcomes.

Criteria

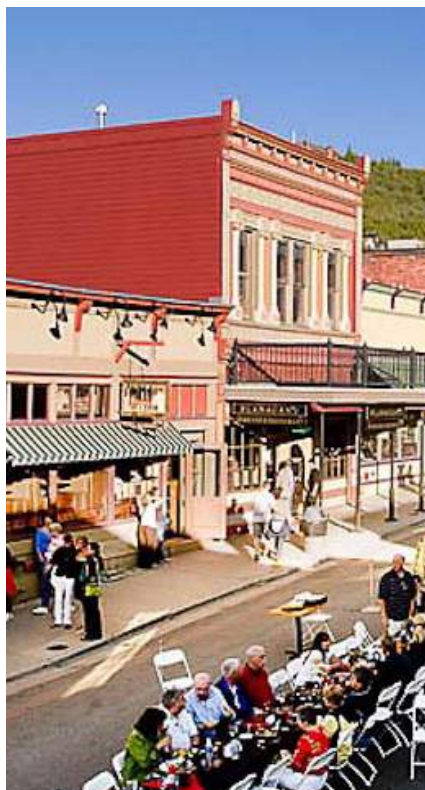
- There is a general sense among interviewees that awarding grants to those who do not need public assistance to make their renovation feasible is not ideal, but there is little consensus about how to address the issue.
- Some interviewees felt that although there may be a perception issue, the grant is not a social program and the real goal is to save and improve historic stock – so who owns the property is a secondary issue that should not drive criteria.
- Other interviewees felt differently, and discussed the possibility of means testing as criteria for eligibility. Some observed that the grant is simply a non-issue in the calculus of a second home buyer who is planning a million-dollar renovation, so perhaps trying to “tune” the grant based on this factor isn’t going to be impactful.



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Eligibility

- The City could identify homes that remain to be restored, assess the kind of work they need, and seek to understand why owners are choosing not to do the work. This may help to define criteria, and to design the grant to assist.
- Staff seek clear criteria for eligible types of work. Should the focus be on work that contributes to saving a building like foundation, structural, or roofing? Or the opposite: work that incentivizes above-minimum standard details, like windows and trim? Should tear-downs that are reconstructed be eligible?
- Should the grant privilege primary over secondary owners? Or focus on property restoration, with no preference for characteristics of ownership? It was observed that a lot of locals are moving out of Old Town, and that the community has changed in ways that the grant will not reverse.



Administration

- Interviewees encourage the City to make sure resources are available year-round.
- Include as much staff-level decision-making about eligibility and so on as possible to avoid uncertainty going in to the Historic Preservation Board process.
- Establish clear, specific language defining what decisions need to be made by the HPB (and conversely, what is not the purview of the HPB, including design), and establish an objective path to making decisions.
- Provide training to HPB members on their specific authorities, and on the Park City Historic District Guidelines that they are to apply to their decisions; also, ensure that there is common understanding by Board members of the fact that the National Park Service guidelines are different, more stringent, and not required.

Park City residents with direct experience of the grant program were interviewed and provided detailed feedback.

STAFF ENGAGEMENT

Technical Advisory Meetings

Issues Identification with Staff and Technical Experts

Two technical advisory meetings were held with staff, with one focused on funding and one focused on administration. Expert staff were engaged with detailed questions that emerged out of research and stakeholder engagement. Staff contributed their insights and observations about the grant program.

The following issues, which should inform the design of the next iteration of the Historic District Grant Program, were identified.

ISSUE 1: Funding Sources and Dynamics

The grant funding source has shifted from capital to operating dollars, so rollover is no longer an option. Budgets are on a one-year cycle, and unexpended funds cannot be retained for use in the next budget year. This presents a challenge because the time between the grant being awarded and the funds being dispersed is more than one year. The result is uncertainty and risk with regard to how many grants are outstanding at any given time, and when payments will come due.

Because the program allocation is a set amount, which does not change from year to year based on, for instance, projected distributions; and because no rollover is possible; and because funds are not pooled but split into three buckets tied to specific geographies; and because a single grant can be a fairly substantial chunk of allocated funds for an eligible area; it is hypothetically possible that all funds could be expended in one area very early in a given year, with other grants coming due and no resources to pay them. This uncertainty is currently being managed by staff, but additional steps could be considered to mitigate the risk. Factors to consider in administering the grant include:

- The grant funding source is operations, not capital
- There is no rollover
- The period between award and distribution is likely 2 years
- Grant sizes are growing
- The total program allocation is currently split between three buckets

It is additionally relevant to note that the Main Street RDA will expire in four years. Staff is aware of this and will work with policymakers on an extension. They are already anticipating what needs to be done to anticipate and manage grants that will be coming due during a period of potential uncertainty.

ISSUE 2: Alignment with City Goals

The mission and principles guiding the grant should be aligned with city goals and values. For instance: How could the grant encourage consideration of affordability? Could assistance with the cost of renovation help some owners to preserve naturally occurring affordable housing by mitigating the need for debt service on loans that could drive rents up?

Projects with the potential or intention to contribute to city goals through enhanced outcomes could be identified in the following ways:

- at Design Review;
- through a checklist on the application; and,
- with a scoring system that rewards required elements as well as including the opportunity to earn bonus points for “bid enhancement”

ISSUE 3: Competitive Grant Cycle

Staff and technical advisors endorsed the notion of a regular schedule of application deadlines throughout the year that would introduce merits and competition to the selection. Multiple deadlines per year would be necessary considering the fluidity of project starts.

A regular cycle of deadlines and decisions would have multiple benefits. (1) It would be easier for staff to administer; (2) it would lead to applications competing on the merits; (3) applicants in competition would be more incentivized to be responsive to City goals by identifying and delivering enhanced outcomes; (4) it would be newsworthy and therefore give the city an opportunity to communicate on a regular basis about program goals and successes. This kind of communication can build a sense of community through greater awareness of the town’s historic places and assets.

ISSUE 4: Grant Administration

Staff expressed concern that current eligibility requirements may not provide sufficiently specific tools to ensure that grant dollars are not inadvertently subsidizing projects that don’t need assistance or would happen anyway as a matter of course with existing regulations. Staff and policymakers want to ensure that funds are used wisely, in a targeted fashion, to implement City goals. This will require a more robust framework governing eligibility and requirements.

Options that were suggested to ensure successful administration of funds include the creation of specific criteria that lead to more targeted grants, potential means testing, scoring for enhancements, and even adopting the practice of promoting and implementing an “investment target” for each grant cycle.

Technical advisory meetings informed the study and recommendations. City staff identified issues and provided insight into grant funding and administration.



Park City staff provided technical, budgetary, and administrative insights.

LEADERSHIP ENGAGEMENT

Elected Officials & Historic Preservation Board

Mission, Values and Goals Workshop with Leadership

An engagement workshop was held with the Mayor, City Council, and Historic Preservation Board, which oversees the grant program. Leadership was engaged with questions intended to shape the mission and values for the future of the grant program.

On November 16, 2017, Park City planning staff and their consultant conducted an engagement workshop with the Historic Preservation Board and Mayor at the Council's regular meeting. After a presentation summarizing the grant's history, takeaways from stakeholder outreach, and draft recommendations for the next iteration of the grant program, the Board and Mayor participated in an interactive discussion focused on three topics: Mission and Values; Outcomes; and, Principles and Criteria for the grant. The meeting was noticed, and was open to the public, and the presentation and engagement exercise were recorded.

Participants' comments were noted by scribes on large notepads. Also, participants filled out and submitted worksheets, which were scanned and saved. The following fill-in-the-blank statements were the basis of discussion.

Engagement Statements

Participants discussed Mission, Values, Outcomes, and Principles/Criteria for the grant. They considered these fill-in-the-blank statements:

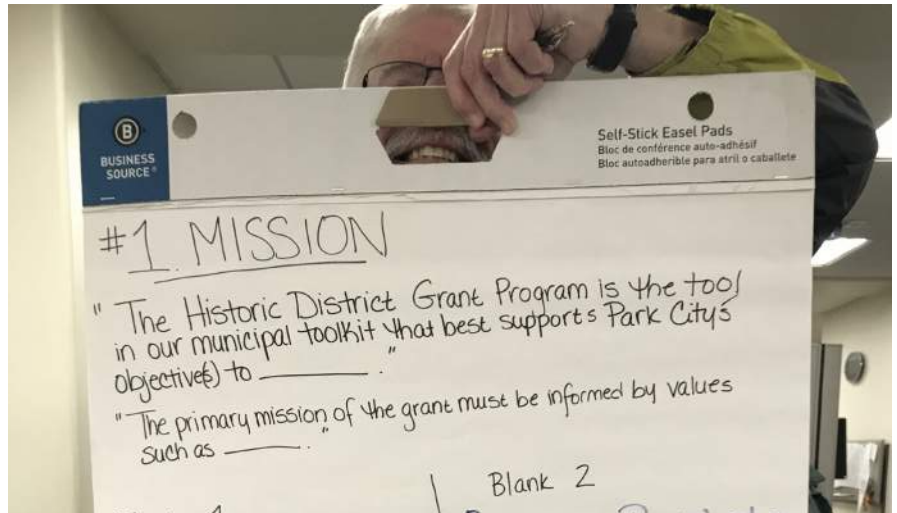
- "The Historic District Grant program is the tool in our municipal toolkit that best supports Park City's objective(s) to ____." (Mission & Values)
- "The primary mission of the grant must be informed by values such as ____." (Mission & Values)
- "The primary outcome of the grant should be ____." (Outcomes)
- "Pursuing enhanced outcomes for the Historic District Grant program does/does not make sense because ____." (Outcomes)
- "This grant could help Park City meet these additional goals: ____." (Outcomes)
- "Determinations for applicant eligibility should include consideration of ____." (Principles & Criteria)
- "The best way to make sure that we are targeting investment in areas consistent with our mission is to apply criteria such as ____." (Principles & Criteria)

Elected and Board leadership participated in an interactive working session focused on the mission, values, and desired outcomes for the grant program.



Engagement of leadership occurred in a regular Historic District Preservation meeting in Council Chambers. It was a noticed public meeting.

Workshop participants were given prompting statements to spur discussion about mission, values, and criteria for the next iteration of the grant program.



Park City Historic Preservation Board members and elected leadership participated in a facilitated discussion focused on mission, values, principles and criteria for the future of the grant program. Participants provided observations rooted in current policy focus areas and adopted City goals and objectives.

High Level Takeaways from Leadership Engagement

- The **mission** of the grant program should be to tell Park City's story, promote community knowledge and engagement, and make a meaningful difference.
- The **values** that should inform the next iteration of this grant program include our commitment to an affordable, complete community, responsible and impactful stewardship of public dollars, and an authentic sense of place.
- The most important **outcomes** of the grant are (1) to make the story of Park City visible and present, through all the town's periods of significance; and (2) to make a proactive and positive difference in the lives of our residents and businesses. Ideally, the grant should be applied to projects or outcomes that may not happen but for the investment.
- In addition to primary outcomes, the grant should seek to reward applications with the potential for achieving **enhanced outcomes**, including those that build community identity by contributing to a greater awareness of history; contribute to affordability and social equity; and support a quality Main Street.
- Applicant **criteria** should include a preference for full-time residents of Park City. The grant should also consider ways to target investment through project criteria supporting authentic mass, form and scale; and above minimum compliance in material selection and details.

Detailed Comments from Leadership Engagement: **MISSION >>****The grant should contribute to telling the story of Park City.**

- Preserve historic character, neighborhood character, and historic building stock.
- Save historic structures from neglect
- Tell the story of buildings, and the people who lived in them.
- Build knowledge in the community about the town and its history.

Promote community knowledge and engagement.

- Get the community involved and engaged through greater awareness.
- Don't just regulate. Encourage qualitative outcomes.
- Instead of focusing on regulation and minimum compliance, focus on encouraging better restoration.

Use public dollars responsibly. Make a difference.

- Define how and where the grant can make a difference.
- The City has changed since the grant was introduced in the 80s. This grant level is not a difference-maker to investor-owners. Residents for whom it is significant are fewer now.
- Where can this grant play a role in today's environment?
 - o Public buildings
 - o Distressed properties
 - o Roof repairs and smaller repairs
 - o Large remodels
 - o Historic Mine structures

Detailed Comments from Leadership Engagement: **VALUES >>****We want a complete community, with permanent residents, locally owned businesses, and affordability.**

- We want residents permanently living in these houses.
- Support local people; they are the ones who own and operate authentic local businesses.
- Support residents who want to preserve their family homes.
- Support residents who want to stay in town.

We want to target the grant dollars where they can make a difference.

- *Impact Investing:* The grant should make a difference in large project feasibility, even if it's just one project per year (impact investing rather than "spreading peanut butter"). Make sure we can respond to those big opportunities.
- *Incentivize Better Outcomes:* Inspire more authentic restoration by incentivizing recipients to exceed minimum standards for windows, corner boards, roof details, scale, and materials.

We want the physical environment of our community to tell our story, and to feel authentic.

- The grant should support telling our story, and should take an interest in mining structures, as well as family and community history.
- The grant should contribute to our community's authenticity.

In the discussion of outcomes, leadership focused on two key objectives:

(1) To make the story of Park City visible and present, through all the town's periods of significance.

(2) To make a proactive and positive difference in the lives of our residents and businesses.

Detailed Comments from Leadership Engagement: **OUTCOMES >>**

We want to make our community's story visible.

- Contribute to the story of Park City with restoration that reflects the town's unique story.
- Reveal the Mining legacy: We can tell a 150-year history, unlike many mountain resort towns. That's a differentiating feature.
- Tell the whole story; ensure we're revealing all of the periods of significance
- Enhance Main Street.

We want our investment to matter.

- Don't throw money at something that doesn't move the needle.
- We can make a difference on mining legacy.
- We can make a difference with targeted big investment.
- We can move the needle on details and quality exceeding minimum standards..

The grant should fully support our values.

- Outcomes should fully support the values identified through discussion and outlined above.

We want to take care of our community and be proactive.

- Owners of distressed homes should be made aware of the opportunity for assistance (homes needing new roofs, structural work, stairs, and so on). Social equity and residents in need should be a consideration.
- Commercial buildings and businesses that contribute to telling Park City's story should be proactively approached. Support businesses and properties (for instance on Main Street) through facade improvement grants to assist with visual narrative.

Build a sense of community by expanding historical awareness and recognizing good people doing good things.

- Create awareness of town, district, neighborhood, and street narrative and history.
- Recognize and acknowledge people doing great things. People take a lot of pride in their homes - make sure we're telling their stories (newspaper, awards and recognition) and celebrating the work they're doing to contribute to the town.

Contribute to affordability and equity, and be inclusive.

- Find ways for the grant to contribute to social equity.
- Ensure that the grant contributes to preservation being understood as an activity that is not just for the wealthy - it should be inclusive.

Leadership seeks to keep the grant true to its core mission of preservation, while making it responsive to new City goals and priorities.

"We need to tell Park City's story."
"We need to take care of our community."
"We shouldn't throw money at something that doesn't move the needle."



Unlike many destination communities, Park City has an engaging history that stretches back hundreds of years. The community's history as a silver mining town is an important part of the town's, and its residents, identity.

Detailed Comments from Leadership Engagement: **PRINCIPLES & CRITERIA>>**

Applicant eligibility criteria should support our goals and values.

- Ownership type. Participants all agreed that preference should be given to full-time residents.
- There was discussion but not affirmation of applying means testing to ensure that grant dollars are awarded to applicants in need of assistance.

We should target our investment.

- Our public investment should contribute to the authenticity of mass, form, and scale.
- We should seek above minimum compliance in material selection, details and form.

We should use the grant for its core purpose.

- Consensus about supporting the core mission of restoration and preservation, and "telling Park City's story," was strong.
- There was not consensus about using the grant program to influence trends having little to do with preservation, such as nightly rentals.



Observations

Summary of Observations from Analysis and Engagement

A number of high level observations were derived from a review of the grant's history (as documented in news archives), trends discernible in an analysis of City and County data, and themes identified through outreach and engagement with staff and stakeholders.

1) The primary objective of the grant is the restoration of historic property.

The grant should focus first and foremost on what it was designed for: restoration of historic properties; but because there is a strong desire for all public dollars spent to contribute to adopted City Council Priorities and Goals, the application process could incorporate other values through the use of "bid enhancement goals.

- a) Preserve the stock
- b) Support permanent residents
- c) Support transient residents
- d) Consider other enhancement goals

2) The grant program is a public investment that should continue.

The grant is perceived as valuable by those who have participated in the program, and should continue to be made available. However:

3) Public awareness of the grant should be expanded.

There is very low awareness of the grant compared to what is evidenced in the early years; note that the grant became much less visible (both as a news item and in terms of the number of awards given) after the restructuring in 2003 when the HDC was disbanded. Strategies such as hosting public information sessions, soliciting news coverage to report on metrics or highlight subject properties and owners, and giving awards, could be re-introduced.

4) Year-round applications & awards are desirable.

The grant shifted from being a once-per-year application and award program to being open to applications year-round in 2003. Consensus is that it should continue to be available year-round.

5) The buying power of grant dollars has not diminished over time.

The buying power of the maximum residential award today exceeds the buying power of the maximum residential award in the first decade of the grant's life, calling into question the prevailing assumption that more funds are needed per grantee to make the grant relevant.

6) The grant can be designed to encourage better-than-minimum compliance outcomes.

The grant is not perceived to meet the "but for" test for most renovations today. It will not be a significant factor for homeowners in deciding whether a renovation happens or doesn't happen, but depending on the design of the program, it could influence the standards by which certain design and construction decisions in the renovation are made (such as choosing details and finishes that are higher quality than minimum standards require).



The community values its visual character, and seeks to tell a story about identity and history through preservation.

7) Applicants desire clarity on fundamentals.

There is a perceived need for more clarity during the process, especially on these matters:

- a)** Available Funding at Any Given Time
- b)** Detailed Criteria for Approval by the HPB

8) Training and education will enhance outcomes.

Education and training could enhance the success of the program and its outcomes; consider the following:

- a)** Train Historic Preservation Board members on the Board's authorities, and on the proper policy standards to apply in making decision to approve or not approve a project.

b) Train contractors and building professionals in policies and practices pertinent to historic preservation, and provide certification with regular renewals.

c) Educate the public about the value of historic properties, and contextualize historic properties in the story of the City.

d) Assuming the City introduces a preferred vendor or vendor training program, inform applicants about the City's trained vendor list.



Recommendations

The Historic District Grant program has contributed substantially to the character and vitality of Park City. With thoughtful refinement, it will continue to do so.

Much has changed since the origin of the grant program in the early 1980s, including residency and tourism dynamics, historic resource conditions, population growth, development, and economic conditions. These changes, along with resulting administrative and implementation challenges identified by staff and stakeholders, led to the review and reconsideration of the grant program. This study, and the recommendations herein, are the outcome of that review.

Policymakers, staff, stakeholders, and the Historic Preservation Board have contributed time, talent, and expertise to this assessment of the current program, and their input has shaped objectives for the future program. Qualitative research and quantitative data analysis laid a foundation of knowledge about existing conditions, and along with engagement outcomes, informed the resulting recommendations.

The recommendations that follow are presented as a roadmap for Park City staff and leadership to refine what has historically been a very successful grant program, and to bring it up to date in accordance with current conditions, values, and opportunities for impact.

1. Adopt a Historic District Grant program mission statement that reflects contemporary conditions, values, and opportunities for impact.

1.1. Adopt a mission statement and identify values to guide grant investments.

1.1.1. Draft a mission statement based on adopted City goals and objectives, and the values and engagement outcomes that emerged from this study.

1.2. Establish primary and enhanced target outcomes.

1.2.1. Define primary outcomes that the grant should measurably impact, including preservation of neighborhood character, preservation of historic stock, achieving higher than minimum standard outcomes, and telling Park City's story through the physical environment.

1.2.2. Define supplemental or enhanced outcomes that the grant could incentivize, such as affordability, public realm enhancement, resident retention, or assisting residents in need.

1.2.3. Review and revise the list of eligible improvements.

1.2.4. Ensure desired outcomes are consistent with eligible uses of funds.

1.3. Establish goals and topics for regular reporting.

1.3.1. Define reporting objectives based on the outcomes from Recommendations 1.1 and 1.2.

1.3.2. Establish metrics for tracking and reporting outcomes, and apply them to Recommendation 5.

1.3.3. Establish a regular annual cycle of reporting. Audiences for regular reporting include the Historic Preservation Board, Mayor and City Council, and the general public.

2. Create Historic District Grant program guidelines that enable grant administrators to responsibly steward impactful public investment.

2.1. Update grant eligibility requirements according to defined mission and target outcomes.

2.1.1. *Projects*. Review existing Project type eligibility, and refine according to the updated program mission and goals.

2.1.1.1. Ensure that grant dollars are not subsidizing outcomes that would happen anyway under existing regulations.

2.1.1.2. Define a target list of investment priorities where the grant can make a difference, and review it annually to keep it current. Consider public projects, historic mine structures, distressed properties, roof replacements, large remodels, and incentivizing above-minimum-standard outcomes (form, materials, details).

2.1.2. *Applicants*. Review existing Applicant eligibility requirements, and refine according to the updated program mission and goals.

2.1.2.1. Ensure that grant dollars are not subsidizing applicants who don't need public assistance.

2.1.2.2. Build in preferred status for permanent residents.

2.1.2.3. Build in preferred status for locally owned and operated commercial properties.

2.2. Make the grant competitive.

2.2.1. Create a cycle of multiple application deadlines per year.

2.2.2. Create a clear and transparent scoring system.

2.2.2.1. Define the program's "core requirements" and craft a scoring system based on it. Consider the program mission outlined in the

goals workshop with leadership, including the desire to preserve historic character, save historic structures from neglect, promote community knowledge and engagement, achieve better restoration outcomes, and invest public dollars in ways that make a difference (“move the needle”).

2.2.2.2. Define desired “enhanced outcomes” and craft a system of bonus points based on it. Consider the values that emerged out of the goals workshop with leadership, including the objectives for complete community, equity, and affordability.

2.3. Use administrative discretion to achieve the greatest program impact in each cycle.

2.3.1. Give grant administrators discretion to select a single large project or many smaller projects in a cycle, depending on their assessment of how the grant will be most impactful.

2.3.2. Give grant administrators discretion to accept applications of all types, or to define themes for each grant cycle according to perceived need or opportunity.

3. Create an application manual to make the process informative and easy for everyone.

3.1. The manual should include a program description and guidelines.

3.2. The manual should provide information about the application process, including an overview of grant awards available, application deadlines, a process map, criteria for decision-making, and required forms and submittals.

3.3. The manual should refer applicants to the City’s list of vendors who have completed the training program.

3.4. The manual should direct applicants to supplemental resources for those who wish to learn more about preservation, including links to guiding regulations, training and education opportunities, and Park City interpretive experiences.

3.5. The manual should provide information about program history and successes.

4. Define program funding sources and levels.

4.1. Work with City and Board leadership to right-size the grant commitment.

4.1.1. Review the current capacity of the grant in total and by source; and make a determination of whether to raise, reduce, or maintain the current level of funds in light of outcomes from Recommendation 1.1 and 1.2.

4.2. Mitigate constraints on funding sources.

4.2.1. Review the sustainability of funding sources (each RDA, General Fund) and take steps to ensure that needed capacity is maintained for out-year commitments.

4.2.2. Identify constraints resulting from the distribution of the total grant dollars by source, and consider how to mitigate for areas of need and opportunity that may be challenged as a result.

4.3. Ensure that there is clear and transparent definition of funding sources and constraints available to the public.

5. Build a database of grant supported projects for management and reporting purposes.

5.1. Create a database of projects to track them from the time a grant is awarded to the time the grant is paid out.

5.2. Apply metrics defined in Recommendation 1.3 into a program database, so that the performance and contribution of projects supported by the grant program can be measured.

5.3. Use the database to mitigate the management challenges inherent in the current disconnect between the fixed level of non-rollover funding sources (operations, not capital dollars) and the multi-year activities that the grant dollars fund, by incorporating projections over time.

5.3.1. Create a rolling 3- year schedule of projected grant payouts, including: project address, grant amount, estimated date of payout projected (year 0, 1, and 2), and project grant funding source (identify which pool dollars will come from).

5.3.2. Keep records of actuals for each project, including the amount and date of actual payout, and contribution to primary outcomes, consistent with Recommendation 1.2.1.

5.3.3. Record project contributions to enhanced outcomes, consistent with Recommendation 1.2.2.

5.4. Include data about the funding source for each project.

5.4.1. Identify the source and amount of funds committed to each project.

5.4.2. Use the database to project future years' available funds for each source based on grant commitments. For each application deadline, issue a report on the current (application) year plus the next two to three years. Because the grant is comprised of multiple pools of funding, each with unique constraints; and because grant commitments from a prior year

may come due and reduce available funds in a given area at a given time depending on how project timelines converge; there has been difficulty in defining “available funds” at any given time.

5.4.3. Ensure that staff consider projected available funds by pool when they define target outcomes for the upcoming grant cycle, in keeping with Recommendation 2.3.

6. Introduce and sustain training and education to enhance preservation outcomes.

6.1. Create and administer a training program on policies and practices in historic construction, through which contractors and building professionals can be granted “preferred vendor” status by the City; assume regular renewals.

6.2. Create a City “preferred vendor” list of historic contractors. Make this list available to applicants, and incentivize them to utilize the services of trained professionals.

6.3. Continue on-boarding training for Historic Preservation Board members on the Board’s authorities.

6.4. Create a publicly available brochure, the HPB Policy & Decision-Making Guide, outlining the Board’s authorities, criteria, and timeline for decision-making.

6.5. Provide, or coordinate, community education about the impacts of historic preservation (cultural, economic, & environmental), policies & standards, and criteria for decision-making. Topics could range from practical learning about regulatory frameworks to local history.

7. Establish a communications strategy to raise awareness, build community knowledge and engagement, and tell Park City’s story.

7.1. Establish a website with program information and resources.

7.1.1. Communicate program information (outcomes of Recommendation 1), and include downloadable program guidelines and application manual (outcomes of Recommendations 2 and 3)

7.1.2. Feature target themes and objectives for the upcoming funding round (as envisioned in Recommendation 2.3)

7.1.3. Feature program highlights: news coverage, photographs, resident or project spotlights (see Recommendation 7.3), goals and opportunities, and interest pieces about town history.

7.1.4. Provide links to supplemental resources including national standards, relevant Park City policies and zoning, community education

opportunities (Recommendation 6.5), preferred vendor information (Recommendation 6.1), and the HPB Policy & Decision-Making Guide (outcome of Recommendation 6.4).

7.1.5. If feasible, create a tool for people to simply type in their address and receive preliminary feedback about their property's eligibility and upcoming deadlines.

7.2. Create opportunities for news coverage.

7.2.1. Issue news releases about upcoming application deadlines and funding round themes, regular reporting, project successes, grant history, and so on.

7.2.2. Alert news and media about upcoming decisions that will be on the agenda for Board and Council meetings.

7.3. Recognize projects and people who have made significant contributions through use of the grant.

7.3.1. Coordinate with preservation organizations on awards or honors for outstanding contributions to historic preservation and interpretation.

7.3.2. Recognize projects that have achieved enhanced outcomes.

Exhibit B

Comparison of Eligible Work Covered by Historic District Grants

Covered Costs	Park City, Utah ¹	Portland, MI	Plant City, FL	Paducah, KY	Boulder County, CO	Madison, IN	Salisbury, NC	Belton, TX	Littleton, CO	Burlington, WI	Trenton, NJ	Butte, MT
Acquisition costs					X							
Awnings		X	X	X						X		X
Balconies				X								
Carpentry/Woodworking		X										
Cornices, Trim	X				X							
Doors/Entryways	X	X		X	X						X	X
Excavation, grading, paving, landscaping or site work and landscape improvements (fences, stairs, etc.)												
Exterior Lighting		X		X						X		
Foundation repairs	X				X							
Gutters					X							
Handicap accessibility		X	X									
Interior improvements												
Interior Structural Improvements	X				X							
Labor costs paid to the owner/applicant												
Landscaping												
Masonry repairs, repointing	X	X		X	X		X			X	X	X
Material Analysis					X							
Mechanical and HVAC systems			X									
New Building Construction												
New Foundation	X				X							
New signs												
Payment of taxes, special assessment, or utility bills												
Permit and inspection fees												
Porches	X				X						X	X
Professional façade cleaning		X								X		X
Property acquisition												
Property appraisal costs, legal fees, or loan origination fees												
Purchase of personal property (equipment or machinery)												
Refinancing existing debt									X			
Relocating a historic building					X							
Removing non-historic materials		X	X	X	X	X			X			
Repainting as part of façade improvement project		X		X	X	X	X		X	X	X	X
Repair/replacement of historic signs					X					X		
Replacement/Reconstruction of missing architectural features	X		X	X		X	X				X	X
Restoration of exterior finishes and materials		X	X			X	X			X	X	
Restoration of historic retaining walls	X											
Restoration/reconstruction of historic siding	X				X							
Roof repairs			X		X						X	
Routine maintenance that is not part of an eligible facade improvement project												
Second-floor entryways/exits and exterior stairs for residents		X										
Security Systems												
Skylights												
Soft costs such as appraisals, architectural, engineering, and interior design fees, legal, accounting and realtor fees, grant fees, sales and marketing, closing, building permit, use and inspection fees, bids, insurance, project signs and phones, temporary power, bid bonds, copying, and rent loss during construction	X ²								X			
Solar equipment												
Steps and stairways					X							
Storefront Lighting					X							
Storefront Rehabilitation		X										
Weatherization of historic windows and doors	X											
Window repair/eplacement	X	X	X	X	X						X	X

****Please note that not all grant programs use the same description for the scopes of work.**

1. This list is based on Park City's 2015 Historic District Grant's list of eligible improvements.

2. Park City paid for the preparation of Historic Preservation Plans and Physical Conditions Reports up to the amount of \$2,000