

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

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

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

ROLL CALL

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

ADOPTION OF MINUTES

May 3, 2017

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

VOTE: The motion passed unanimously.

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

Chair Stephens re-opened approval of the Minutes.

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

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

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

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

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

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

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

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

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

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

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Stephens opened the public hearing.

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

Ms. Meintsma presented an image she had prepared showing the historic structures around the field that were currently on the Historic Sites Inventory. She pointed out that it was a neighborhood around the historic field. Ms. Meintsma read from the proposed revised guidelines that have not yet been adopted, as a way to understand context. "The specific context of each block is an important feature of the historic district. The context of each block shall be considered in its entirety."

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

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

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

Chair Stephens closed the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

VOTE: The motion passed unanimously.

Findings of Fact – 1302 Norfolk Avenue

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. Historic character is one of four core Park City values. Park City protects historic buildings to “[p]reserve a strong sense of place, character and heritage.” (General Plan 2014, p. 104).
3. The Park City Land Management Code 15-11-9 .states that “It is deemed to be in the interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of Buildings, Structures, and Sites of Historic Significance in Park City. These Buildings, Structures, and Sites are among the City’s most important cultural, educational, and economic assets. In order that they are not lost through neglect, Demolition, expansion or change within the City, the preservation of Historic Sites, Buildings, and Structures is required.”
4. The house at 1302 Norfolk is within the Recreation Commercial (RC) zoning district.
5. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
6. On May 17, 2016, the Planning Department submitted an application for a Determination of Significance for this site pursuant to LMC 15-11-10(B),
7. On January 24, 2017, the Building Department received a demolition permit to

demolish the house at 1302 Norfolk Avenue.

8. There is a wood-frame house located at 1302 Norfolk Avenue.

9. According to the Summit County Recorder's Office, the current house was constructed in 1932.

10. Originally, there was a wood-frame hall-parlor house at this site that is documented by the 1927 Sanborn Fire Insurance Map; however, this house was demolished after 1927 and before the present house was constructed in 1932.

11. The 1932 retains its Essential Historical Form. The house was constructed in an early interpretation of the Colonial style ranch form that was popularized in post- World War II housing. The house is characterized by its low, one-story height, its nearly square form with a length-to-width ratio of less than 2:1, clipped gables on the side elevations, corner window openings, and wide vertical and horizontal siding.

12. Only minor alterations have occurred to the house. The house was renovated in 1967 and a new addition was constructed to the north elevation. Sometime after 1967, the shallow gable dormer above the front door was replaced with a new shed-roof dormer. The two (2) attic windows on the north and south elevations were replaced with vinyl windows sometime after 1967 and the house was reroofed in 1998.

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

14. The historic house at this site contributes the Mining Decline and Emergence of the Recreation Industry (1931-1962).

15. The house retains its Essential Historic Form as there have been only minor alterations to the original form such as the 1967 addition on the north elevation and the change to the original gable dormer after 1967.

16. The house retains its historic scale, context, materials in a manner and degree which can be restored to the Essential Historical Form even if it has non-historic additions; the shed dormer on the east elevation could be removed the gable dormer restored.

17. The house reflects the Historical and Architectural character of the site and district through its mass, scale, composition, materials, treatment, and other architectural features that are Visually Compatible to the Mining Era Residences National Register District. The Depression Era cottage was constructed in a style commonly seen throughout Utah in the mid-20th Century and in a style typical of World War II-era housing.

18. The house was owned by prominent Park City residents, such as former City Councilman Gordon Tessman; Ernest DeJonge, a miner at the Silver King; local businessman Frank Carpenter; and former Marsac School principal Julian Hibbert.

19. The modification of the gable to a shed dormer on the façade have made the structure ineligible for an individual listing on the National Register of Historic Places.

20. Although the house meets the criteria for a Significant site, the house at 1302 Norfolk does not meet the standards for "Landmark" designation as it is not eligible for the National Register of Historic Places; however, it does meet the

criteria for “Significant” due to its age; retention of its Essential Historical Form; reflection of the Historical and Architectural character of the site and district through design characteristics such as its mass, scale, composition, materials, treatment, and other architectural features that are Visually Compatible to the Mining Era Residences National Register District; and its importance in local and regional history, architecture, and culture.

Conclusions of Law – 1302 Norfolk

1. The existing house located at 1302 Norfolk Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
 - a. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and Complies.
 - b. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and Does Not Comply.
 - c. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:
 - i. An era that has made a significant contribution to the broad patterns of our history;
 - ii. The lives of Persons significant in the history of the community, state, region, or nation; or
 - iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. Complies.
2. The existing house at 1302 Norfolk meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and Complies.
 - (b) It retains its Historical Form as may be demonstrated but not limited by any of the following:
 - (i) It previously received a historic grant from the City; or
 - (ii) It was previously listed on the Historic Sites Inventory; or
 - (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; and Complies.
 - (c) It has one (1) or more of the following:
 - (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; or
 - (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are visually Compatible to the Mining Era

Residences National Register District even if it has non-historic additions; and Complies.

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

- (i) An era of Historic Importance to the community, or
- (ii) Lives of Persons who were of Historic importance to the community, or
- (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. Complies.

3. As a significant site, prevention of the demolition of the structure is a compelling countervailing public interest.

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

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

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

Universal Design Guidelines

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

Foundations

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

Roofs

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

Dormers

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

Gutters and Downspouts

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

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

Porches

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

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

Materials

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

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

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

Chair Stephens opened the public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

VOTE: The motion passed unanimously.

3. Consideration of an ordinance amending the Land Management Code Section 15, Chapters 2.1, 2.2, 2.3, and 2.5 regarding roof pitches and limiting the use of flat roofs to protect streetscape façades.
(Application PL-16-03352)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Stephens opened the public hearing.

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

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

Historic Preservation Board Meeting
June 7, 2017

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

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

VOTE: The motion passed unanimously.

The meeting adjourned at 6:42 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board

June 7, 2017

Park City Historic Preservation Board
c/o Park City Planning Department
445 Marsac Avenue
Park City, UT 84060

Re: Owner's Response to June 2, 2017 Staff Report

Board members:

I represent Zelda Marzec, the owner of 1302 Norfolk Avenue. Ms. Marzec did not apply, or authorize anyone to apply, for a Determination of Significance of her home. She has asked me to address the Park City Planning staff's June 2, 2017 report to quickly correct many of the factual inaccuracies and representations in the report prior to a public hearing scheduled for this evening. We will provide a more complete presentation at the hearing.

The staff report describes a structure located at 1302 Norfolk Avenue that appears in the distant background of a photo from 1947.



The Staff report states:

The house was constructed as an early interpretation of the *Colonial style ranch* that was popularized as post-war housing after World War II. The house is *one-story in height* with a *low-pitch roof* and it is *nearly square in form* with a length-to-width ratio of less than 2:1. The *gable on the façade (east) elevation* was *shallow* and the house has

clipped gables on the side elevations. The house is characterized by its *picture windows and front bay window*. The siding materials are consistent with those typical of the era—wide horizontal siding and wide vertical siding on the gables.

The staff report's description of the house is inaccurate in most respects. The house is not a Colonial style ranch. It is not a single story home. The house in the photo has two stories, with bedrooms on the second floor. It is rectangular in form (37 x 25) and not square. It has a steep 12:12 pitch on the east-facing facade. There is no front dormer and only a small, covered entry in the 1947 photo.

1968 Non-historic Structural Transformation (<50 years old)



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

While the staff incorrectly states that the house today appears largely as it did in 1968, the staff confirms that the original home was transformed less than 50 years ago. All of the original fabric was replaced with shakes, a metal roof and a substantial dormer that integrates an aluminum bay window at the east entry.



Contrary to the staff report, this photo does not show the substantial addition on the north side of the structure, the garage or the patio and does not reflect how the home appears today.

The house sits 3 feet below the 13th south and Norfolk Avenue rights of way and does not face either street. It is fenced above grade and landscaped in a manner that renders it largely hidden from public view. An expanded dormer (larger than the 1968 remodel dormer) and aluminum horizontal window add light and space for the second story bedrooms.

The staff report also does not mention that the house suffered a structural fire, that the substantial 1968 remodel likely resulted from the fire, or that it currently has a flat (mansard or gambrel?) roof shape that does not fit any style code identified in the Utah Historic Sites Database.



The house was remodeled in 1979. The roof was converted from metal to asphalt shingle in 1998, which was replaced again last year. There is virtually nothing remaining of the original home.

Recommendation is Factually Inaccurate and Incorrect as a Matter of Law:

Last May, when staff recommended that the HPB designate 1302 Norfolk Avenue as a Historically Significant Site, neither staff nor any consultant had attempted to nor had spoken with the property owner--nor had anyone initiated the Historic Sites Form analysis that is in your packet.

The owner first became aware of staff's Determination of Significance recommendation from her tenant. She concluded that there had to have been a mistake and contacted her friend and architect, Rick Brighton, for advice.

The owner had purchased the property in 1976 from the Richardson family (not in 1984 from PCMC) and has improved and revised the home as necessary over the last 40 years. She planned to subdivide and develop the property at the appropriate time. There is adequate area to accommodate four modest homes on four separate lots or stacked flats as are developed to the east and as the city plans to develop on adjacent property to the north.

Mr. Brighton contacted the city to inspect the 1302 Norfolk Avenue staff file. The City file contained no HSI and no mention of prior ownership at that time—only a few historic photos and tax records. However, upon inquiry, staff told Mr. Brighton that it was historically significant to the Era of Mining Decline and Emergence of Recreation Industry because Otto Carpenter had lived in the home.

Independent research ultimately confirmed that Otto Carpenter was not associated with this home in any respect. The home is not in any way associated with the Emerging Recreation Industry.

Independent research also revealed that the City had purchased several parcels surrounding 1302 Norfolk Avenue and was planning an ambitious RDA funded affordable housing project immediately adjacent to 1302 Norfolk Ave.

Rather than conflict with staff, the owner offered a non-confrontational solution to complement the City's development plans. City administrative staff expressed interest in purchasing the property and instructed planning staff to postpone this hearing. Staff acquired comparable sales information and held closed sessions with the Council over the span of several months.

In January 2017, staff reported that the Council would purchase the properties (4 contiguous parcels) for additional affordable housing, if the owner would accept a price reduction of 50% of fair market value and utilize the discount as a "bargain sale" charitable donation. The owner evaluated the proposal with her tax advisors and determined that the offer was not acceptable.

After completing additional research to confirm that Otto Carpenter was not in any way associated with the home, the owner applied to demolish the home as is allowed by the LMC.

Director Laurent denied the demolition permit based on staff's "application" for a Determination of Significance of a house that it does not own and is devoid of historic context, fabric or form.

No Historical Context:

In its June 2, 2017 report, Staff admits there is no historical context or fabric for a residence built after the mining boom era in this area. Recent photos demonstrated that there is no rhythm, scale, streetscape, or era ambiance that contributes to the context or value of this home.



Compare today's context to 1947:



1302 Norfolk Avenue is not in a Historic District nor identified in any professional survey of historic homes. The house is screened from public view.

The house straddles two of four contiguous parcels in the RC zone. It is dwarfed by existing and recently approved RC development. Three-story hillside homes hover over its west (back) façade, a large three-story brick condominium complex flanks its east boundary.





The City has purchased most of the surrounding properties and has approved construction of the first phase of a large affordable housing project on its north side. Interestingly, eight years ago, the City removed¹ a Historic Sites Inventory designated home from adjacent RC zoned properties that it owns—siting the loss of historic context for the mining era homes.

¹ 10. On January 29, 2009, a Notice and Order to vacate and remove the Historic single-family dwelling located at 1323 Woodside Avenue was issued by the Park City Chief Building Official and recorded at the Summit County Recorder's Office. The Park City Chief Building Official found that the single-family dwelling at 1323 Woodside Avenue was a dangerous building as defined in Section 302 of the Uniform Code for the Abatement of Dangerous Buildings.

11. On April 29, 2009, a Demolition Permit was issued by the Park City Building Department after the architectural documentation had been completed and submitted. The Demolition Permit was for the removal of the single-family dwelling from the site in order to fulfill the reconstruction.

12. Due to unforeseen circumstances, including the 2009 real estate/stock market decline, the single-family dwelling has not yet been reconstructed.

19. *The historic context of the building has been so radically altered that if the building were to be reconstructed at its original site, the setting would not appropriately convey its history because of incompatible infill on the west side of Woodside Avenue within the contextual area which has compromised the density and scale of the site.*

20. Woodside Avenue within the contextual area lacks historic rhythm and scale of the streetscape.

21. The present setting on Woodside Avenue within the contextual area does not appropriately convey the history of the site as the historic single-family dwellings that were once located on the west side of Woodside Avenue have been demolished and replaced with a large condominium building.



1302 Norfolk is not compatible with mining era homes and does not qualify as a Significant Site under a plain reading of the code.

Standards for Designation as a Significant Site.

The staff report mistakenly states that the HSI designates the site as Landmark. The structure is not listed on the HSI. This portion of the staff report must be a remnant from another site analysis.

Since 1980, there have been four professional historic sites inventories in Park City. Each inventory excluded this structure. Historic Main Street was listed as an historic site on the National Historic Register in 1979. The home is not near Historic Main Street and attains no Significance in association with the Main Street designation.

Separately, the city enacted historic zoning designations throughout old town. 1302 Norfolk Ave. was not included in an historic zone.

The city completed reconnaissance level surveys to identify additional historic properties in 1982 and again in 1995. 1302 Norfolk was not listed. The city completed a third historic survey in 2009 and yet another in 2015. Both of these surveys were commissioned to cast a broad net well beyond the historic zones. Again, 1302 Norfolk Ave. was not listed.

Long after staff applied for the DOS for 1302 Norfolk Avenue, staff has completed a Historic Sites Form, which lists the architecture as only Contributory but evaluates the site as Significant.

A Significant Site must be more than just 50 years old. It must meet each of the criteria to qualify as Significant. This site fails in virtually every respect:

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

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

The original structure is 84 years old. However, its current form and fabric are not 50 years old. They were transformed through remodel and additions less than 50 years ago.

- b. It retains its Essential Historic Form² as may be demonstrated but not limited by any of the following:

1. It previously received a historic grant from the City; or
2. It was previously listed on the Historic Sites Inventory; or
3. It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and

Staff admits the structure did not receive a historic grant, was not listed on the HIS and was not listed or mentioned on any of four separate reconnaissance or intensive level surveys of historic properties.

Staff admits non-historic modifications obscured the Essential Historic Form: “this change to the original roof form does detract from the historic integrity of the structure as the change was made to the character-defining façade outside of the period of significance.”

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

1. It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or

The historic scale, context and materials are all gone. There is no historic context whatsoever at this site. The structure has been burned, substantially remodeled, stripped of its historic fabric and dwarfed by surrounding development.

Staff admits non-historic modifications obscured the Essential Historic Form: “this change to the original roof form does detract from the historic integrity of the structure as the change was made to the character-defining façade outside of the period of significance.”

² The code defines Essential Historic Form as: the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. There is nothing about this form that identifies it with mining decline or the recreation industry—the relevant era.

2. 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

There is no Historical or Architectural character reflected in the design characteristics, materials, treatment, or scale. The house is wholly out of scale with other structures in its vicinity. It is not similar to Mining Era Residences or structures in the National Register District. It does not fit a listed style in the Utah Historic Sites Database.

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

1. An era of Historic Importance to the community, or

There is nothing about the house that is associated with local or regional architecture, engineering or culture of the Mining Decline and Recreation emergence era. The house existed during the era, but does not stand out as important or reflect any style recognized on the Utah Historic Sites Database. Four historic surveys excluded the home from the HSI.

2. Lives of Persons who were of Historic importance to the community, or

The house is not associated with persons of historic importance to the community. Four individuals that appear in primary sources owned the house for brief periods (Tessman 2 years; De Jonghe 7 years; Frank Carpenter 1 year; Julian Hibbert 5 years). There is no evidence that any of the individuals actually lived in the home or that the public associated the home with them in any respect.

3. Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Staff admits that the architect and builder are both unknown and that there is no noteworthy method of construction, materials or craftsmanship in this house.

The factual record and a plain reading of LMC 15-11-10 confirm that 1302 Norfolk Avenue does not qualify as a Significant Site. We urge you to reject staff's DOS recommendation.

Respectfully submitted,

Jodi Hoffman
Hoffman Law



“this change to the original roof form does detract from the historic integrity of the structure as the change was made to the character-defining façade outside of the period of significance.”









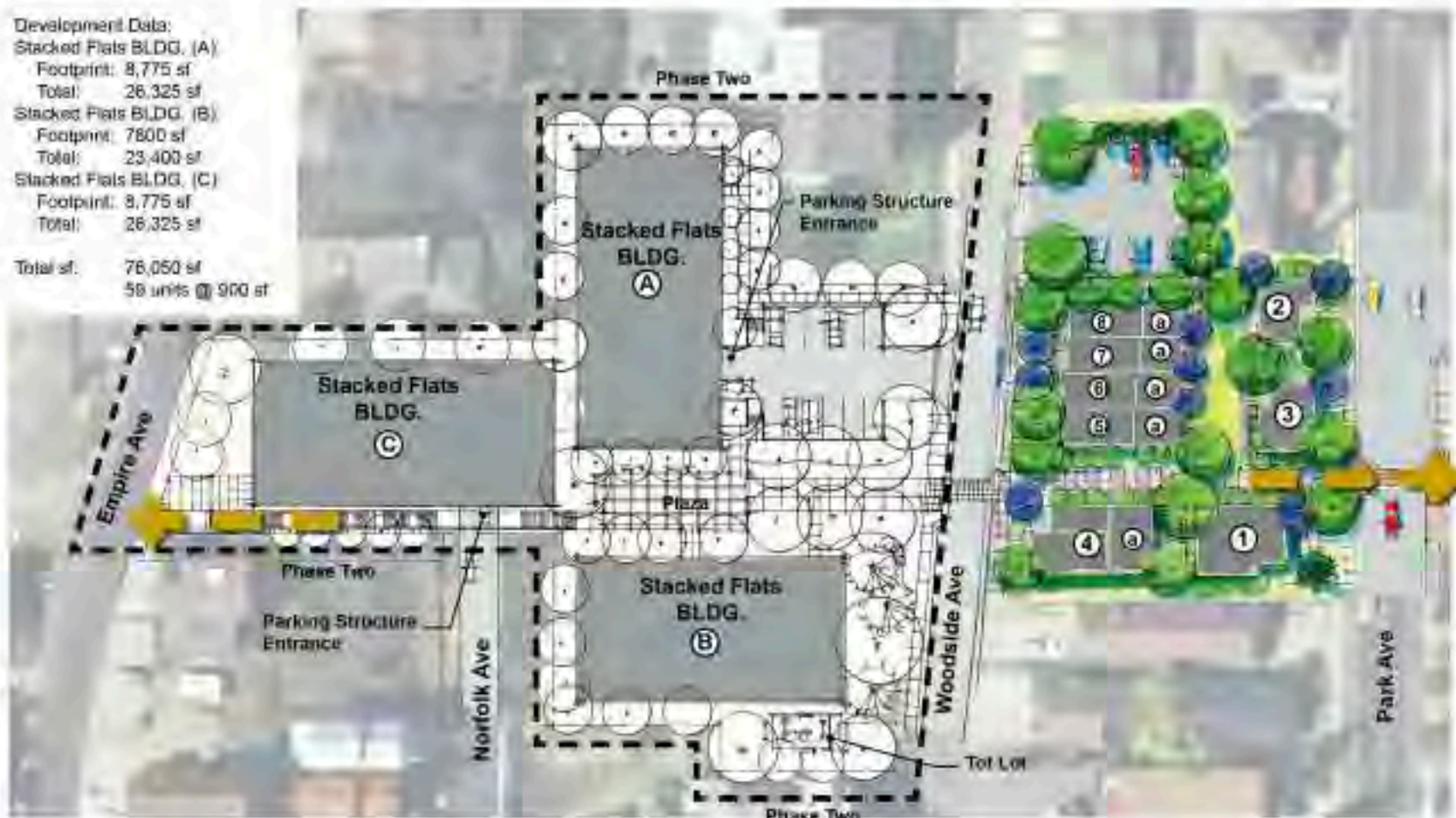








Development Data:
 Stacked Flats BLDG. (A)
 Footprint: 8,775 sf
 Total: 26,325 sf
 Stacked Flats BLDG. (B)
 Footprint: 7600 sf
 Total: 23,400 sf
 Stacked Flats BLDG. (C)
 Footprint: 8,775 sf
 Total: 26,325 sf
 Total sf. 76,050 sf
 58 units @ 900 sf



Woodside Park
 Park City, Utah

Phase Two
Option One



ELLIOTT
WORKGROUP

4/21/14

10. On January 29, 2009, a Notice and Order to vacate and remove the Historic single-family dwelling located at 1323 Woodside Avenue was issued by the Park City Chief Building Official and recorded at the Summit County Recorder's Office. The Park City Chief Building Official found that the single-family dwelling at 1323 Woodside Avenue was a dangerous building as defined in Section 302 of the Uniform Code for the Abatement of Dangerous Buildings.

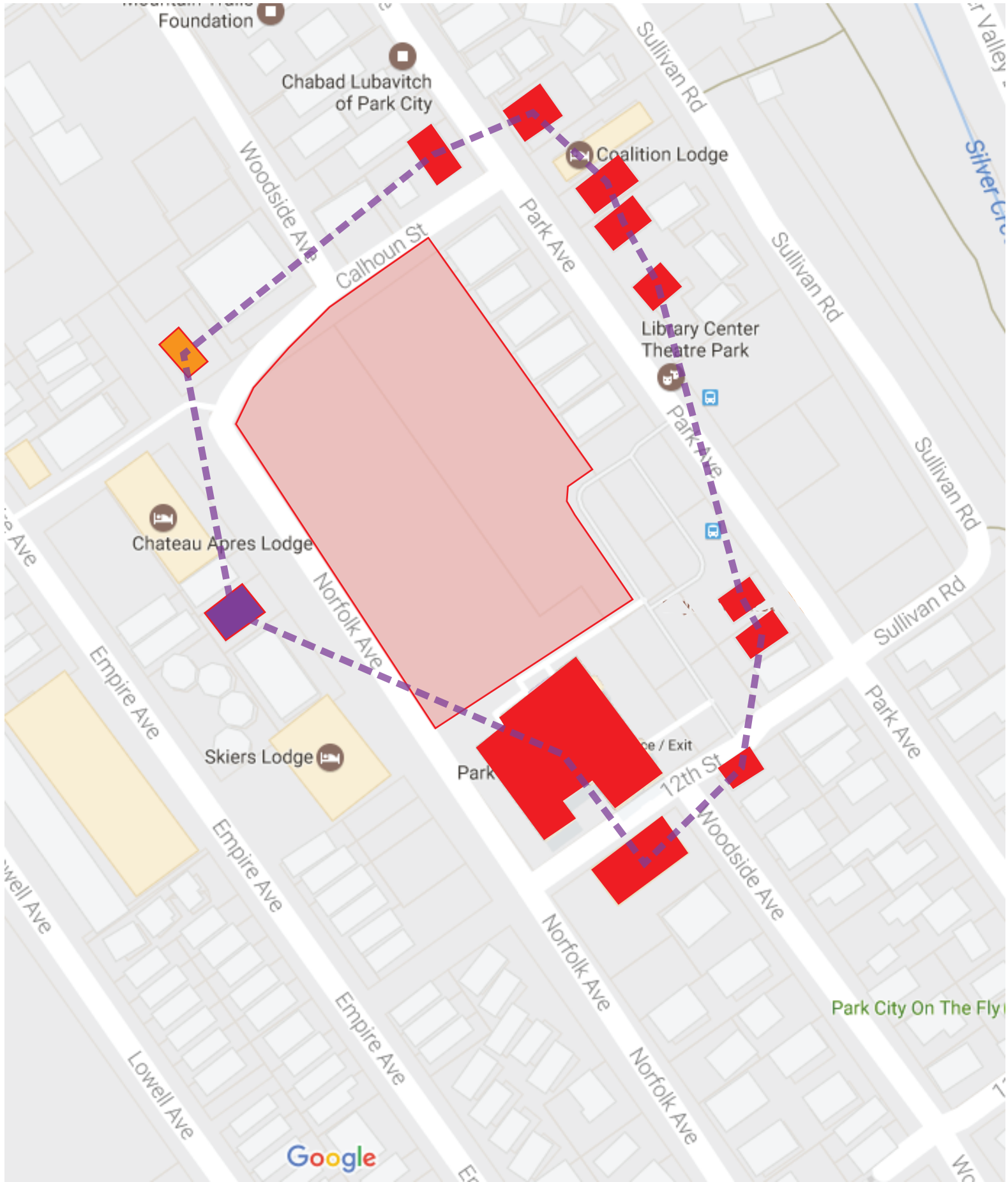
11. On April 29, 2009, a Demolition Permit was issued by the Park City Building Department after the architectural documentation had been completed and submitted. The Demolition Permit was for the removal of the single-family dwelling from the site in order to fulfill the reconstruction.

12. Due to unforeseen circumstances, including the 2009 real estate/stock market decline, the single-family dwelling has not yet been reconstructed.

19. The historic context of the building has been so radically altered that if the building were to be reconstructed at its original site, the setting would not appropriately convey its history because of incompatible infill on the west side of Woodside Avenue within the contextual area which has compromised the density and scale of the site.

20. Woodside Avenue within the contextual area lacks historic rhythm and scale of the streetscape.

21. The present setting on Woodside Avenue within the contextual area does not appropriately convey the history of the site as the historic single-family dwellings that were once located on the west side of Woodside Avenue have been demolished and replaced with a large condominium building.



Design Guideline Revisions

UNIVERSAL GUIDELINES:

"The specific context of each block is an important feature of the Historic District. The context of each block shall be considered in its entirety, . . ."

15-2.2 Historic Residential (HR-1) District

15-2.2-5 Building Height

C. **ROOF PITCH**. The primary roof pitch must be between seven/twelve (7:12), and twelve/twelve (12:12). A Green Roof may be below the required 7:12 roof pitch **as part of** the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 roof pitch. ,