Historic Preservation Board
Staff Report

Planning Department

Author: **Hannah M. Tyler, Planner**
Subject: **Material Deconstruction Review**
Address: **1333 Park Avenue**
Project Number: **PL-16-03378**
Date: **March 1, 2017**
Type of Item: **Administrative – Material Deconstruction**

Summary Recommendation:
Staff recommends the Historic Preservation Board conduct a public hearing and approve the material deconstruction of non-historic materials and repairs to the Significant single-family dwelling at 1333 Park Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:
Address: 1333 Park Avenue
Designation: Significant
Applicant: Park City Municipal Corporation
Proposal: Material Deconstruction of the non-historic windows, non-historic concrete porch landing and stairs, non-historic rear metal railing, and repairs to the structurally compromised concrete foundation.

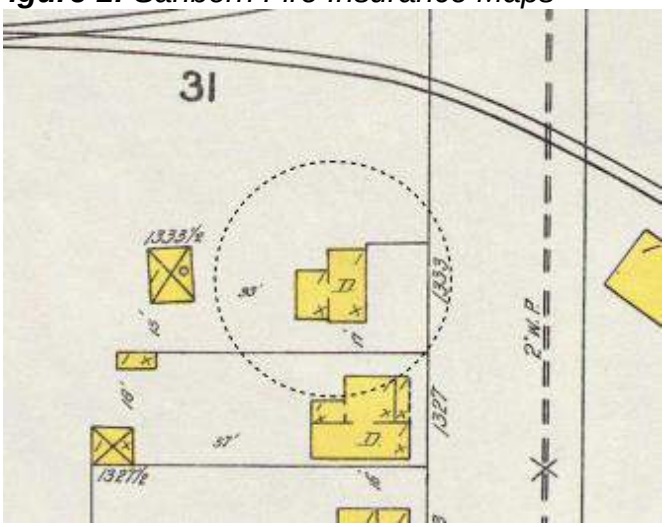
Background:
On November 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1333 Park Avenue. After working with the applicant on the materials for their submittal, the application was deemed complete on January 25, 2017. The Historic District Design Review (HDDR) application is currently under review and has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction of the non-historic materials and repair structurally compromised concrete foundation on the Single-Family Dwelling.

1333 Park Avenue Developmental History:
1333 Park Avenue is designated as a Significant Site on the Park City Historic Sites Inventory (HSI). According to Summit County records, the single-family dwelling was constructed ca. 1905. According to the Park City HSI, the single-family dwelling is significant to the Mature Mining Era (1894-1930).

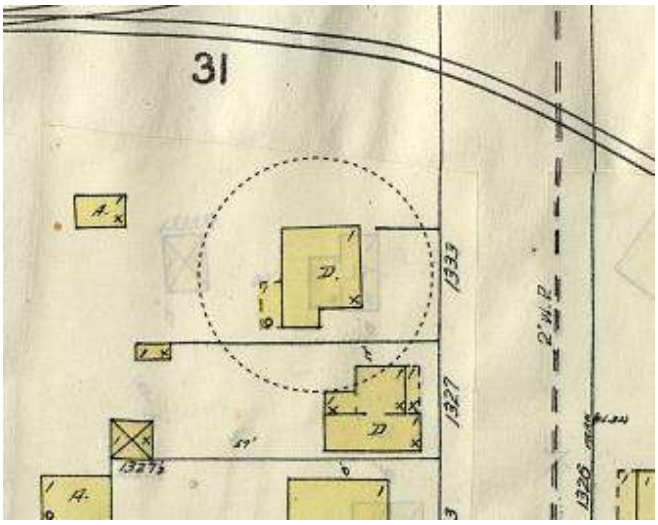
The single-family dwelling first appears on the 1907 Sanborn Fire Insurance Map as a simple hall-parlor type house with a rear addition, which was likely a shed addition. The 1929 Sanborn Fire Insurance Map shows additions to the south and west of the structure. These additions occurred sometime between 1907 and 1929 (during the Mature Mining Era). The single-family dwelling remained unchanged in the 1941 Sanborn Fire Insurance Map. Additions and modifications to structures rather than demolition during the Historic Period established a traditional development pattern in

Park City that can be seen throughout Old Town.

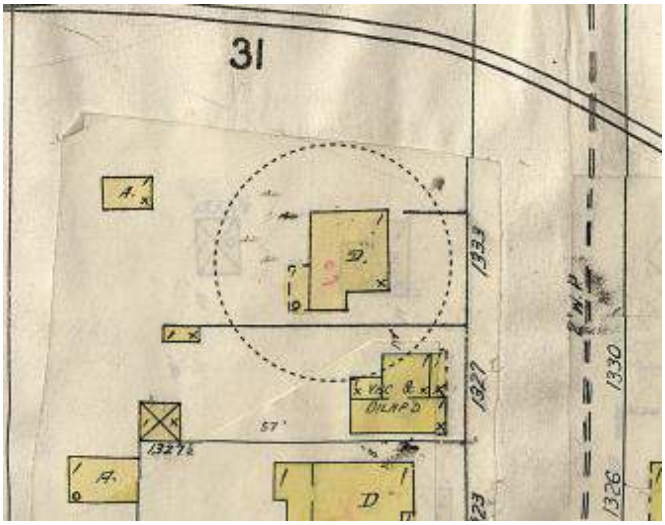
Figure 1: *Sanborn Fire Insurance Maps*



1907



1929



1941

There is no tax photograph for this property from ca. 1940. According to the Intensive Level Survey, the overall form and materiality remains intact, and the structure retains its Historic form. Though alterations to the original form and style have been made, such alterations occurred during the Period of Significance, the Mature Mining Era (1894-1930).

Analysis:

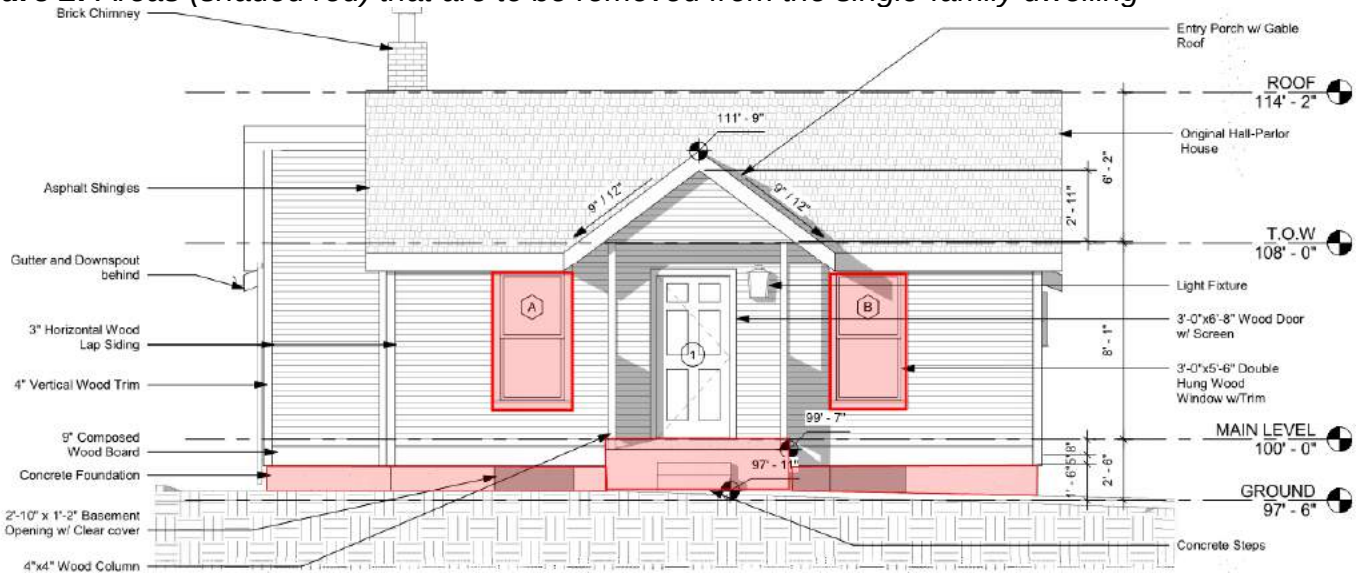
The following Material Deconstruction work is proposed for the single-family dwelling at 1333 Park Avenue:

- Removal of the non-historic windows. Non-historic windows were installed in the 1990s. Replacement windows will not change the dimensions of the existing windows and will be compatible with the historic structure.
- Removal of the non-historic rear metal railing. Non-historic rear metal railing was installed in the 1990s.

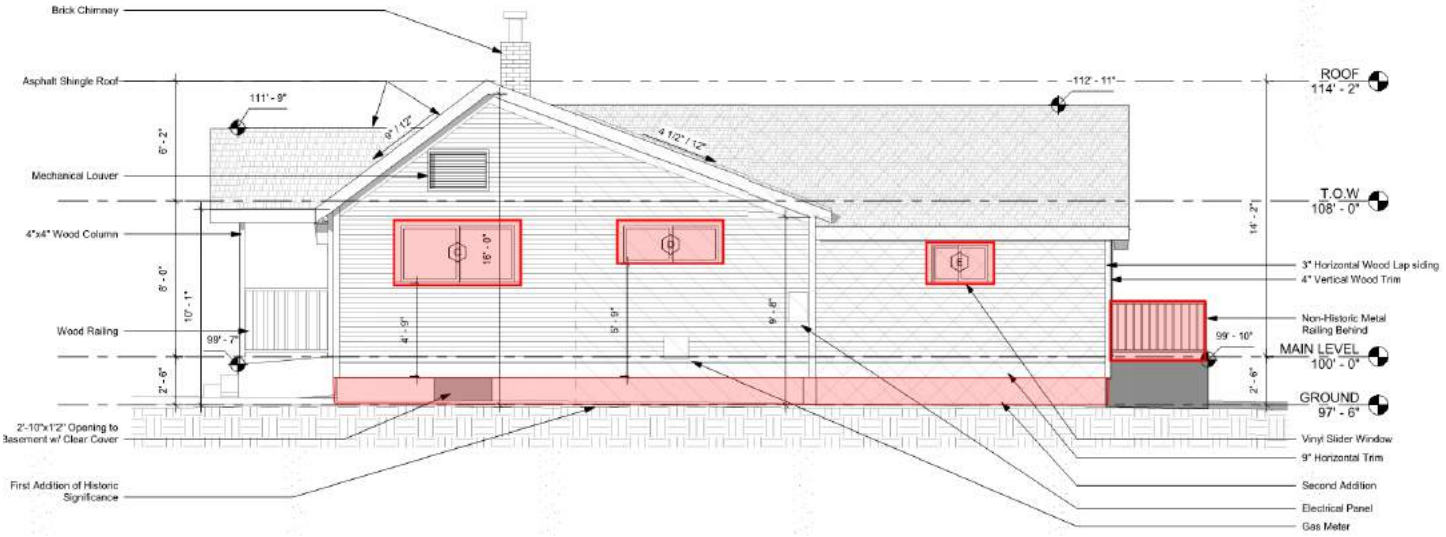
- Removal of the non-historic concrete porch landing and stairs. Non-historic concrete porch landing and stairs was installed in the 1990s.
- Repairs to the structurally compromised foundation. The existing foundation has little to no reinforcement within the concrete. The applicant is proposing to temporarily lift the historic structure in order to repair the concrete foundation and replace sections in-kind where necessary. Where replacements and/or repairs occur, the exterior of the foundation will remain historic compatible with the existing structure and existing concrete foundation.

The applicant intends to replace non-historic materials with historically compatible materials. Staff finds that the removal of the proposed non-historic materials will assist in restoring the single-family dwelling to its Historic Form because the existing non-historic materials are incompatible and/or beyond repair. Figure 2 identifies the areas that are to removed (red shaded areas) on the single-family dwelling.

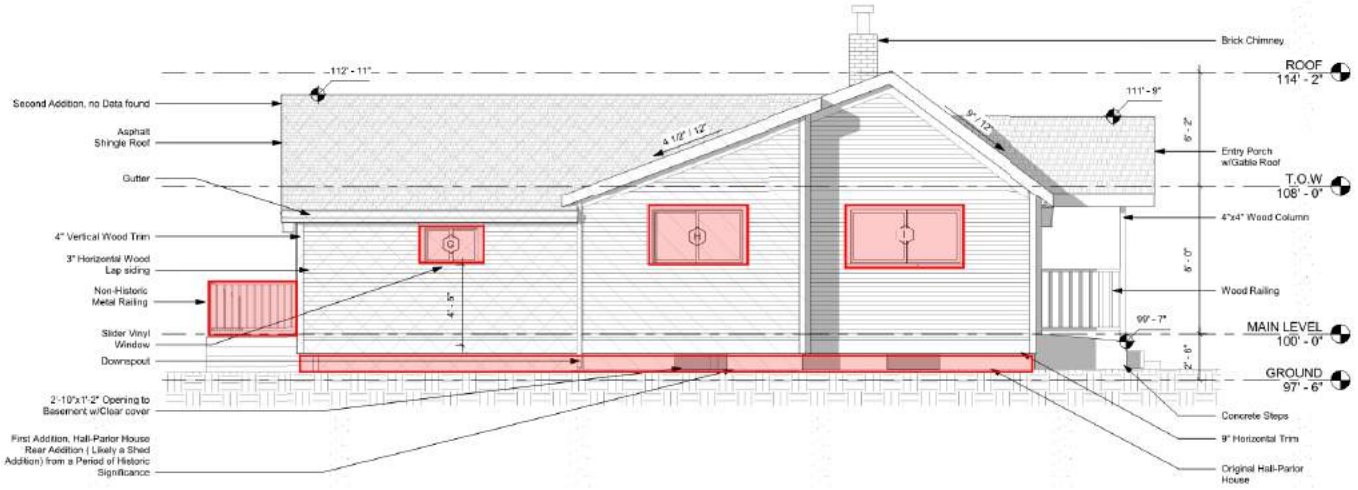
Figure 2: *Areas (shaded red) that are to be removed from the single-family dwelling*



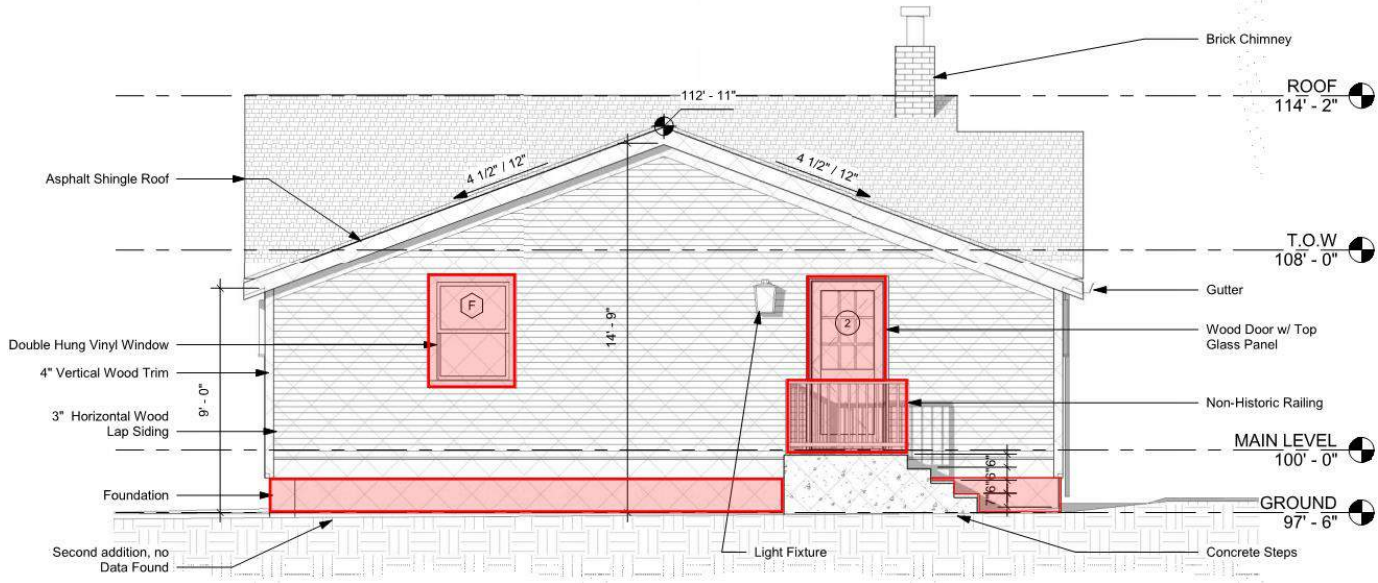
East (Front) Elevation



North (Side) Elevation



South (Side) Elevation



West (Rear) Elevation

Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the material deconstruction of non-historic materials and repairs to the Significant single-family dwelling at 1333 Park Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The property is located at 1333 Park Avenue. The property is located in the Historic Residential Medium-Density (HR-M) Zoning District.
2. The historic site is listed as Significant on the Historic Sites Inventory (HSI).
3. According to Summit County records, the single-family dwelling was constructed ca. 1905.
4. According to the Park City HSI, the single-family dwelling is significant to the Mature Mining Era (1894-1930).

5. The single-family dwelling first appears on the 1907 Sanborn Fire Insurance Map as a simple hall-parlor type house with a rear addition, which was likely a shed addition.
6. The 1929 Sanborn Fire Insurance Map show additions to the south and west of the structure. These additions occurred sometime between 1907 and 1929 (during the Mature Mining Era).
7. The single-family dwelling remained unchanged in the 1941 Sanborn Fire Insurance Map.
8. There is no tax photograph for this property from ca. 1940.
9. According to the Intensive Level Survey, the overall form and materiality remains intact, and the structure retains its Historic form. Though alterations to the original form and style have been made, such alterations occurred during the Period of Significance, the Mature Mining Era (1894-1930).
10. On November 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1333 Park Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on January 25, 2017. The HDDR application is still under review by the Planning Department.
11. The applicant is proposing to remove the non-historic windows, the non-historic rear metal railing, the non-historic concrete porch landing and stairs, and make repairs to the structurally compromised foundation.
12. Staff finds that the removal of the proposed non-historic materials will assist in restoring the single-family dwelling to its Historic Form because the existing non-historic materials are incompatible and/or beyond repair.

Conclusions of Law:

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

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 15, 2016 and December 1, 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 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.
4. A structural engineer shall be responsible for creating a cribbing plan prior to the house being supported from the interior for the installation of the new concrete foundation. Within five (5) days of installation, the structural engineer will inspect and approve the cribbing as constructed. If the cribbing is to be relocated or altered at any time during the construction of the foundation, the structural engineer shall

create and approve a new cribbing plan. The structural engineer shall re-inspect and re-approve the cribbing within five (5) days of any relocation or alteration to the cribbing.

5. Historic buildings which are lifted must be returned to the completed foundation within 45 days of lifting the building. Failure to do so will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation could take place. 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 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.
6. The Preservation Plan must include a review and stamp by a licensed and registered structural engineer on the proposed cribbing or shoring methods. If the contractor makes a revision to the cribbing or shoring plan, the structural engineer must approve the change in writing. Cribbing or shoring must be of engineered materials. Screw-type jacks for raising and lowering the building are not allowed. The owner (or through its agent or the contractor) is responsible for notifying the Planning Department if changes are made.

Exhibits:

Exhibit A – HPB Demolition Review Checklist
Exhibit B – Intensive Level Survey Form
Exhibit C – Park City Historic Sites Inventory (HSI) Form
Exhibit D – Historic District Design Review Physical Conditions Report
Exhibit E – Historic District Design Review Historic Preservation Plan
Exhibit F – Historic District Design Review Historic Preservation Plan Supplemental Information
Exhibit G – Historic District Design Review Existing Plans and Supplemental Information

Exhibit A: HPB Demolition Review Checklist

Historic Preservation Board Material Deconstruction Review Checklist:

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

Exhibit B - Intensive Level Survey Form

HISTORIC SITE FORM

(10-91)

UTAH STATE HISTORIC PRESERVATION OFFICE

1 IDENTIFICATION

Name of Property: **George Stonebraker House**

Address: **1333 Park Avenue** *Twnshp* *Range* *Section*:

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

Current Owner Name: **Park City Municipal Corporation** *USGS Map Name & Date:* **Park City West**

Current Owner Address: **PO Box 1480** **Quad/2011**

Park City, UT 84068-1480 *Tax Number:* **SA-273-X**

Legal Description (include acreage): **see continuation sheet**

2 STATUS/USE

Property Category	*Evaluation*	*Use*
_x_ *building(s)*	_x_ *eligible/contributing*	*Original Use:* **single dwelling**
___ *structure*	___ *ineligible/non-contributing*	
___ *site*	___ *out-of-period*	*Current Use:* **single dwelling**
___ *object*		

3 DOCUMENTATION

Photos: Dates
_x_ *digital:* **Nov. 2013 (3)**
_x_ *prints:* **2006, 1995**
___ *historic:*

Drawings and Plans
___ *measured floor plans*
___ *site sketch map*
___ *Historic American Bldg. Survey*
___ *original plans available at:*
_x_ *other:* **survey, 8/20/2004**

Research Sources (check all sources consulted, whether useful or not)
_x_ *abstract of title*
___ *tax card & photo*
___ *building permit*
___ *sewer permit*
_x_ *Sanborn Maps*
___ *obituary index*
___ *city directories/gazetteers*
_x_ *census records*
___ *biographical encyclopedias*
_x_ *newspapers*
_x_ *city/county histories*
___ *personal interviews*
___ *USHS History Research Center*
_x_ *USHS Preservation Files*
___ *USHS Architects File*
___ *LDS Family History Library*
_x_ *local library:* **Park City Museum**
___ *university library(ies):*

Bibliographical References (books, articles, interviews, etc.)
Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission,1998.

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

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: **hall-parlor type** *No. Stories:* **1**

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

Additions: __*none* __*minor* **x** *major (describe below)* *Alterations:* __*none* __*minor* **x** *major (describe below)*

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

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

1333 Park is a hall-parlor type house that has been modified, likely done during the historic era. The hall-parlor is one of the three main house types built during the historic Park City mining era, and is the earliest of the three, occurring mostly during the beginning of that period. Sanborn maps show that an addition was made on the south corner of the building and several other areas filled in or built out sometime between 1907 and 1929. These occurred in the historic period, though it appears from photographs that the rear porch may have been built in since the 1941 map was drawn. The house was also raised slightly to make room for a concrete foundation. The side gable roof is sheathed with composition shingles and has a small gable projecting from the front to cover the porch. The house is clad with narrow wood clapboard siding. The windows are flanking the centered door and are double-hung sash type windows. The door is a wood frame and panel door and has a wood screen door in front of it. The porch is made of concrete and the roof covering it is supported by square wood posts. A simple railing stretches from the house to the posts. The overall form and materiality of the building remains intact and the building retains its historic value.

5 HISTORY

Architect/Builder: **unknown** *Date of Construction:* **c. 1914**

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

__*Agriculture*	__*Economics*	**C** *Industry*	__*Politics/ Government*
C *Architecture*	__*Education*	__*Invention*	__*Religion*
__*Archeology*	__*Engineering*	__*Landscape Architecture*	__*Science*
__*Art*	__*Entertainment/ Recreation*	__*Law*	__*Social History*
__*Commerce*	__*Ethnic Heritage*	__*Literature*	__*Transportation*
__*Communications*	__*Exploration/ Settlement*	__*Maritime History*	**C** *Other*: **Mining**
__*Community Planning & Development*	__*Health/Medicine*	__*Military*	
__*Conservation*		__*Performing Arts*	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

A house appears on this lot on the 1907 Sanborn Insurance Map, but the differences between that house and the house shown on the 1929 map are major enough that this is believed to be a new construction, though this is not confirmed. The house was purchased from the Ontario Mining Company in 1905 by J.L. Sweat. John Lewis Sweat appears on the 1900 census, living with his parents on Park Avenue at that time. He was 18 in that year, and worked as a railroad laborer. No other information could be found on him. He sold it in 1907 to Rasmus Johnson.

Rasmus Johnson appears on the 1900 census for Oakley, Utah. He lived there with his wife Gustine, and their three children, and worked as a farmer. He and his wife were born in Norway and came to the U.S. in 1872. It is unknown if they ever lived in this house. It was sold in 1909 to George Stonebraker.

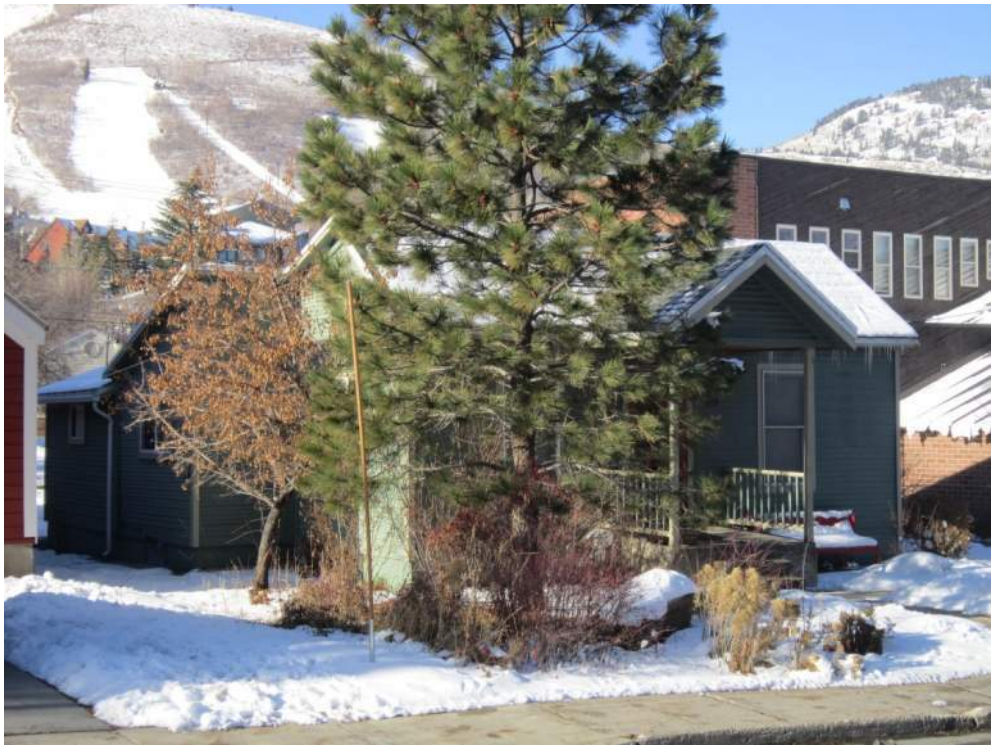
George Stonebraker is the first known occupant of this house. He appears on the 1910 and 1920 censuses, living in this house with his wife Carrie and their two daughters. George worked as both a millman, in 1910, and also as an auto mechanic in 1920. He was also appointed motor inspector for Park City in 1926. He and his family lived in Park City from 1908 until 1942, though they sold this house in 1925 to Albert Carter.

Albert Carter appears on the 1930 and 1940 censuses, living in this house with his wife Cecilia, and their three daughters. Albert worked as a carpenter for a silver mine. No other information could be found on him. He owned the house until 1946. The house has changed hands several times, and is currently owned by the Park City Municipal Corporation.

Legal Description (include acreage): **BEG AT PT WH IS S 54*01' W 329 FT & S 35*59' E 325 FT FROM NE COR BLK 24 SNYDERS ADDITION PARK CITY; RUN TH S 35*59' E 39.8 FT; TH S 54*01' W ALONG A FENCE LINE 150 FT; TH N 35*59' W 49.8 FT TO A WOOD FENCE; TH N 54*01' E ALONG SD WOOD FENCE 150 FT; TH S 35*59' E 10 FT TO THE PT OF BEG CONT 7470 SQ FT; ALSO BEG AT A PT WH IS 54*01' E 350 FT & S 35*59' E 222 FT FROM THE NW COR OF BLK 24 SNYDERS ADDITION SD PT ALSO BEING ON THE W'LY R/W LINE OF PARK AVE; RUN TH S 35*59' E ALONG SD R/W LINE 92.99 FT; TH S 54*01' W 150 FT; TH N 35*59' W 91.55 FT; TH N 53*28' E 150.1 FT TO THE PT OF BEG CONT 13.841 SQ FT M/L CONT 0.32 AC TOTAL 0.49 AC (SEE DECREE 293-67) 311-547 318-621-A 1873-734-735 (PARK CITY FIRE SERVICE DIST 1873-734-735 ASSUMED TO BE THE SAME AS PARK CITY FIRE PROTECTION DIST 318-621-A)**

1333 Park Avenue. Northeast oblique. November 2013.

1333 Park Avenue. East elevation. November 2013.



1333 Park Avenue. Southeast oblique. November 2013.

TITLE SEARCH FORM

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

Address: 1333 Park Avenue
City: Park City, UT
Current Owner: Park City Municipal Corporation
Address: (see historic site form for address)

Tax Number: SA-273-X
Legal Description (include acreage): SA BK 24, 39.8'x150'x49.8'x150' parcel (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	Robert C. Chambers	W		
12/11/1902	3rd Dist. Court S. Co.	Ontario S. Mg. Co.	Decree		"Block 24"
12/16/1905	Ontario Silver Mg. Co.	J.L. Sweat	W.D.		
11/25/1907	John L. Sweat & wife	Rasmus C. Johnson	Q.C.D.		
7/28/1909	Rasmus C. Johnson	George W. Stonebroker	W.D.		
3/26/1925	George W. Stonebroker, et ux	Albert Carter	Q.C.D.		
4/3/1946	Albert Carter, et ux	Robert G. Buck, et ux	W.D.		
11/1/1956	Robert G. & Thelma J. Buck	Carl E. & Margie H. Smith	W.D.		
10/9/1984	Carl E. & Margie H. Smith	Park City Fire Protection Dist.	W.D.		
6/22/2007	Park City Fire Service Dist.	Park City Municipal Corp.	Sp. W.D.		

Researcher: John Ewanowski, CRSA Architecture

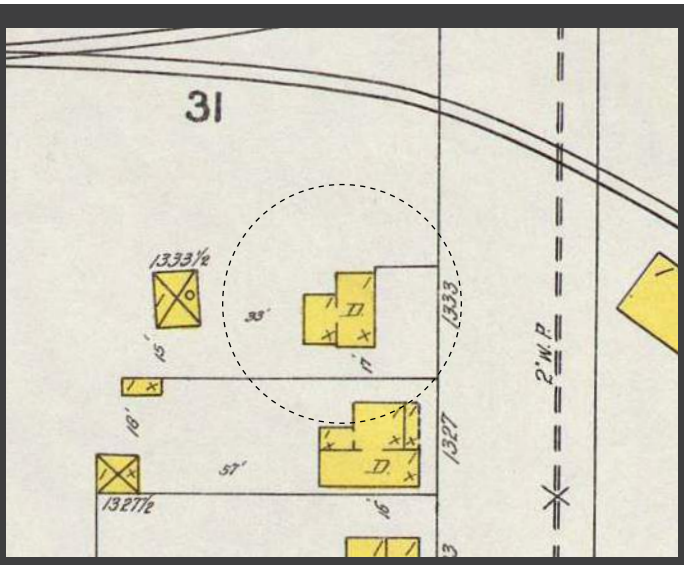
Date: 4/23/2014

Outside of extents of 1889 Sanborn

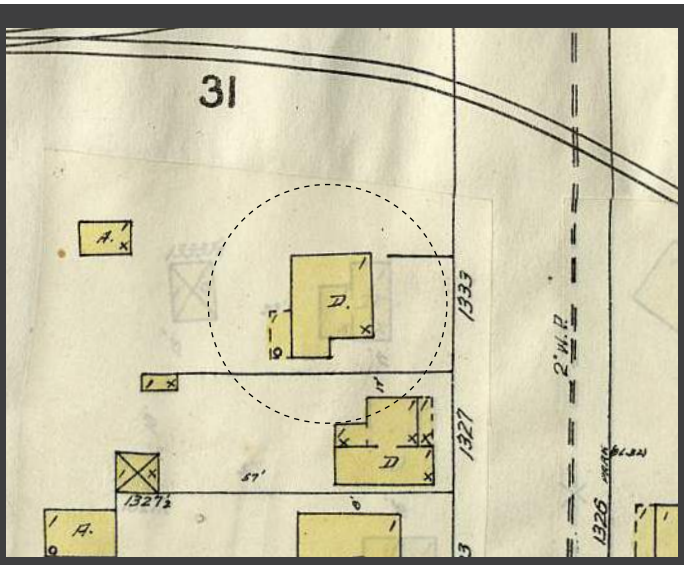
1889

Outside of extents of 1900 Sanborn

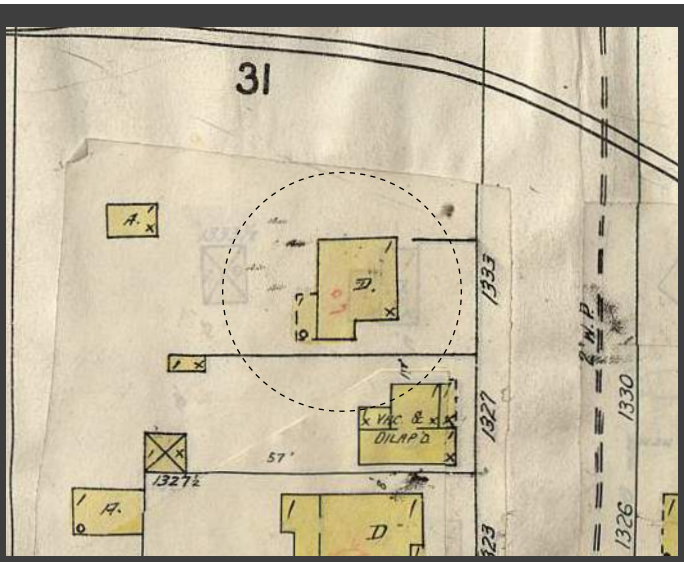
1900



1907



1929



1941

Mr. Stonebraker Died After Lengthy Illness

George Stonebraker died Wednesday, Jan. 28, at the home of a daughter, Mrs. F. V. (Myrtle) Johnson, in Evanston, Wyoming, of a heart ailment, after a two year illness.

He was born July 19, 1888, in Hoytsville, to Joseph and Eliza Daniels Stonebraker. He married Caroline Johnson, March 17, 1907. She died February 18, 1936.

The family resided in Park City from 1908 to 1942, when he moved to Evanston to make his home.

While in Park City Mr. Stonebraker owned and operated the National Garage on Park Avenue, from 1915 to 1942.

In Evanston he was employed by the Union Pacific Railroad in the baggage department. He retired in 1952.

He was a charter member of Park City Kiwanis Club and a member of the LDS Church.

He is survived by two daughters, Mrs. F. V. (Myrtle) Johnson and Mrs. Max (Bonnie) Wilson, of Evanston; a son, William, Salt Lake City; a brother, Fred, Coalville, and 11 grandchildren.

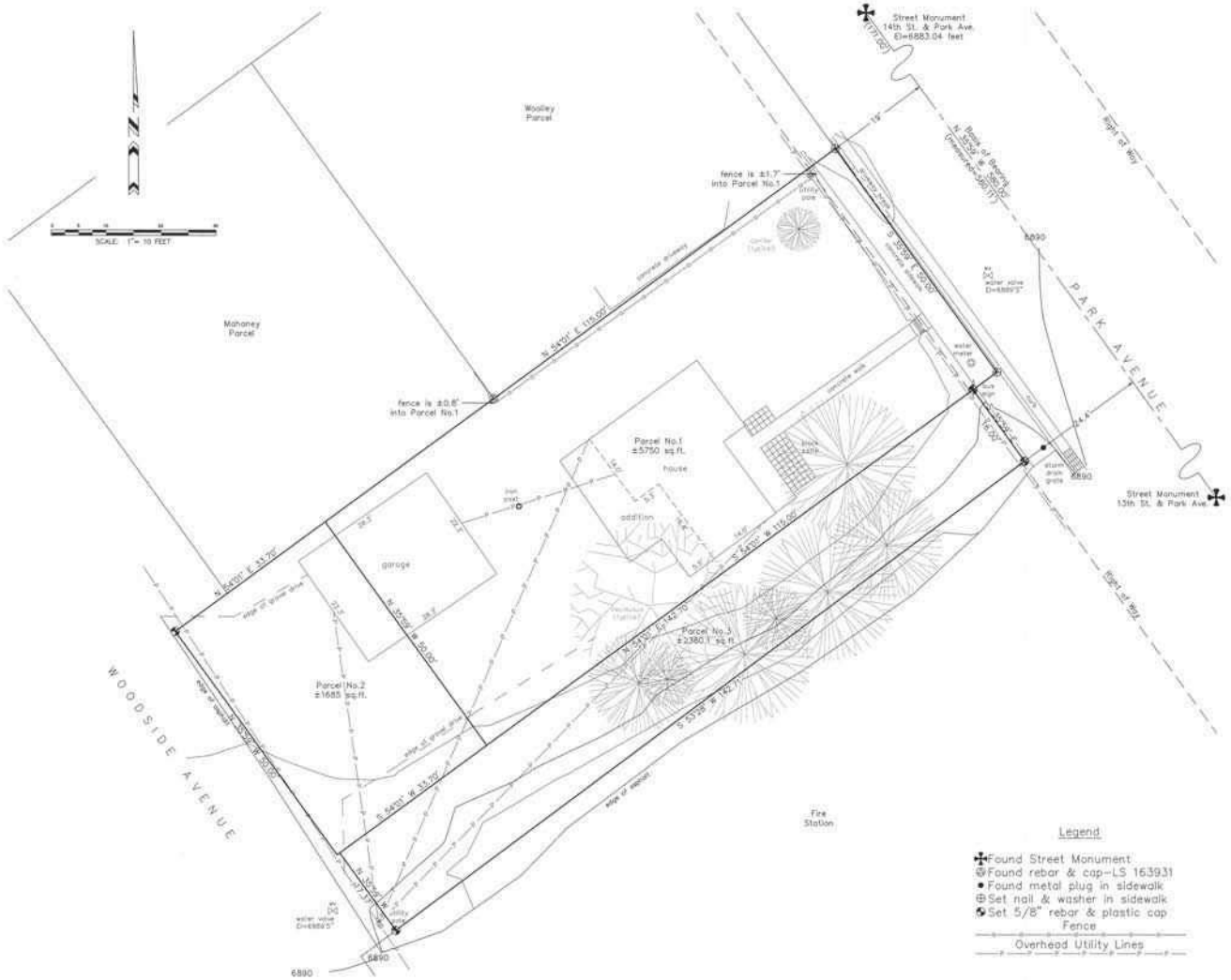
Funeral services were held in Evanston, at the Gilbert O. Bills Funeral Home, Saturday, Jan. 31, under the direction of Bishop Otto Kennedy.

Dedication of the grave in Evanston Cemetery by Frank Johnson.

The sincere sympathy of the many Park City friends is extended to the members of his family in their sorrow.

Park Record 2/5/1959

1359 Park Avenue
A Portion of Block 24
Snyder's Addition to the Park City Survey



Legend

- ✢ Found Street Monument
- ⊕ Found rebar & cap–LS 163931
- • Found metal plug in sidewalk
- ⊕ Set nail & washer in sidewalk
- ⊕ Set 5/8" rebar & plastic cap
- Fence
- Overhead Utility Lines

NARRATIVE

1. Survey requested by: Rich Sernyak.
2. Purpose of survey: re–establish the deed description and locate the improvements and topographic relief.
3. Basis of survey: found Street Monuments as shown. Block dimensions from the Amended Park City Monument Control Map by Bush & Gudgell, Inc. Recorded as Entry No. 197765 in the office of the Summit County Recorder. The elevation of the Street Monument at the intersection of Park Avenue and 14th Street is given as 6883.04 feet.
4. Date of survey: July 21, 2004.
5. Property monuments set or found as shown.
6. Located in the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. See the official plats of The Park City Survey and Snyder's Addition for other possible easements and restrictions.
8. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.

LEGAL DESCRIPTIONS

Parcel No.1
Beginning at a point which is North 54°01' East 356.00 feet and South 35°59' East 156.00 feet from the Northwest corner of Block 24, Snyder's Addition to Park City, and running thence South 35°59' East 50.00 feet; thence South 54°01' West 115.00 feet; thence North 35°59' West 50.00 feet, thence North 54°01' East 115.00 feet to the point of beginning.

Parcel No.2
Beginning at a point which is North 54°01' East 356.00 feet and South 35°59' East 156.00 feet and South 54°01' West 115.00 feet from the Northwest corner of Block 24, Snyder's Addition to Park City, and running thence South 35°59' East 50.00 feet; thence South 54°01' West 33.70 feet; thence North 35°59' West 50.00 feet; thence North 54°01' East 33.70 feet to the point of beginning.

Parcel No.3
Beginning at a point which is North 54°01' East 350.60 feet and South 35°59' East 206.00 feet from the Northwest corner of Block 24, Snyder's Addition to Park City, said point also being on the Easterly right–of–way line of Park Avenue and running thence South 35°59' East along said Easterly right–of–way line 16.00 feet to a fence line; thence South 53°28' West along said fence line 142.71 feet; thence North 35°59' West 17.37 feet; thence North 54°01' East 142.70 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said survey.

8/20/04
Date

J.D. Gailey, PLS #359005

Alpine Survey, Inc.
19 Prospector Drive
Park City, Utah 84060
(435) 655–8016

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ALAN SPRIGGS, SUMMIT CO. RECORDER
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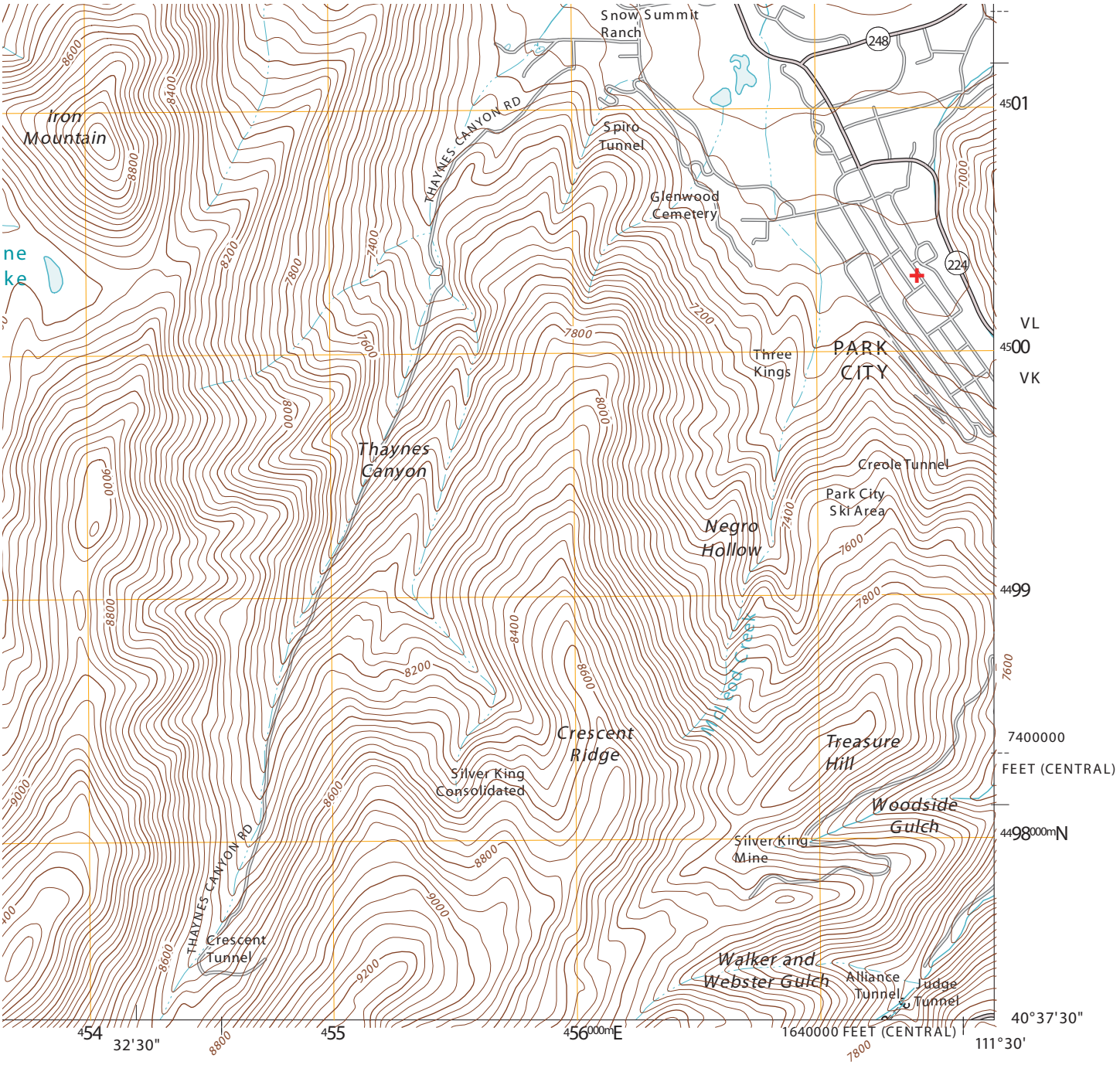
REQUEST: ALPINE SURVEYING

S-592



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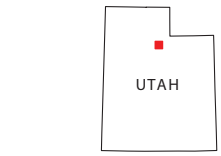


QUADRANGLE LOCATION

Mountain Dell	Big Dutch Hollow	Wanship
Mount Aire	Park City West	Park City East

ROAD CLASSIFICATION

Interstate Route	State Route
US Route	Local Road
Ramp	4WD

Interstate Route · US Route · State Route

FS Primary Route · FS Passenger Route · FS High Clearance Route

Check with local Forest Service unit for current travel conditions and restrictions.

✚ location on USGS Park City West 1:24000 Quadrangle Map (2011)

Exhibit C - Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1333 Park Avenue *AKA:* 1327 Park Avenue

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

Current Owner Name: *Parent Parcel(s):*

Current Owner Address:

Legal Description (include acreage):

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Residential
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: Residential
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

*National Register of Historic Places: ☑ ineligible ☐ eligible
☐ listed (date:)

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints:
☐ historic: c.

Drawings and Plans
☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans:
☐ other:

Research Sources (check all sources consulted, whether useful or not)

☐ abstract of title	☑ Sanborn Maps	☑ city/county histories
☐ tax card	☐ obituary index	☐ personal interviews
☐ original building permit	☐ city directories/gazetteers	☐ Utah Hist. Research Center
☐ sewer permit	☐ census records	☐ USHS Preservation Files
	☐ biographical encyclopedias	☐ USHS Architects File
	☐ newspapers	☐ LDS Family History Library
		☐ Park City Hist. Soc/Museum
		☐ university library(ies):
		☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor type No. Stories: 1

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

Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* 12-2008

☑ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Concrete.

Walls: Narrow wooden siding.

Roof: Gable roof form with rear shed extensions sheathed in asphalt shingle.

Windows/Doors: Double-hung sash type.

Essential Historical Form: ☑ Retains ☐ Does Not Retain, due to:

Location: ☑ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame hall-parlor house appears to have been altered, but the alterations may have occurred during the period of historic significance. The 1907 Sanborn Insurance map shows a simple hall-parlor type house with rear addition (likely a shed addition). By 1995, the house was raised on a concrete foundation, clad in narrow wooden siding and included a small projecting entry porch with gable roof supported by square columns. The siding and concrete suggest that the original hall-parlor was raised slightly to accommodate the foundation and new siding was applied. Modifying existing houses rather than demolishing and building new is a common tradition in the development history of Park City. The narrow wooden siding was commonly used on homes in Park City during the early 20th century. Additional research should be conducted to determine when the alterations were made. If they were made during the period of historic significance, then this site should be re-evaluated for to determine if it meets the criteria for designation as a Landmark Site. The changes affect the site's original deign integrity, but not significantly.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting does not appear to have been significantly modified over time.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost. Additional research should be conducted on this site to determine when the alterations were made.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site. Additional research should be conducted to determine when the alterations were made to this site. If they are found to have been completed during the period of historic significance, the site may be re-evaluated for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1905

Builder: ☑ Not Known ☐ Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:
   - ☐ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

> Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.[1]

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation. Camera facing west, 2006.
Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

[1] From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.


PARK CITY FIRE DIST
1333

Exhibit D - Historic District Design Review
Physical Conditions Report

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: HANNAH M. TYLER APPLICATION #: PL-16-03378

DATE RECEIVED: 11/15/2016

PROJECT INFORMATION

NAME:

ADDRESS: 1333 Park Avenue
Park City, UT 84060

TAX ID: none OR

SUBDIVISION: Snyders Addition to Park City OR

SURVEY: _____ LOT #: _____ BLOCK #: 24

HISTORIC DESIGNATION: ☐ LANDMARK ■ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Craig Elliott

MAILING ADDRESS: P.O. Box 3419
Park City, UT 84060

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

EMAIL: celliott@elliottworkgroup.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Johanna Monson

PHONE #: (435) 649 - 0092

EMAIL: jmonson@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

RECEIVED NOV 15 2016

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: Craig Elliott

Mailing Address: P.O.Box 3419
Park City, UT 84060

Phone #: (435) 649 - 0092 Fax #: ( ) -

Email: celliott@elliottworkgroup.com

Type of Application: _____

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: Park City Municipal Corporation

Mailing Address: P.O. Box 1480
Park City, UT 84060

Street Address/ Legal Description of Subject Property: 1333 Park Avenue
Park City, UT 84060

Signature: _____ Date: _____

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.

SAMPLE PHYSICAL CONDITIONS REPORT

This sample is based on the residence located at 664 Woodside Ave.

Sample Detailed Description of Existing Conditions:

7. Porches

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

Element/Feature: Front Porch (East Facade)

This involves: ☒ An original part of the building

☐ A later addition Estimated date of construction: 1930s

Describe existing feature:

Based on evidence from Sanborn Maps and historic tax photographs, the L-shaped front porch is an extension of the original 1905 porch and was constructed sometime in the 1930s. The square railings and square balustrades, square porch posts, porch ceiling, roof structure, and square horizontal members are all made of painted wood. The decking material is poured concrete. The roof of the porch is a shed roof and the roof material is standing seam metal. The porch is located on the east facade, wraps along the south facade, and continues to the west facade. The railing and balustrades break at the front entrance door, at the south end of the east facade, and at the side entrance which is centered on the south facade. The porch is flush with the existing grade on the east facade. The porch is very un-ornamental with no brackets or other decorative features.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Several of the wood porch posts and horizontal members have been replaced. The new wood porch posts and horizontal members are unpainted. The remaining historic wood railings and balustrades, porch posts, porch ceiling, roof structure, and horizontal members are missing paint. The fascia board at the connection between the east facade gable and porch roof is rotted and damaged. Wires are hanging/detached near the east facade gable and porch roof connection on the east facade. The flashing between the main roof and the porch roof is showing signs of rust.

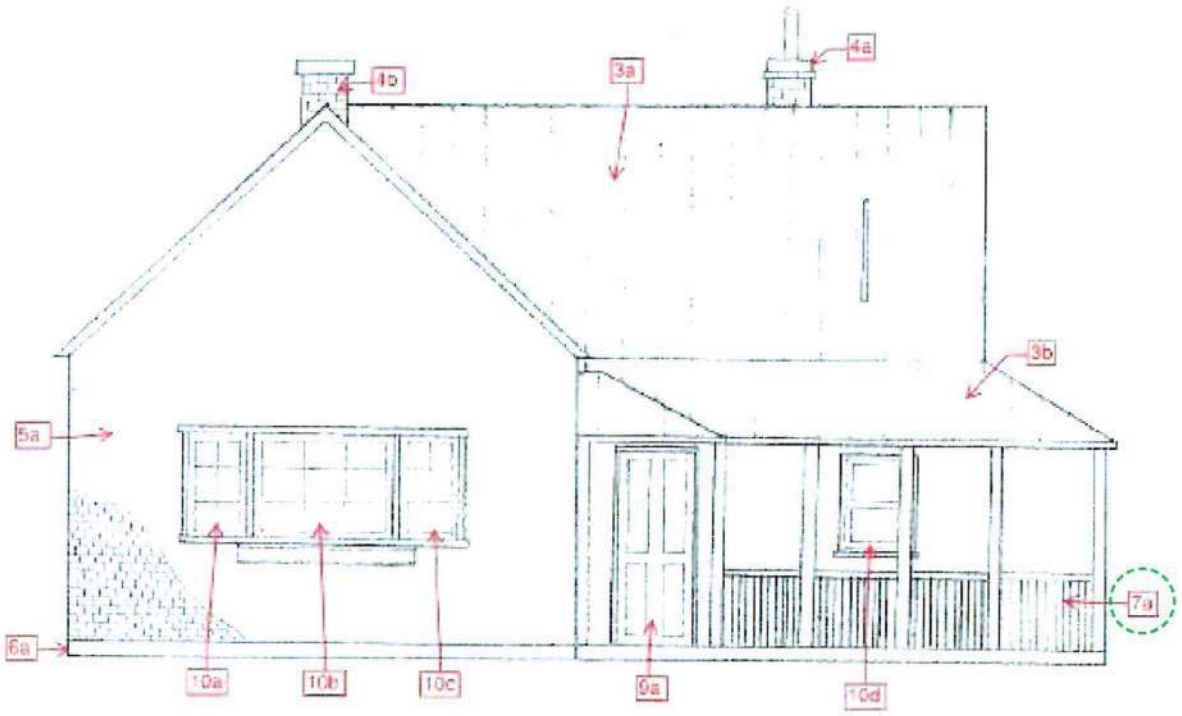
Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 9, 12, 13 Illustration Numbers: 7a

Multiple photos provide detailed documentation of existing features and any deficiencies.

Number corresponding to the illustration on the following page.

SAMPLE ILLUSTRATION

East Facade:



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.

SAMPLE PHOTO DOCUMENTATION SHEET

Photo #1: East Elevation

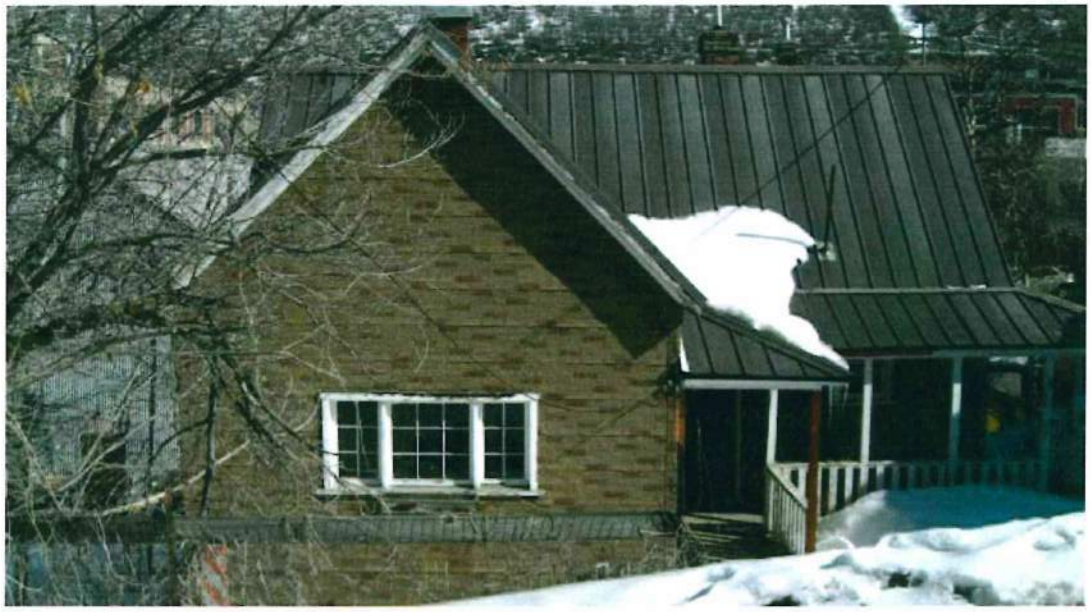


Photo #2: East Elevation Porch Ceiling and Support Structure Detail

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.

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PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Landscape and Site

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

The site has a slope of 6" from East to West with no retaining walls or fences. An asphalt driveway is found on the West side of the parcel.
Landscape areas with bushes and flowers are located in the North, South and East side of the House, with an evergreen tree in the main entrance area.
Concrete stairs are located in the front porch of the house (East side of house) and back door (West side of the house).

Describe any deficiencies: Existing Condition: ☐ Excellent ■ Good ☐ Fair ☐ Poor

Photo Numbers: 7 Illustration Numbers: _____

NOV 15 2016

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

2. Structure

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

Element/Feature: Wood Frame

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

Estimated date of construction: 1905

Describe existing feature:

The Original one story frame Hall-Parlor type house and first addition (Shed addition) is made of light frame construction; wood frame walls, floor joists and roof rafters. By 1995, the house was raised on a concrete foundation. Additional steel beams and wood columns where added under the floor joists to keep the integrity of the wood frame system, in an unfinished basement area where the mechanical system is located.
The second addition of the house, on the West side, is made of light wood framing system; wood walls, roof rafters and wood floor joist over slab on grade concrete. A small difference of height on the floor can be notice inside the house. No data is found of the construction of this addition but it was probably during a period of non historical significance.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ■ Fair ☐ Poor

The structure of the Original house is compromise by the raised concrete foundation. The new steel beams under the floor are supported by wood columns with no structural attachments to it and place over the concrete slabs in the basement.

Photo Numbers: 1,2,3,4,10,11 Illustration Numbers: 5a,5b,6a,6b,6c,6d

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.

Element/Feature: Roof System

This involves: ■ An original part of the building

■ A later addition Estimated date of construction: _____

Describe existing feature:

The house has a light wood frame system with wood rafters through out the building. The historic double pitched gable roof was modified by adding a gable roof over the entrance area and the roof line was altered to accommodate the first historic shed addition of the house. On the West side of the house a non-historic structure was added by connecting the historic roof with a new double pitch roof.
The historic gable roof is at 9:12 pitch with a 4 1/2:12 pitch over the first historic shed addition.
The original shingles have been replace with asphalt shingles and heat tape.
One gutter and downspout is found on the south side of the house.
The eaves are square cut rafter tails with metal fascia and wood soffit.
A Brick chimney flue is located in the south-east corner of the original house.

Describe any deficiencies: Existing Condition: ☐ Excellent ■ Good ☐ Fair ☐ Poor

Photo Numbers: 1,2,3,4 Illustration Numbers: 1a,2a,2b

NOV 15 2016

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.

4. Chimney

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

Element/Feature: Chimney

This involves: ■ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

A brick chimney is found at the South-east corner of the original house. The chimney runs from the basement where it is use as ventilation for the mechanical equipment, through the main level and the roof.
No evidence of the original chimney on the main level is found.
The exterior brick of the chimney has been repair and a metal flue added inside it with metal cap at the end of it.

Describe any deficiencies: Existing Condition: ☐ Excellent ■ Good ☐ Fair ☐ Poor

The chimney serves as a ventilation flue, not as a chimney as original intended.

Photo Numbers: 8, 12 Illustration Numbers: _____

5. Exterior Walls

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

Element/Feature: Original exterior walls

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

Estimated date of construction: 1905

Describe existing feature:

The original hall-parlor house with first addition (shed addition) has a clad in narrow horizontal wood lap siding with 4" vertical wood trim. Also a 9" top and bottom board is found on the siding.
The original facade presents two historic double hung windows with wood framing. All side windows are sliders with wood trim.
A height louver window is located on the north side of the house, possible to vent the new attic area created by the interior vermiculite ceiling in the front room.
Five openings are located on the concrete foundation to give ventilation and light to the basement.

Describe any deficiencies:

Existing Condition: ☐ Excellent ■ Good ☐ Fair ☐ Poor

The North and South facade presents slider windows that do not represent the original architectural proportion of the era.

Photo Numbers: 1,2,4

Illustration Numbers: 1a, 2a, 4a

Element/Feature: Addition walls

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

The second addition of the hall-parlor house has horizontal wood lap siding with 4" vertical wood trim and 9" top and bottom boards. The horizontal wood lap siding on the second addition walls are slightly bigger than the ones on the original side of the house, indicating a different time of construction.
The windows on the North and South facade are horizontal sliders and the window on the West facade is a new double hung. All doors and windows have wood trim around them.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The North and South facade presents slider windows that do not represent the original architectural proportion of the era.

Photo Numbers: 2,3,4 Illustration Numbers: 2b, 3a, 4b

NOV 15 2016

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

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

6. Foundation

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

Element/Feature: Foundation

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

Estimated date of construction: 1995

Describe existing feature:

By 1995 the house was raised on a concrete foundation that accommodates an unfinished basement where all mechanical systems are located.
The concrete foundation is located under all exterior walls as well as under the transition of the second addition. Concrete slabs are use in the basement to support new structural columns.
No perimeter foundation drainage is found.
Five small openings that work as windows with clear cover give light and ventilation to the Basement.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

The structure of the Original house is compromise by the raised concrete foundation. The new steel beams under the floor are supported by wood columns with no structural attachments to it and place over the concrete slabs in the basement.

Photo Numbers: 9,10,11,12

Illustration Numbers: 5a

7. Porches

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

Element/Feature: Front Porch (East Elevation)

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Based on evidence from the 1907 Sanborn Maps, the front porch was a later addition of the original house. The front porch is a small projecting entry porch with gable roof supported by square wood columns. The 4"x4" columns support the wood railing and vertical wood guard. The gable roof has a flat tongue and groove wooden ceiling at 8' above the concrete entrance.
Concrete steps and entrance that slope away from the house are connected to the existing house floor with a 1"x1" piece of wood.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The concrete steps and entry are from a later addition and where never well connected to the existing wood floor of the house. There is a gap of about 1" in between.
The slope of the concrete entrance is greater than permitted.

Photo Numbers: 1,5,6 Illustration Numbers: 1b,6a

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

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

Element/Feature: Mechanical System

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

Estimated date of construction: 1995

Describe existing feature:

The mechanical system of the house has been updated with modern machines. The water heather and Furnace are located in the basement. All vent systems run through the basement ceiling and then vertical through the walls or brick chimney.

Describe any deficiencies:

Existing Condition: ☐ Excellent ■ Good ☐ Fair ☐ Poor

The brick chimney that was used in the original house as a heating element is now use as vertical vent.
There are no signs of the old chimney on the main space. The brick flue is cover by wood paneling.

Photo Numbers: 10,11,12

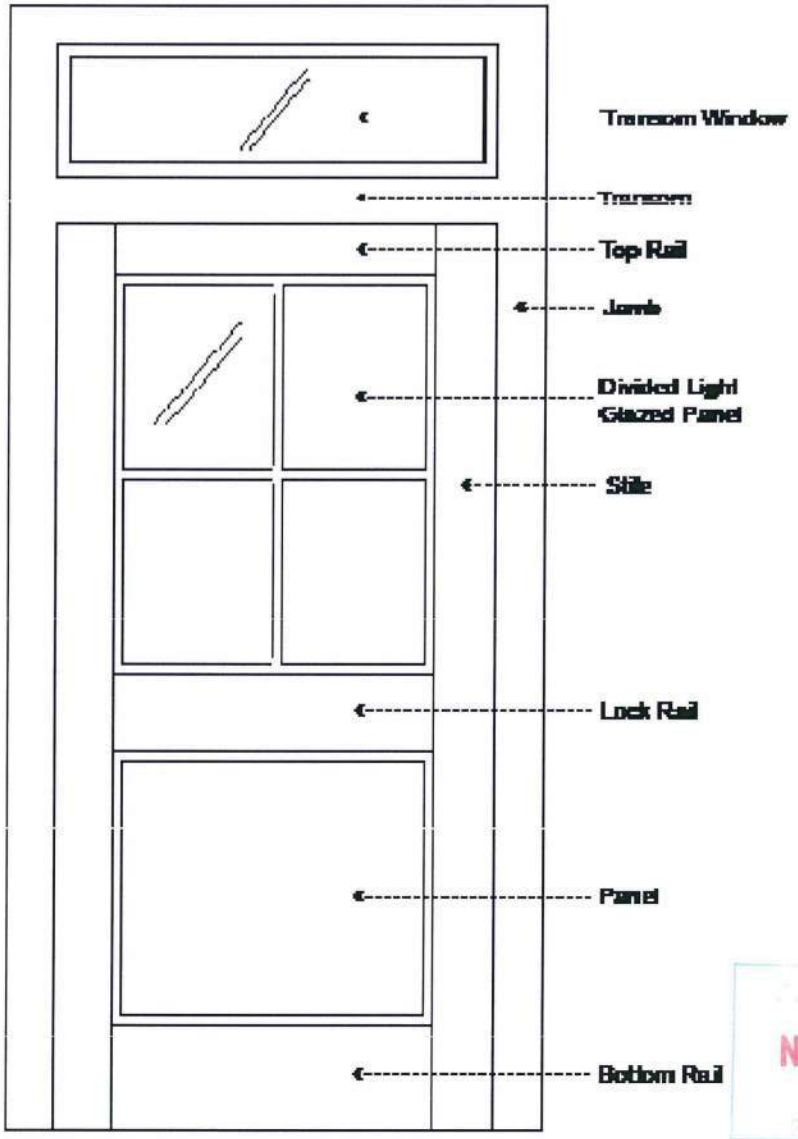
Illustration Numbers: 5b,6e

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.



Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

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

Number of doors to be replaced: 2

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Good		19,20	x
	Fair			
2	Good		21	
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

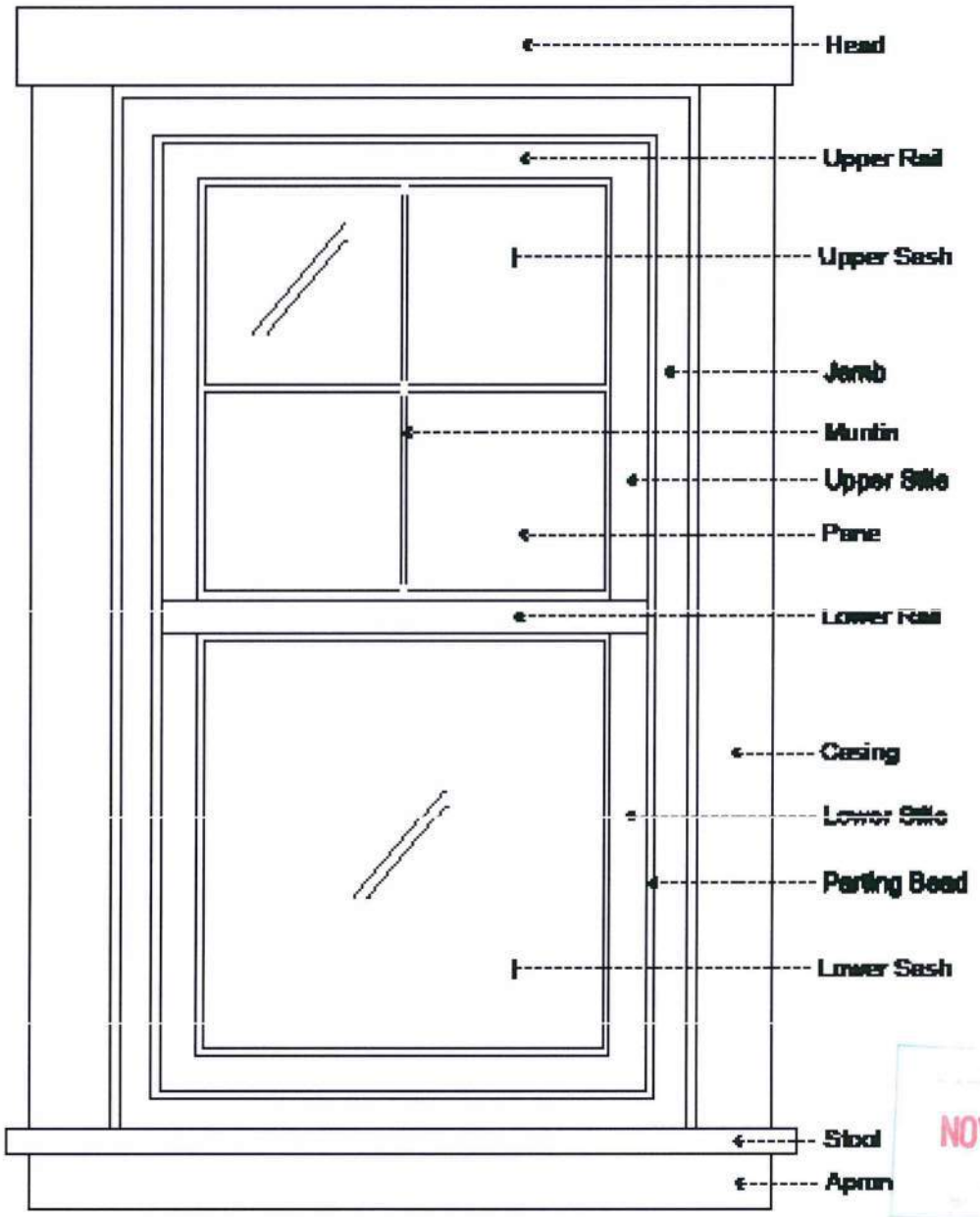
NOV 15 2016

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.



Window Survey Form

Total number of window openings on the exterior of the structure: 9

Number of historic windows on the structure: 2

Number of existing replacement/non-historic windows 7

Number of windows completely missing: 0

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

Number of windows to be replaced: 9

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
A	Good	Wooden double hung window	22	X
B	Good	Wooden double hung window	22	X
C	Good	Vinyl slider window	23	
D	Good	Vinyl slider window	24	
E	Good	Vinyl slider window	25	
F	Good	Vinyl double hung window	27	
G	Fair	Vinyl slider window	25	
H	Fair	Vinyl slider window	26	
I	Fair	Vinyl slider window	23	
	Fair			
	Fair			
	Fair			
	Fair			NOV 15 2016

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

11. Interior Photographs

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

Element/Feature: Original Hall-Parlor House

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

Estimated date of construction: 1905

Describe existing feature:

The original hall-parlor house interior has been modify through the years. It has one large room at the front of the house with new vertical wood paneling in three walls, carpet and vermiculite flat ceiling. The windows on the East side are historic wood double hung windows and the two windows on the North and South of the room are vinyl slider windows, probably from a time of non historical significance.
The brick chimney flue is furred in with wood paneling.

Describe any deficiencies:

Existing Condition: ☐ Excellent ■ Good ☐ Fair ☐ Poor

Photo Numbers: 28

Illustration Numbers: 6e

Element/Feature: First Addition

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

The first addition (shed addition) of the house was build in a time of historical significance but the interior has been modify through the years.
We found two smaller rooms with flat ceilings. The rooms are finish with painted gypsum board in the wall and ceiling, wood baseboard and carpet.
In between them is located the only bathroom of the house. Consisting of a sink and toilet, no shower is located in the house.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 29,30 Illustration Numbers: 6f,6h

NOV 15 2016

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Element/Feature: Second Addition

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

Estimated date of construction: 1995

Describe existing feature:

The second addition of the house, consist of two rooms on the West side of the house.
Both rooms have vaulted ceiling with painted gypsum board in the walls and ceilings, carpet, and wood baseboards.
One of the rooms has a door to the exterior and the stairs to the basement.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 31,32

Illustration Numbers: 6c

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Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

NOV 15 2016

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Supplemental Sheets Supplemental Page ___ of ___

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

Element/Feature: Utility system

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

All utility systems have been updated from the original house.
The electrical panel is located in the basement.
The gas and electric meter are located on the North exterior wall of the house.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The brick chimney that was used in the original house as a heating element is now use as vertical vent.

Photo Numbers: 17,18 Illustration Numbers: 2c,2d,6b

NOV 15 2016

Exhibit E - Historic District Design Review
Historic Preservation Plan

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: HANNAH M. TYLER APPLICATION #: PL-16-03378

DATE RECEIVED: _____

PLANNING DIRECTOR APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ■ SIGNIFICANT DISTRICT: _____

NAME: _____

ADDRESS: 1333 Park Avenue
Park City, UT 84060

TAX ID: none OR

SUBDIVISION: Snyder's Addition to Park City OR

SURVEY: _____ LOT #: _____ BLOCK #: 24

APPLICANT INFORMATION

NAME: Craig Elliott

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

EMAIL: celliott@elliottworkgroup.com

RECEIVED
NOV 15 2016
PARK CITY
PLANNING DEPT.

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 (HDDRs) 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 th 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.

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

   - **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

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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: Site

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ■ Rehabilitation

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

Demolish existing non- historic garage to bring back the original layout of the site. Add new landscape area on the West side of the house.

Structure

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

Element/Feature: Wood Frame

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:

Lift the existing wood frame house to rehabilitate the structural foundation. Replace floor structure, add new beams, columns and repair concrete foundation to give adequate structural support to the house.

Roof

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

Element/Feature: Roof System

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ■ Rehabilitation

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

Rehabilitated the roof flashing, eave and drainage system as well as the exterior brick chimney. Replace and add new downspouts and gutters where needed.

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: Brick 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:

Rehabilitated the exterior brick chimney of the house to preserved the original architecture of the front facade. Remove the modify interior brick flue left from previous remodels, including the metal flue in the basement and main level.

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: East Wall

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ■ Rehabilitation

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

Rehabilitated the concrete porch with new concrete stairs and entrance floor. Level entrance with interior floor level.
Replace existing double hung windows with new wood windows of the same dimensions and characteristics. New windows will be added where the basement opening are located to avoid any water leaking into the basement.
The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.

Element/Feature: North Wall

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ■ Rehabilitation

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

The proposed work will include the replacement of the existing non-historic slider windows with new wood casement windows. New windows will meet egress requirements and will have the vertical proportions of the historic era. New windows will be added where the basement openings are located to avoid any water leaking into the basement.
The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.

Element/Feature: West Wall

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ■ Rehabilitation

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

The proposed work will include the replacement of the existing vinyl double hung window with new double hung wood window of the same dimensions. The back entrance porch will be replace with a new concrete slab with stairs looking north into the new back yard and the non-historic metal railing will be replace by wood railing.
The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.

Element/Feature: South Wall

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ■ Rehabilitation

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

The proposed work will include the replacement of the existing non-historic slider windows with new wood casement windows of similar proportions. New windows will meet egress requirements and will have the vertical proportions of the historic era. New windows will be added where the basement openings are located to avoid any water leaking into the basement.
The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.

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: Concrete 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:

Lift the existing wood frame house to rehabilitate the structural foundation. Replace floor structure, add new beams, columns and repair concrete foundation to give adequate structural support to the house.

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: Entry Porch

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ■ Rehabilitation

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

The proposed work for the entry porch includes the rehabilitation of the concrete. New concrete stairs and entrance floor level with the main house.

Doors

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

Element/Feature: Front Door

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ■ Rehabilitation

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

The front door will be replace by a new solid wood door of the same dimensions and characteristics.

Element/Feature: Back Door

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ■ Rehabilitation

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

The back non-historic door will be replace by a new full glass door with wood frame of the same dimensions.

Windows

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

Element/Feature: Front 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:

Replace existing double hung windows with new wood windows of the same dimensions and characteristics.

Element/Feature: Side 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:

Replace existing non-historic slider windows for new wood casement windows of similar proportions. New windows will meet egress requirements and will have the vertical proportions of the historic era.

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: Mechanical and Utility Systems

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 mechanical ducts and vents will be replace to meet the new needs of the interior space of the house.

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: _____

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:

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: 11/01/2016

Name of Applicant: Craig Elliott

RECEIVED
NOV 15 2016
PARK CITY
PLANNING DEPT.

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.

Exhibit F - Historic District Design Review
Historic Preservation Plan Supplemental Information

1333 Park Avenue

Historic Preservation Package

1333 Park Avenue
Park City, UT 84060

November 1st, 2016

November 1st, 2016

elliott workgroup architecture
334 Main Street PO Box 3419 Park City, Utah 84060
435.649.0062 801.415.1839 www.elliottworkgroup.com

1333 Park Avenue

1333 Park Avenue
Park City, UT 84060

Cover

HPP-000

11/8/16 11:13:13 AM

PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
Park City Municipal Corporation 445 Marsac Avenue, P.O. Box 1480 Park City, UT 84060	EWG Architecture 334 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0062 Contact: Steve Bruemmer
BUILDER	STRUCTURAL ENGINEER
INTERIOR DESIGN	LANDSCAPE ARCHITECTURE

SERVICE CONTACTS

Rocky Mountain Power
201 South Main St, Suite 2300
Salt Lake City UT 84111
(866) 870-3419

CenturyLink Phone Company
4160 Atkinson Dr
Park City UT 84098
(435) 649-6186

Park City School District
2700 Kearns Blvd
Park City UT 84060
(435) 645-5600

Park City Fire Department
730 Bitner Rd
Park City, UT 84098
(435) 649-6706

Park City Municipal Corp
445 Marsac Avenue
Park City UT 84060
(435)658-9471

Comcast Cable
1777 Sun Peak Dr. #105
Park City UT 84098
(435)649-4020

Questar Gas
P.O. Box 45360
Salt Lake City UT 84145
(800)541-2824

Division of Water Quality
195 North 1950 West
Salt Lake City UT 84116
(801)536-4123

Snyderville Post Office
6440 Hwy 224
Park City UT 84098
(800)275-8777

Snyderville Basin Water Reclamation District
2800 Homestead Rd
Park City UT 84098
(435)649-7993

Drawing Index HPP

HPP

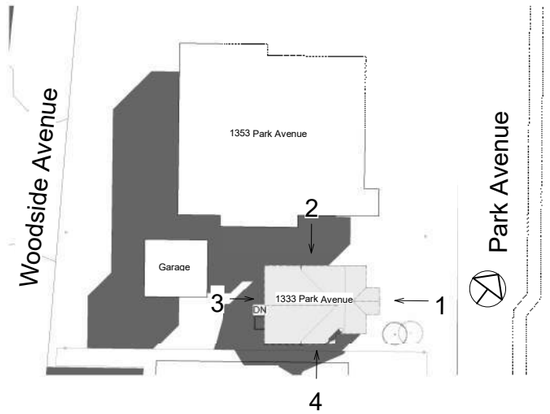
HPP-000	Cover
HPP-001	Historic Preservation Photos
HPP-003	Historic Preservation Photos

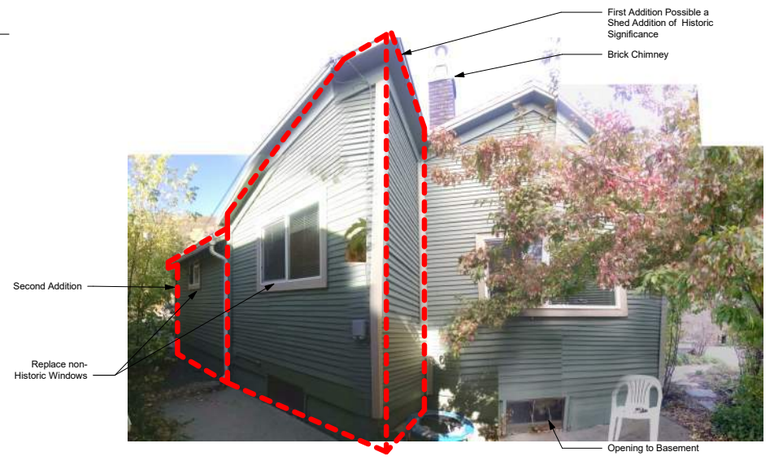
2 North Elevation

0' 2' 4' 8' 16'
1" = 1'-0"

3 West Elevation

0' 2' 4' 8' 16'
1" = 1'-0"



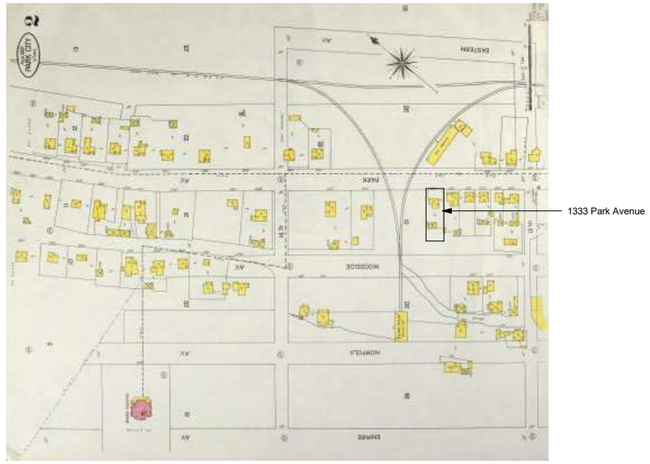


5 South Elevation

0' 2' 4' 8' 16'
1" = 1'-0"

1 East Elevation

0' 2' 4' 8' 16'
1" = 1'-0"



Sanborn Fire Insurance Map From 1907

1995 Picture

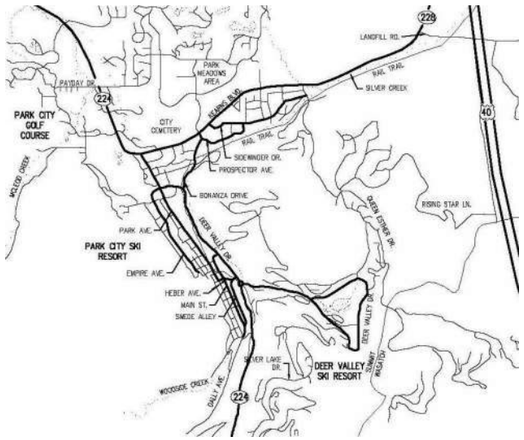
Exhibit G - Historic District Design Review
Existing Plans and Supplemental Information

1333 Park Avenue

Historic District Design Review

1333 Park Avenue
Park City, UT 84060

November 1st, 2016



November 1st, 2016

elliott workgroup architecture
364 Main Street PO Box 3419 Park City, Utah 84060
435.649.8026 801.415.1818 www.elliottworkgroup.com

PROJECT CONTACT INFORMATION

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BUILDER	**STRUCTURAL ENGINEER**
INTERIOR DESIGN	**LANDSCAPE ARCHITECTURE**

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Park City UT 84098
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Questar Gas
P.O. Box 45360
Salt Lake City UT 84145
(800)541-2824

Division of Water Quality
195 North 1950 West
Salt Lake City UT 84116
(801)536-4123

Snyderville Post Office
6440 Hwy 224
Park City UT 84098
(800)275-8777

Snyderville Basin Water Reclamation District
2800 Homestead Rd
Park City UT 84098
(435)649-7993

Drawing Index HDDR

HDDR

HDDR-000	Cover
HDDR-001	Survey
HDDR-002	Existing Site Plan
HDDR-003	Streetscape and Aerial Photograph
HDDR-004	Existing Photographs
HDDR-005	Existing Basement
HDDR-006	Existing Main Level
HDDR-007	Existing Roof Plan
HDDR-008	Existing Elevations
HDDR-009	Existing Sections
HDDR-010	Proposed Site Plan
HDDR-011	Proposed Basement
HDDR-012	Proposed Main Level
HDDR-013	Proposed Roof Plan
HDDR-014	Proposed Elevations
HDDR-015	Proposed Sections
HDDR-016	Window & Door Details

BUILDING DESCRIPTION

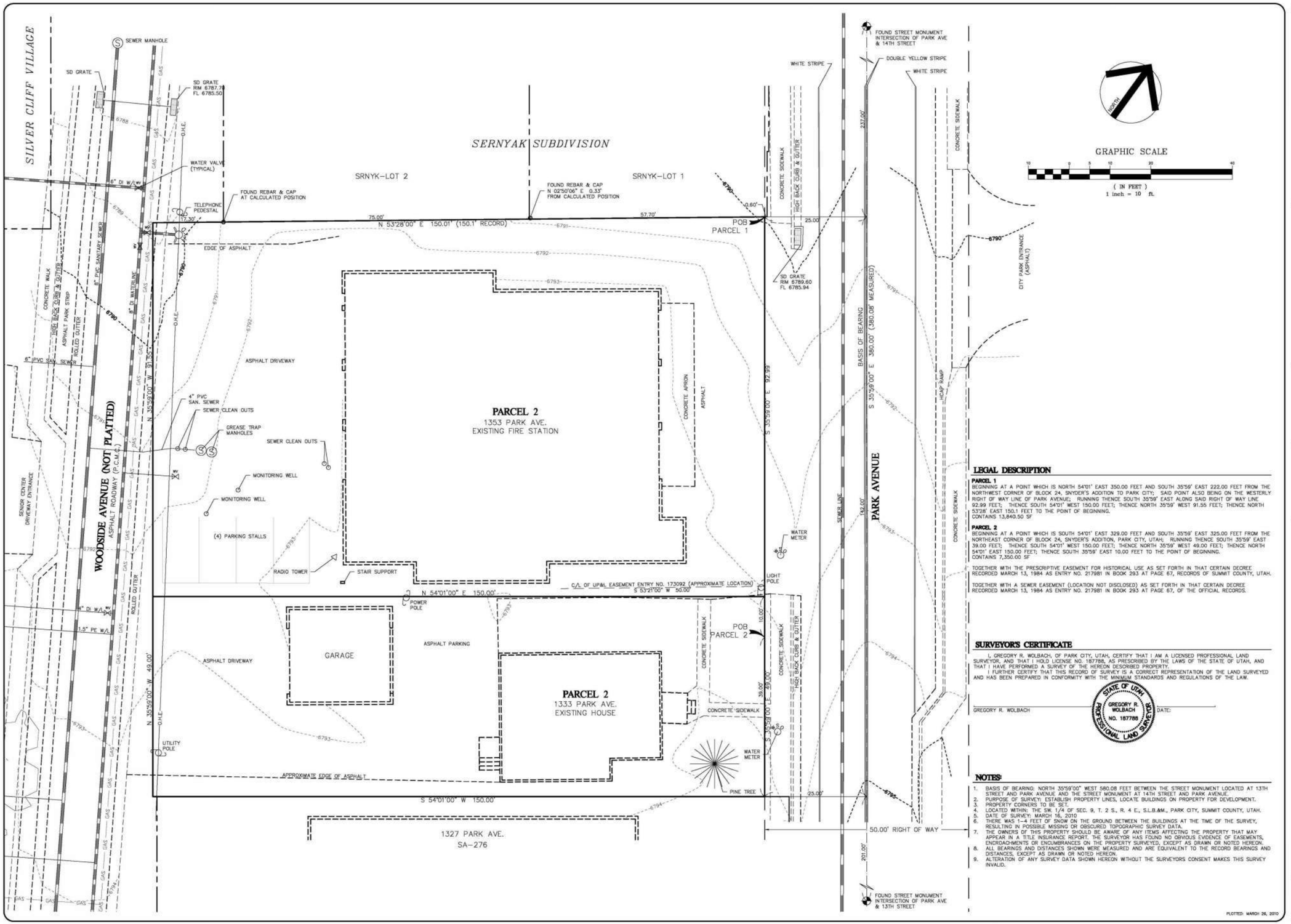
The resident located at 1333 Park Avenue in Park City, was built in 1905 in a relatively flat site with no natural landscape.
The historic House is a "Hall Parlor" form one story structure with double pitched gable roof. Many element of the house where altered through two rear additions (See Preservation Package). The porch area has it's original form as well as the roof. A new addition on the back follows the historic era and improves the interior space.
In response to statutory regulation, all new work or repair, replacement, rehabilitation or restoration shall be compliant. Design Guidelines intended to secure, compatibility with and provide for visual aesthetic complement to the character and function of the community shall be paramount to any proposed improvement.
All new design on this house has been design to comply with the Design Guidelines regulation.

1333 Park Avenue
1333 Park Avenue
Park City, UT 84060

Cover

HDDR-000

11/8/16 11:10:17 AM



LEGAL DESCRIPTION

PARCEL 1
BEGINNING AT A POINT WHICH IS NORTH 54°01' EAST 350.00 FEET AND SOUTH 35°59' EAST 222.00 FEET FROM THE NORTHWEST CORNER OF BLOCK 24, SNYDER'S ADDITION TO PARK CITY; SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF PARK AVENUE; RUNNING THENCE SOUTH 35°59' EAST ALONG SAID RIGHT OF WAY LINE 92.99 FEET; THENCE SOUTH 54°01' WEST 150.00 FEET; THENCE NORTH 35°59' WEST 91.55 FEET; THENCE NORTH 53°28' EAST 150.1 FEET TO THE POINT OF BEGINNING.
CONTAINS 13,840.50 SF

PARCEL 2
BEGINNING AT A POINT WHICH IS SOUTH 54°01' EAST 329.00 FEET AND SOUTH 35°59' EAST 325.00 FEET FROM THE NORTHEAST CORNER OF BLOCK 24, SNYDER'S ADDITION, PARK CITY, UTAH; RUNNING THENCE SOUTH 35°59' EAST 39.00 FEET; THENCE SOUTH 54°01' WEST 150.00 FEET; THENCE NORTH 35°59' WEST 49.00 FEET; THENCE NORTH 54°01' EAST 150.00 FEET; THENCE SOUTH 35°59' EAST 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 7,350.00 SF

TOGETHER WITH THE PRESCRIPTIVE EASEMENT FOR HISTORICAL USE AS SET FORTH IN THAT CERTAIN DECREE RECORDED MARCH 13, 1984 AS ENTRY NO. 217981 IN BOOK 293 AT PAGE 67, RECORDS OF SUMMIT COUNTY, UTAH.

TOGETHER WITH A SEWER EASEMENT (LOCATION NOT DISCLOSED) AS SET FORTH IN THAT CERTAIN DECREE RECORDED MARCH 13, 1984 AS ENTRY NO. 217981 IN BOOK 293 AT PAGE 67, OF THE OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187788, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREON DESCRIBED PROPERTY.
I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

STATE OF UTAH — GREGORY R. WOLBACH — NO. 187788 — PROFESSIONAL LAND SURVEYOR

GREGORY R. WOLBACH DATE:

NOTES:

1. BASIS OF BEARING: NORTH 35°59'00" WEST 580.08 FEET BETWEEN THE STREET MONUMENT LOCATED AT 13TH STREET AND PARK AVENUE AND THE STREET MONUMENT AT 14TH STREET AND PARK AVENUE.
2. PURPOSE OF SURVEY: ESTABLISH PROPERTY LINES, LOCATE BUILDINGS ON PROPERTY FOR DEVELOPMENT.
3. PROPERTY CORNERS TO BE SET.
4. LOCATED WITHIN: THE SW. 1/4 OF SEC. 9, T. 2 S., R. 4 E., S.L.B.&M., PARK CITY, SUMMIT COUNTY, UTAH.
5. DATE OF SURVEY: MARCH 16, 2010
6. THERE WAS 1-4 FEET OF SNOW ON THE GROUND BETWEEN THE BUILDINGS AT THE TIME OF THE SURVEY, RESULTING IN POSSIBLE MISSING OR OBSCURED TOPOGRAPHIC SURVEY DATA.
7. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
8. ALL BEARINGS AND DISTANCES SHOWN WERE MEASURED AND ARE EQUIVALENT TO THE RECORD BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
9. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

PLOTTED: MARCH 26, 2010

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
1470 Bonanza Drive • Park City • Utah • 84060
P.O. Box 1744 • Park City • Utah • 84060
Phone: (435) 649-4667 • Fax: (435) 649-9219
E-mail: office@evergreen-eng.com

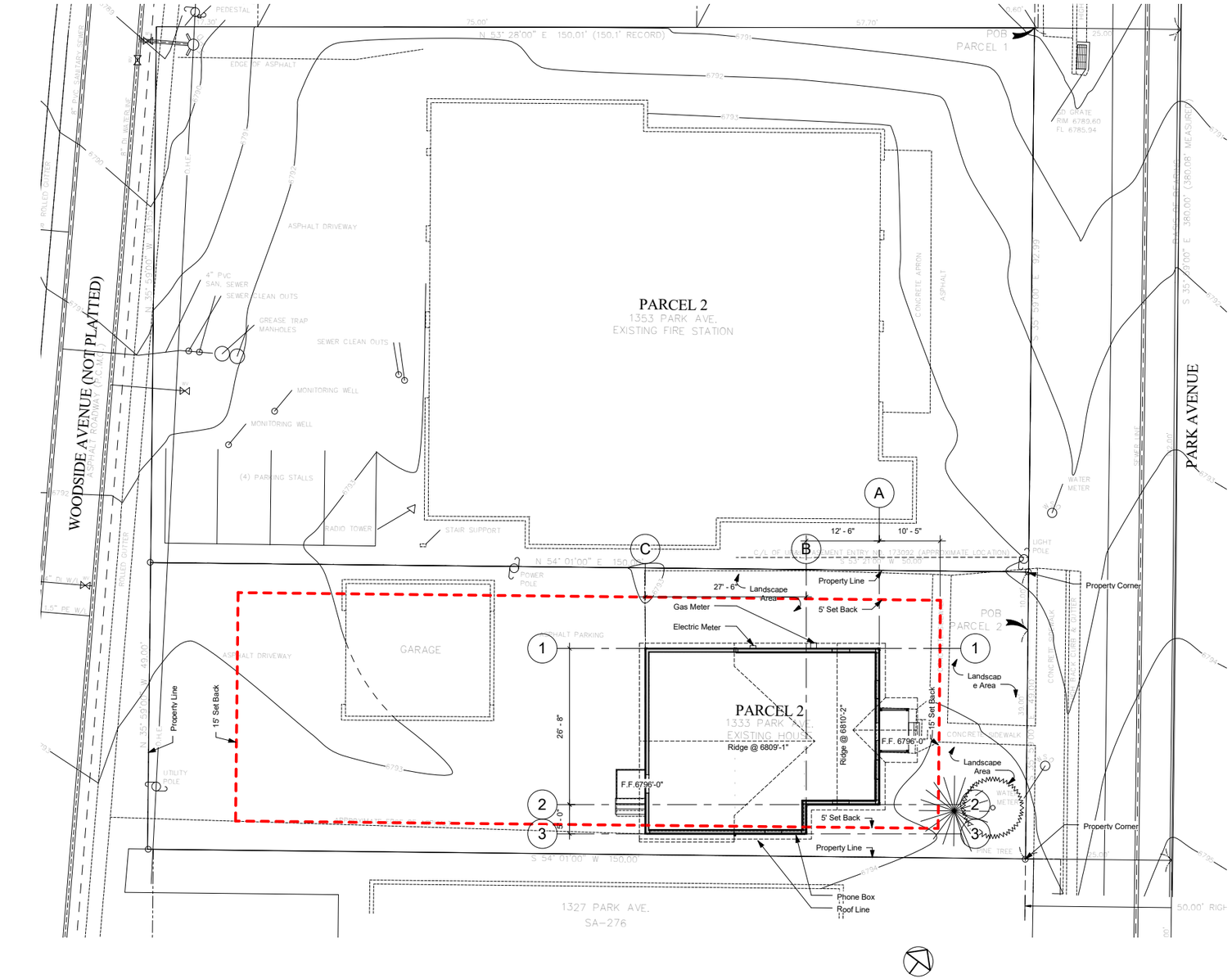
REVISIONS	
DATE	COMMENTS
BY	

SURVEYED BY: GRW/ADM
DRAWN BY: ADM
CHECKED BY: GRW/ADM

BOUNDARY & TOPOGRAPHIC SURVEY
1333/1353 PARK AVE.

JOB NO: 1003
DWG: 1333PARK-ROSLDWG
FOR: ELLIOTT WORKGROUP

SHEET 1 OF 1



1 Existing site Plan

0' 2' 4' 8' 16'

1" = 10'-0"

Park Avenue Streetscape Elevation

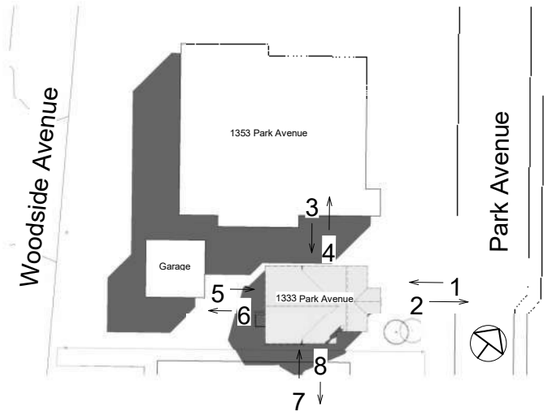
Aerial Photograph

3. North Elevation

4. View From North Elevation

1. East Elevation

5. West Elevation

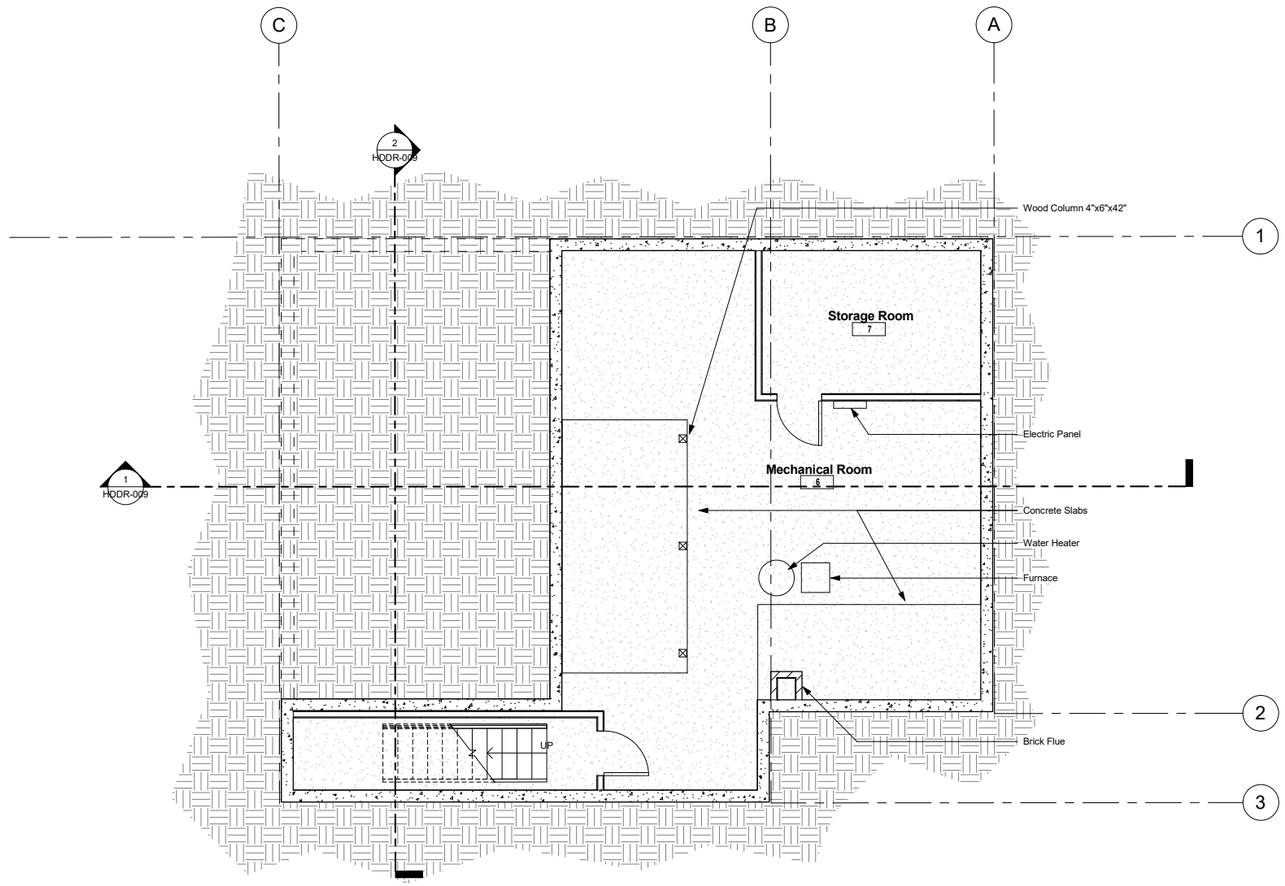


2. View From East Elevation

6. View From West Elevation

7. South Elevation

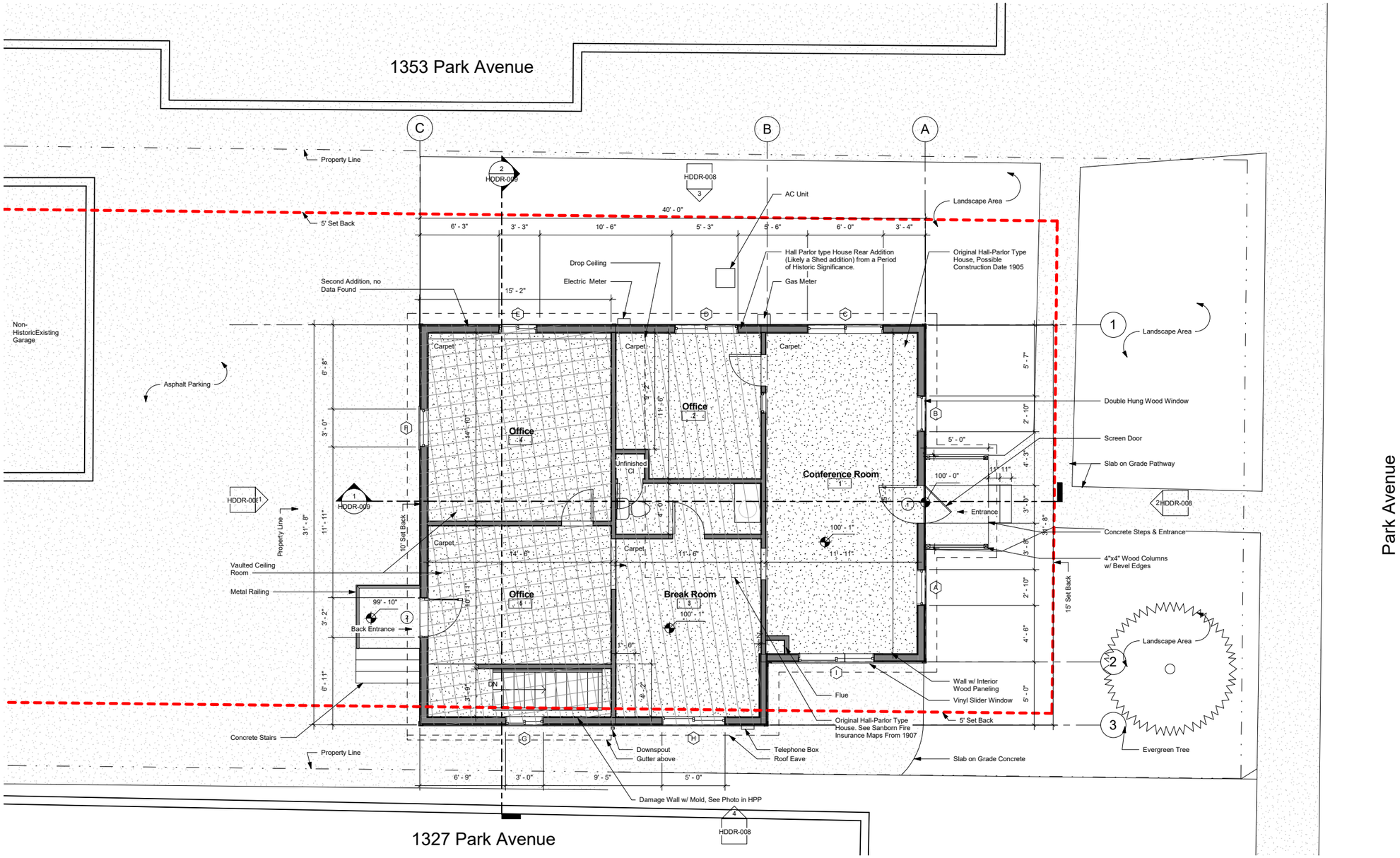
8. View From South Elevation



1 Existing Basement

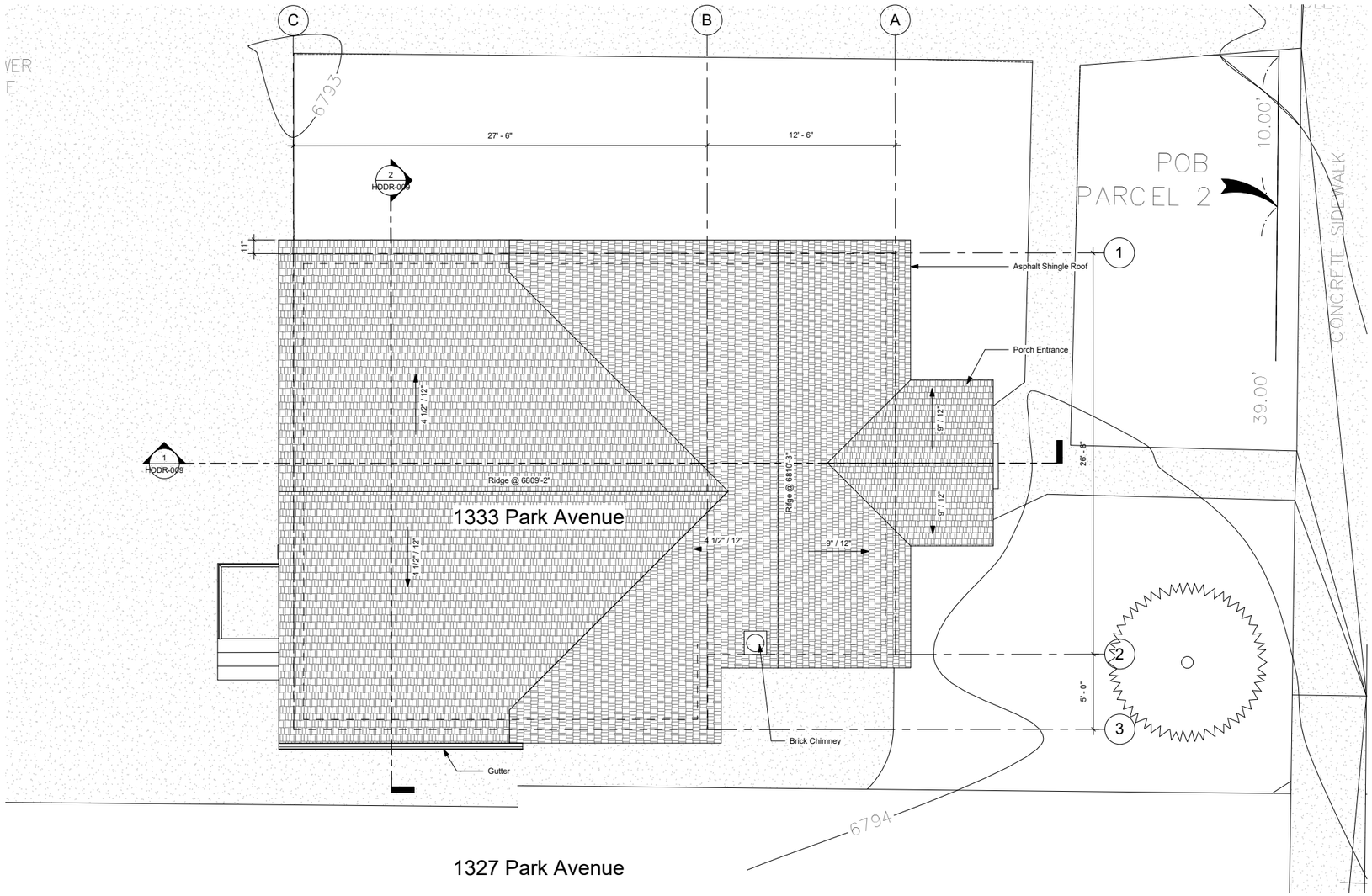
0' 4' 8' 16' 32'

1/4" = 1'-0"



1 Existing Main Level

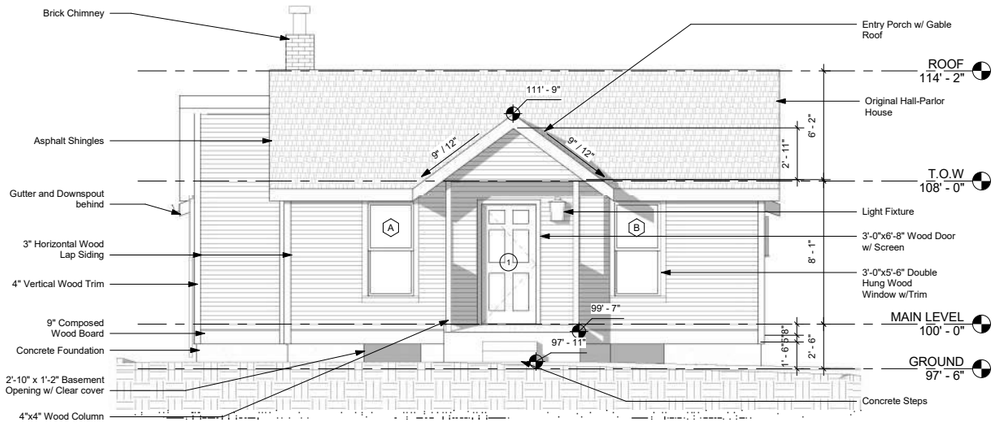
1/4" = 1'-0"



1 Existing Roof Plan

0' 2' 4' 8' 16'

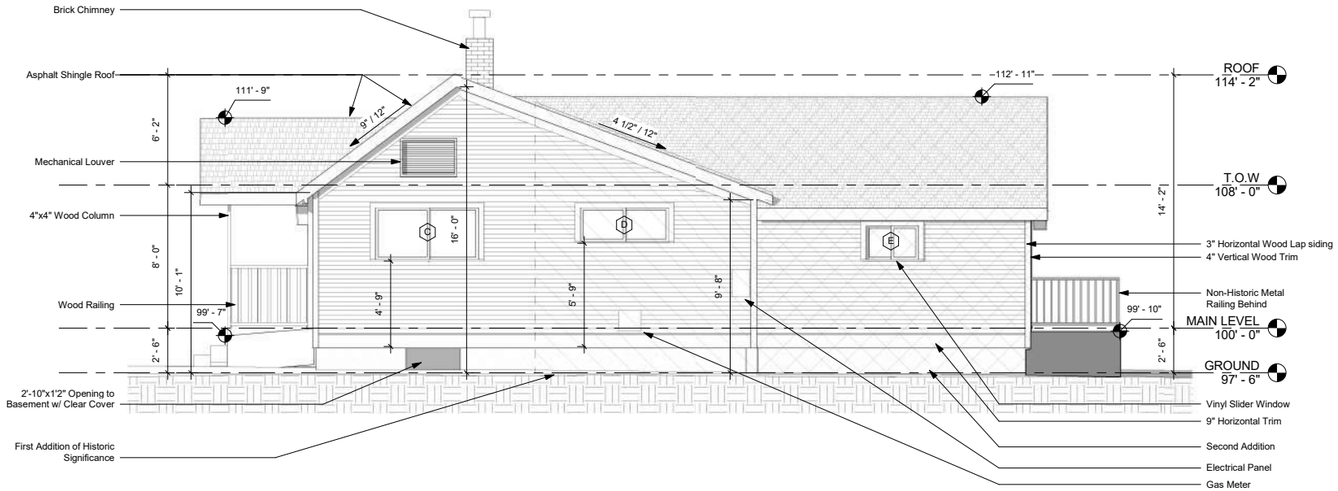
1/4" = 1'-0"



2 Existing East Elevation

0' 2' 4' 8' 16'

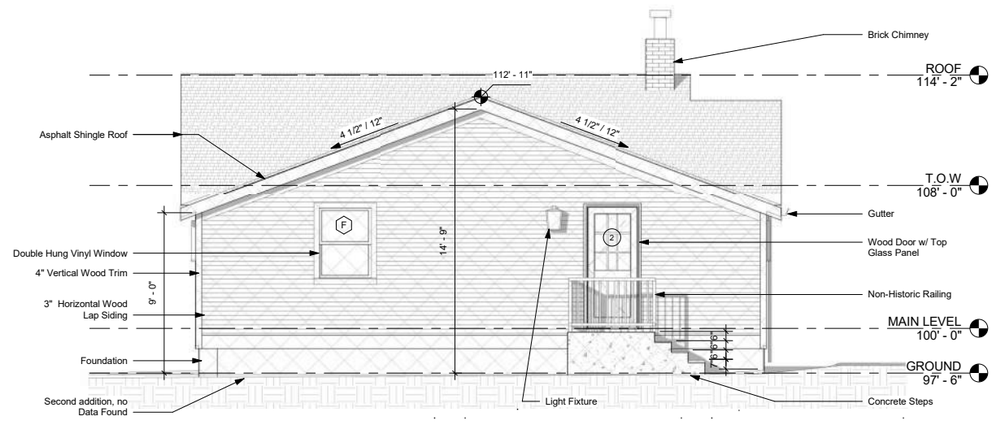
1/4" = 1'-0"



3 Existing North Elevation

0' 2' 4' 8' 16'

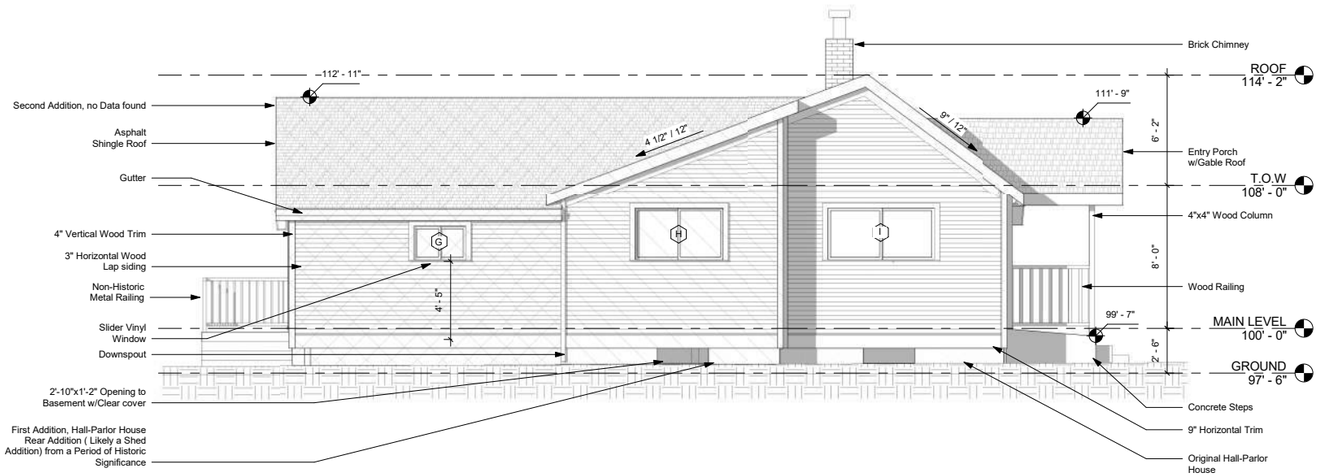
1/4" = 1'-0"



1 Existing West Elevation

0' 2' 4' 8' 16'

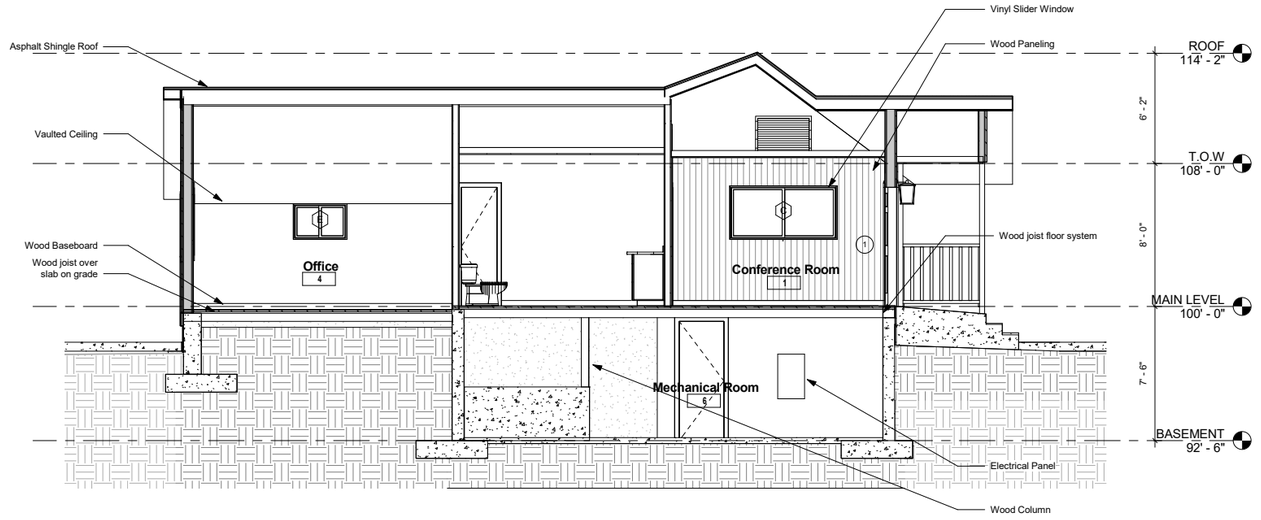
1/4" = 1'-0"



4 Existing South Elevation

0' 2' 4' 8' 16'

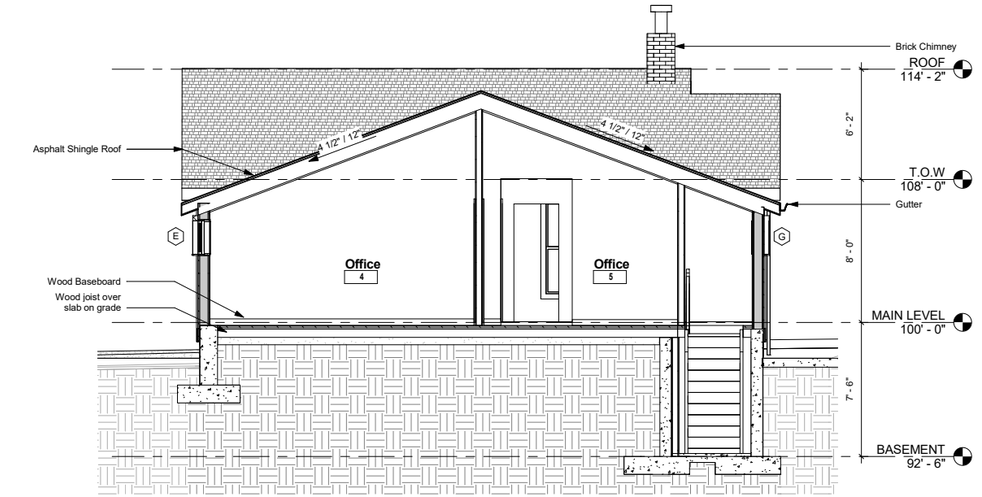
1/4" = 1'-0"



1 Section 1

0' 2' 4' 8' 16'

1/4" = 1'-0"



2 Section 2

0' 2' 4' 8' 16'

1/4" = 1'-0"

Historic Preservation Board
Staff Report

Planning Department

Author: **Anya Grahn, Historic Preservation Planner**
Subject: **Material Deconstruction and Reconstruction Review**
Address: **422 Ontario**
Project Number: **PL-15-02819**
Date: **March 1, 2017**
Type of Item: **Administrative – Material Deconstruction and Reconstruction**

Summary Recommendation:
Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 422 Ontario 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: 422 Ontario Avenue
Designation: Significant
Applicant: Hamilton Easter, represented by architect William Mammen
Proposal: 1. Deconstruction (aka Panelization) of historic c.1906 house
2. Material Deconstruction of c.2008 concrete retaining wall and non-historic boulder wall; non-historic wood fence; 1950s concrete walls and exterior staircases; c.1941 steel pole and horizontal wood board retaining wall; non-historic barbed wire fence; c.1941-1949 additions to the original c.1906 cross wing; c.1941-1949 roof forms and original c.1906 roof form; post-1950s asbestos and cement shingle siding; c.1906 floor structure and rubble stone foundation; c.1941-1949 porches; c.1970s doors; and c.1970s and 1980s window openings and replacement windows.

Background:
On July 20, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 422 Ontario Avenue. The application was deemed complete on October 17, 2016 and we have been working through design issues and preservation methods to this point. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval.

The property is located at 422 Ontario Avenue on a developed lot. The site is designated as Significant on the City's Historic Sites Inventory (HSI) (See Historic Site Form). The applicant's request for an exterior exploratory demolition permit fell under the August 2015 pending ordinance, and the Historic Preservation Board (HPB) reviewed and granted the removal of non-historic exterior asphalt shingle and Bricktex

siding on the north and south facades on October 21, 2015 [Report (page 57)+ Minutes (page 7)].

The Park City Council approved the Sorensen Plat Amendment at this location on December 3, 2015, to combine the north one-half of Lot 5, all of Lot 6, the south one-half of Lot 7, and a portion of Lots 26, 27, and 28, Block 58 of the Park City Survey. The plat amendment is still undergoing our internal review has not yet been recorded. The applicant has filed a request for an extension and the City is working with the applicant to finalize the plat recordation.

On June 21, 2016 (Report + Minutes), the Board of Adjustment (BOA) granted variances for the following:

1. A variance to LMC Section 15-2.2-3 (E), to the required twelve foot (12') side yard setbacks to allow a zero foot (0') setback to the front property line (due to a hardship created by the location of platted Ontario Avenue).
2. A variance to LMC Section 15-2.2-3 (H), to the required five foot (5') side yard setbacks to allow a three foot (3') setback to the north property lines (due to the steepness of the hillside and the need to retain the slope of the existing grade. The BOA found that it was necessary to reduce the side yard setback in order to place the single-car garage door at a point on the wall where it would create sufficient interior height but also allow the garage to be buried below grade.)
3. A variance to LMC Section 15-2.2-5 (A) to the required maximum height of thirty five feet (35') to allow a maximum height of forty-one feet (41') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters (due to unique conditions created by the existing historic house and its location above the street. The increased interior height allowed the applicant to bury the two-car tandem garage underground and reduce the overall bulk and mass of the new addition to the historic house.)

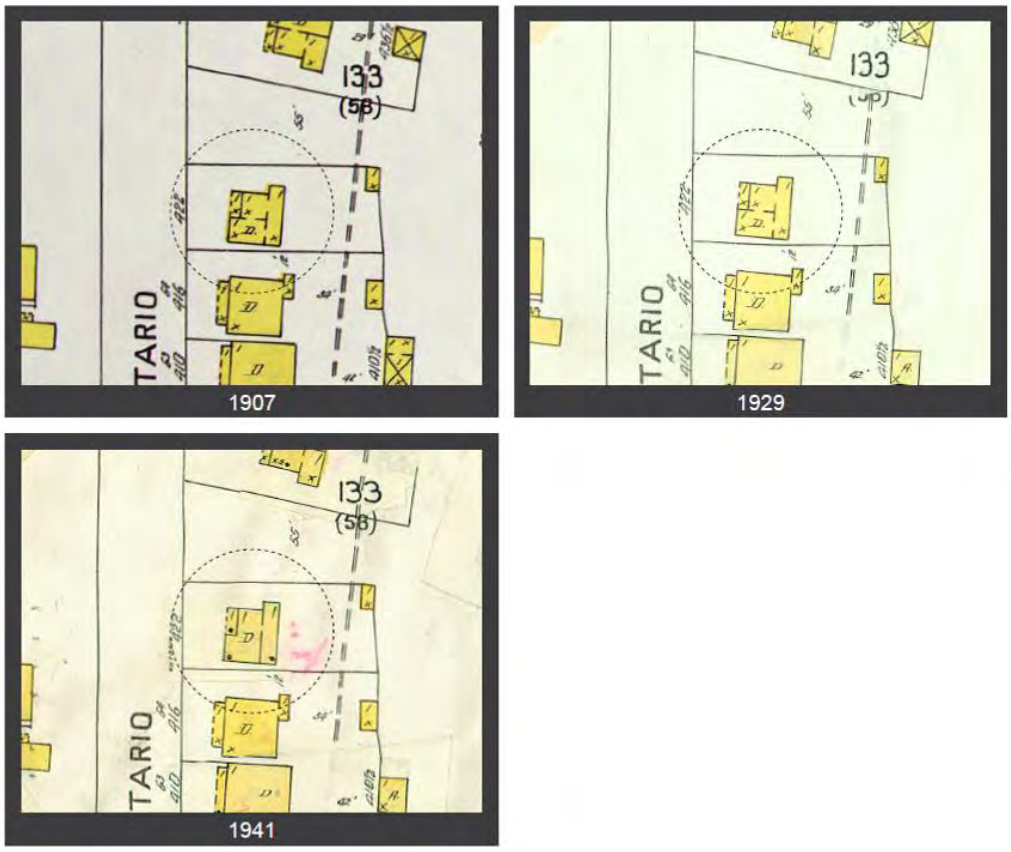
A Steep Slope Conditional Use Permit (SS-CUP) application was submitted on July 20, 2016, and deemed complete on October 17, 2016. It was approved by the Planning Commission on February 11, 2017 (Report, starting on page 87).

History of Development on this Site

A title search revealed that the property changed hands nearly seven (7) times between 1882 to 1904. The Summit County Recorder's Office lists the date of construction as 1904; however, the title search shows that H.H. and Betsey M. Kentfield took out a mortgage on the property in 1892 for $700 and James J. Conroy took out a mortgage of $425 in 1894. Mortgages typically indicate the construction of a new house. It is possible that previous houses on this site were destroyed by the 1898 fire and this house may have been constructed as a replacement.

In 1904, Amelia and Theodore Neimuth purchased the property, and they are credited with the construction of the existing cross-wing home. Theodore worked as a blacksmith in one of the mines, and the couple later moved to California in 1921. The Neimuths sold the house to Duncan Willard McKenzie and his wife Anna; Duncan worked as a blacksmith for the Silver King Coalition Mining Company.

The house at 422 Ontario Avenue first appears on the 1907 Sanborn Fire Insurance Map as a cross-wing with a partial-width front porch and rear addition. Based on physical evidence found on-site, the applicant believes the rear addition may have been a back porch that was enclosed sometime in the 1930s. The house remained largely unchanged through 1941 on the Sanborn maps.



Sanborn Fire Insurance Map Analysis

c.1940 Tax Card Photo

In 1941, the McKenzies sold the house to Elden —Sorty" (1907-1998) and Ella (1918-2009) Sorensen. The Sorensen's resided in the house for over sixty years and made many of the improvements that are visible today, including:

- An addition to the north side of the house that was added between 1941-1949. Based on physical evidence found on-site, the applicant believes that the porch on the addition was likely enclosed in the 1970s and a new porch constructed.
- The applicant also finds that a new roof was constructed over the entire form of the house, modifying the 1930s roof form further. The applicant found evidence to support this in his exploration of the attic.
- Asbestos shingle siding that was first documented in the 1958 tax card and later covered with cement shingle siding.
- Metal handrails and porch posts as well as the concrete porch slab and stairs
- Metal roof first documented in the 1958 tax card.

The house passed to Ella P. Sorensen's trustees in 2005 and was sold to the Easters, the current owners, in July 2015.

Analysis 1: Disassembly & Reassembly (Panelization) of Historic House

The applicant is proposing to disassemble and reassemble (panelize) the historic house. The applicant and Engineer Henry Shen have found that lifting the house in whole would be risky as the walls and roof do not have the necessary strength to support themselves while lifted. The applicant has also argued that installing a support structure in order to support the walls and roof during the temporary lifting would be sketchy due to the way in which the structure has settled. The engineer's report (Exhibit E) finds:

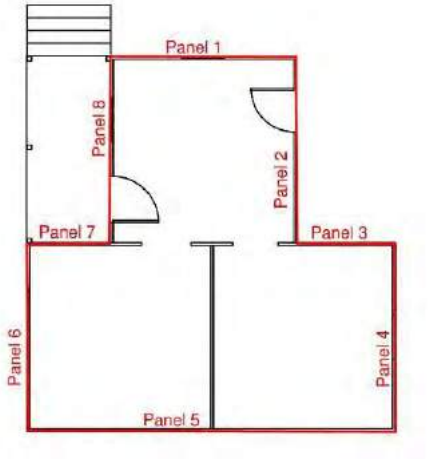
- The 12' roof joists are currently at 12% capacity of code and the 8' roof joists are at 16%. Both need to be upgraded or replaced with new roof joists.
- The existing roof deck is 1x wood plank and does not have any capacity of shear diaphragm.
- The 12' floor joists are at 22% capacity of code and the 8' floor joists are at 57%. These need to be upgraded.
- The existing single-wall construction of the exterior walls are not strong enough for wind, seismic, or gravity loads or temporary lifting.
- The building does not have footings and the existing foundation consists of railroad ties and some piled up sandstone. A new foundation is needed.

The Chief Building Official supports the disassembly and reassembly of this structure due to the unique conditions of this site (see Exhibit F). The house currently sits about 20 feet above the street level on a small, flat area of the lot. Should it be temporarily lifted and supported by cribbing, the house would be elevated even further above the street level. Any severe weather or seismic activities could result in the house falling off of its cribbing and into the street.

The applicant has argued that disassembly and reassembly will guarantee the preservation of the historic house. The applicant proposes to construct a new structure

and then place the salvaged panels on the exterior. This will allow the applicant to install a proper weather barrier, insulation, and ensure that the reconstructed house following reassembly is plumb and square.

The applicant believes he can salvage all eight (8) of the original panels of the historic cross-wing house, as depicted in the image below:



Staff finds that the proposed disassembly and reassembly complies with the criteria outlined in Land Management Code (LMC) 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.

A. **CRITERIA FOR DISASSEMBLY AND REASSEMBLY OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR SIGNIFICANT SITE**. In approving a Historic District or Historic Site design review Application involving disassembly and reassembly of the Historic Building(s) and/or Structure(s) on a Landmark Site or Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

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

   Complies. *Engineer Henry Shen reported that, as existing, the house would not survive temporary lifting. The exterior walls consist of single-wall construction and are not strong enough for wind, seismic, or gravity loads. The existing roof and floor joists are also less than the capacity of the code is required and the roof decking provides no lateral diaphragm.*

   In single-wall construction, there is no support framing, no real foundation, and the walls are only about 2" thick. For this reason, this type of construction is often referred to as "box construction."

Because there is no framing, the house will only stand if all the major structural components (walls, roof, floor) are in place. The structural engineer has found that the walls, roof, and floor of this structure are all operating below capacity.

2. At least one of the following:
    a. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

        Complies. *Staff finds that the proposed disassembly and reassembly would abate demolition of the Historic Building as it would allow the applicant to preserve eight panels forming the original t-shaped cottage. These panels will be salvaged and used to reassemble the building.*

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

        Complies. *The building was gutted in 2015 as part of the applicant's exploratory demolition. The building is currently not habitable and meets the definition of a hazardous or dangerous building, pursuant to Section 116.1 of the International Building Code.*

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

        1. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or

            Complies. *As previously noted, the Chief Building Official has found that this site has unique conditions that preclude the structure from being temporarily lifted in whole. The Chief Building Official has expressed concern about site constraints and logistical hardship due to the steepness of this site and the historic house's location at the very top of the hillside above Ontario Avenue.*

        2. If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that disassembly and

reassembly will result in the preservation of a greater amount of historic material; or

Complies. *The applicant will be able to preserve all eight (8) of the walls of the original t-shaped cottage. The walls will be braced from the interior prior to removing them from the non-historic walls and roof structure in an effort to preserve these walls to the greatest extent possible.*

3. All other alternatives have been shown to result in additional damage or loss of historic materials.

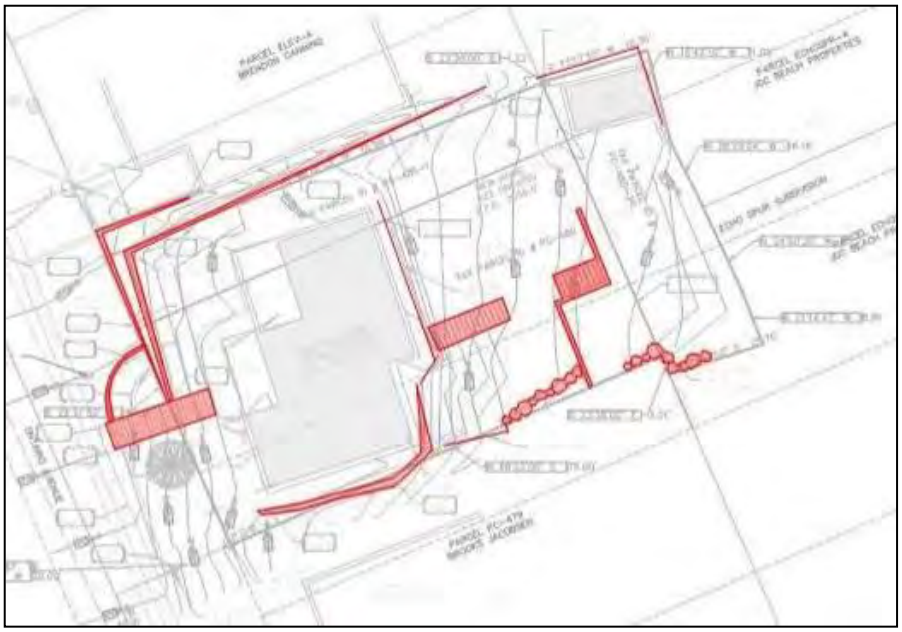
Complies. *The applicant has argued that disassembly and reassembly of this structure will result in the preservation of the greatest amount of historic material. The applicant believes that eight (8) panels of the historic house can be salvaged and reused to reassemble the house.*

Under all of the above criteria, the Historic Structure(s) and or Building(s) must be reassembled using the original materials that are found to be safe and/or serviceable condition in combination with new materials; and the building will be reassembled in their original form, location, placement, and orientation.

HPB Discussion Requested

Analysis 2: Material Deconstruction
Staff has analyzed the specific scope of work for the material deconstruction below:

1. SITE DESIGN
   As existing, the historic c.1904 cross-wing house sits above Ontario Avenue on a flat portion of the uphill lot. The house is surrounded by mature trees, including a large evergreen tree in the Ontario Avenue right-of-way. There are also oak, apple, and plum trees in the rear yard of the property. There is currently an old stone retaining wall separating the historic house from its neighbor to the south as well as a c. 2009 concrete and boulder wall at the front of the lot that creates an unsanctioned parking pad parallel to Ontario Avenue. In the rear yard, there is an eight foot retaining wall consisting of steel pole and horizontal wood boards; the applicant believes this retaining wall was constructed when the addition was built (1941-1949) in an effort to retain the hillside directly behind the historic house. The backyard also features a solid wood fence along the south property line, and a barbed wire fence with steel and wood posts on the east and north sides of the property. There are also concrete steps leading from the front door down to Ontario Avenue. These improvements have been highlighted in the site plan below:



Close-up of survey showing site improvements.

Starting in the front yard, the applicant proposes to remove the non-historic c.2008 concrete retaining wall; this wall will be rebuilt as the front wall of an underground garage off of Ontario Avenue and clad in stacked stone. Staff finds that the wall is non-contributory to the historic integrity and significance of the site.

There is also an existing boulder wall above the concrete wall. This wall was constructed by Mrs. Sorensen in c.2008. The applicant is proposing to remove this wall and introduce a series of terraces above the proposed underground garage supported by new stacked stone retaining walls. Staff finds that this wall is non-contributory to the historic integrity and significance of the site.

The applicant is not proposing to replace the existing concrete stairway in the front yard. It is likely that these concrete steps were constructed around the same time as the concrete slabs were poured on the two front porches, likely in the 1950s. The applicant believes the excavation will not damage this section of the hillside and the steps will remain in place.

In the south side yard, there is an existing stacked stone retaining wall along the south property line that curves around behind the house in the backyard. The applicant believes that this stone retaining wall was constructed c.1904 when a portion of the lot was leveled to construct the house. The wall is in fair condition and the applicant only proposes to clean up and tuck point the historic wall. Staff finds that any material deconstruction of the wall is necessary for its restoration.

There is also a solid wood fence in the side yard. This fence was likely constructed by the Sorensens outside of the site's historic period of significance. The applicant proposes to remove the fence. Staff finds that this demolition is acceptable as the fence is non-contributory to the historic integrity and significance of the site.

In the rear yard, there is also a concrete retaining wall and two sets of stairs that climb uphill to the top of the lot. These concrete improvements were likely constructed by the Sorensens in the 1950s in an effort to access the house from the east side of the property. (Historically, the Sorensens parked their car behind the house.) The applicant is proposing to demolish these non-historic improvements in order to re-terrace the lot and create more useable outdoor space. Staff finds that the demolition of the concrete stairs and retaining walls are acceptable as these improvements do not contribute to the historic integrity or significance of the site; additionally, the proposed work mitigates any impacts that could occur to the visual character of the neighborhood.

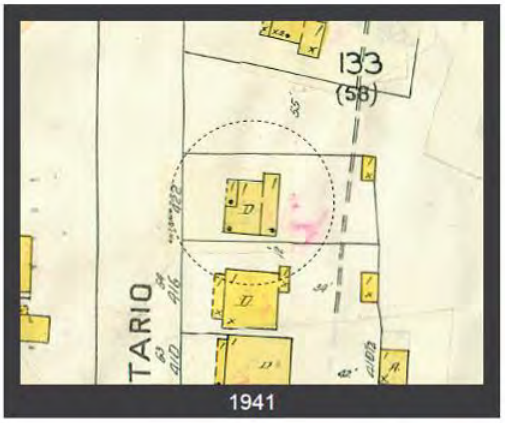
There is also a steel pole and horizontal wood board retaining wall that is about 8' taller than the height of the floor elevation of the house. The applicant believes that this retaining wall is from c.1941 when the addition was constructed as it retains the grade of the hillside directly behind the house. The applicant has found that this wall is structurally insufficient. The applicant is proposing to demolish this wall in order to accommodate the new addition and site improvements. Staff finds that the proposed work is required for the rehabilitation of the building and the existing wall is non-contributory to the historic integrity and significance of the site.

Finally, there is a barbed wire fence in the backyard that wraps the northeast corner of the property. This fence also does not appear to be historic. Staff finds that its removal is acceptable as the fence does not contribute to the historic integrity or significance of the site.

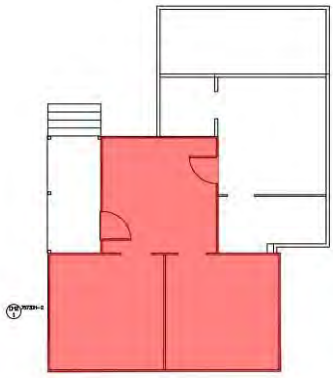
2. <u>REMOVAL OF NON-HISTORIC ADDITIONS</u>

As described in the environmental history of this site, this house had a number of alterations made after the 1941 Sanborn Fire Insurance Map. The Sorensens constructed an addition to the north of the original T-shaped cottage that was constructed between 1941-1949 and outside of the historic Mature Mining Era (1894-1930). The applicant has chosen to restore the house to its c.1904 appearance, prior to the improvements made by the Sorensens. The architect believes that a porch was actually enclosed as part of this remodel based on the physical evidence. A new roof was also built over the existing roof form so that only the original gable form of the original stem wing is visible.

The applicant proposes to remove the non-historic additions to uncover and restore the original T-shaped cross wing. The diagram below shows the 1941 Sanborn Fire Insurance Map and the conditions that exist today:



Sanborn Fire Insurance map shows the original L-shaped cottage with a one-story addition across the back. A partial-width front porch is adjacent to stem wing.



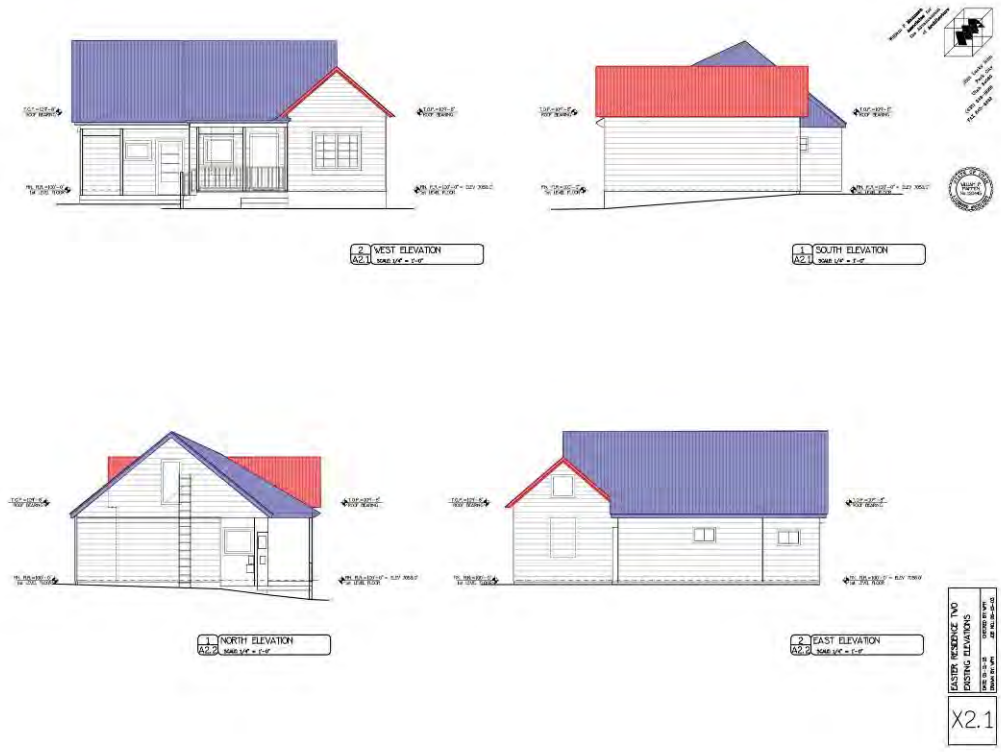
The area shaded in red is the original cross-wing house. The remainder of the building depicted in this floor plan was added between 1941-1949.

Staff finds that these additions do not contribute to the historic integrity or historic significance of the structure or site. The material deconstruction is necessary in order to restore the original c.1906 cross-wing form.

3. ROOF

The existing roof consists of corrugated galvanized metal roof panels over plywood sheathing. As outlined in the applicant's Physical Conditions Report (Exhibit C) and Engineer's Report, the roof joists are at 16% capacity of the code. The original roof form of the T-shaped cottage has been covered by the 1941-1949 addition, leaving the original roof form intact. The only portion of the historic c.1906 roof that is visible is at the south end of the building where the original gable can be seen.

The applicant is proposing to rebuild the roof structure. The applicant will use the original roof framing beneath the 1941-1949 roof form to accurately depict the original roof dimensions. He will also rely on the geometry of the original gable forms to accurately depict the slope of the roof. The fascia will be replaced at this time as it has largely dry-rotted.



The blue highlighted roof forms represent the c.1941-1949 new addition and construction of a new roof form above the c.1906 original cross-wing form. The red highlighted roof forms represent those portions of the original c.1906 cross-wing that will need to be reconstructed based on physical evidence.

Staff finds that the proposed material deconstruction is required for the restoration of the original c.1906 roof from.

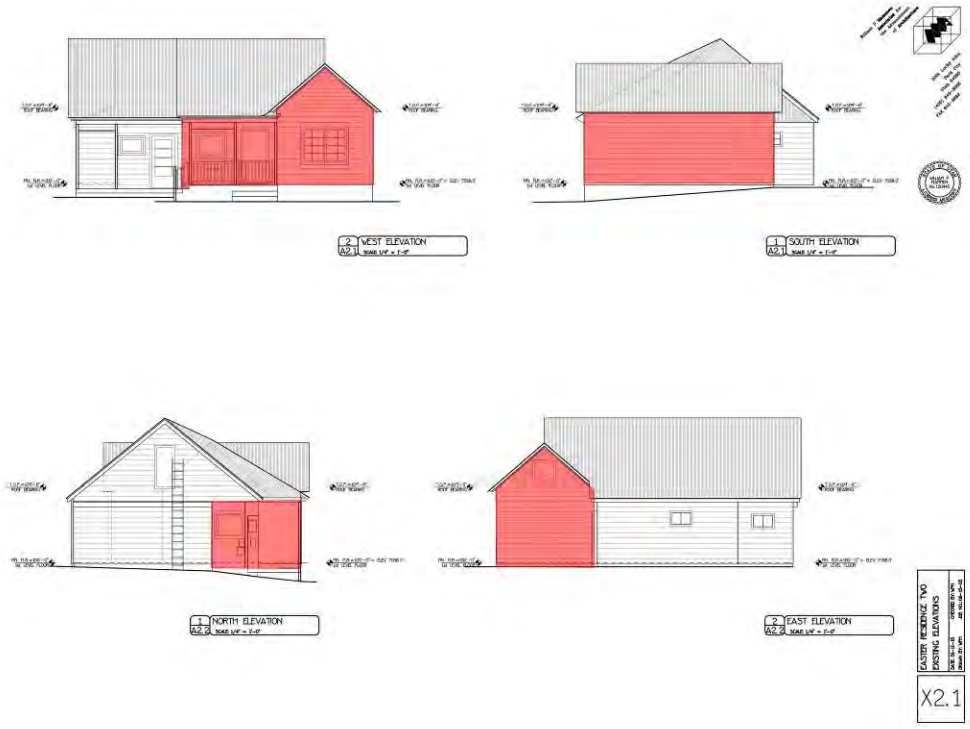
4. EXTERIOR WALLS

As discussed earlier in this report, the applicant is proposing to panelize the walls of the c.1906 cross wing in order to salvage all eight (8) of the original walls. These walls consist of single wall construction built of 1”x12” interior vertical wood planks covered by 1”x6” lap siding on the exterior. The original drop novelty wood siding has been covered with both asbestos siding added in the 1950s and then cement shingles added later.

As part of the disassembly, the applicant will brace the interior side of the wall panels with new structure. The walls will then be removed from the structure, following demolition of the roof, at the corners to prevent any damage to the historic materials. A new structure will be built and the historic walls will be reinstalled on the new structure.

The applicant is proposing to remove the two layers of non-historic siding, dating back to the 1950s. The original wood siding is in poor condition as it has been damaged by the nail holes of two layers of non-historic siding. The applicant anticipates restoring the wood siding where it is extant. New siding will be milled to

match and replaced damaged portions of the siding. Most of the damaged siding is on the non-historic additions.



The highlighted red walls show those areas where the asbestos and cement siding will be removed in order to restore the original wood drop-novelty siding.

Staff finds that the proposed material deconstruction of the asbestos and cement shingle siding is appropriate as these later material changes are non-contributory to the historic integrity or historic significance of the structure. Additionally, their removal is necessary in order to restore the original c.1906 cross-wing and its historic appearance.

In order to prevent too much historic siding from being lost, staff has added Condition of Approval #2 that says, ~~"~~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. The Historic Preservation Planner shall approve the replacement in writing."

5. <u>FLOORS & FOUNDATION</u>

This house has no foundation and so the floor joists sit both on dirt and stacks of sandstone. The floor joists consist of 2x6s at 24 inches on center, spanning 12 feet. These floor joists have rotted due to slumping, warped, bowed, and are irregular in shape. They currently are only supporting 22% of the required floor load. The floor

sheathing is 1x6 planks installed perpendicular to the joists. There is no shear capacity to the floor.

The applicant proposes to construct a new floor structure as part of this renovation. Staff finds that the proposed material deconstruction of the floor structure is necessary in order to rehabilitate the historic house. As existing, the historic materials are beyond repair and no longer contribute to the structural rigidity or stability of the historic building.

The applicant is proposing to remove the materials that make up this makeshift foundation and replace it with a new poured concrete basement foundation. Staff finds that the proposed material deconstruction of the foundation elements is required for the rehabilitation of the building. Furthermore, the new foundation will further preserve the historic panels and ensure the longevity of this building.

6. PORCH

There are two front porches on this house—one on the 1941-1949 addition and the other on the front of the historic house.

The applicant is proposing to remove the front porch as part of the demolition of the non-historic addition that was constructed between 1941 to 1949. The porch is not historic and staff finds that this proposed material deconstruction is acceptable as the porch does not contribute to the historic integrity or historical significance of the structure or site.

The image below highlights this non-historic porch removal:

The second front porch is located on the c.1906 historic cross-wing house. The location of the front porch appears to be original; however, the materials are not historic. Staff finds that this porch was likely constructed at the same time as the porch on the 1941-1949 addition as it contains the same type of wood posts and concrete slab. The porch roof was also altered at this time as a new roof was constructed over the original cross-wing and over the front porch. The porch rails are contemporary and were added sometime after the 2009 reconnaissance survey photograph was taken for the Historic Site Form.

C.2009 reconnaissance survey photo of the house. Note the metal porch rails that match those on the concrete stairs.

Current photograph of the house showing contemporary wood railing.

The applicant is proposing to reconstruct the historic front porch of the c.1906 cross-wing. In doing so, the applicant will reconstruct the original porch roof that sat beneath the eave of the north-south stem wing. They will also reconstruct a wood porch structure with new wood railings and wood decking materials. The new porch will be reconstructed using materials and details as close to the original design as possible.

The image below highlights the removal of the non-historic porch on the front of the historic cross-wing house:

Staff finds that the proposed material deconstruction to remove the non-historic porch elements is appropriate as these materials do not contribute to the historic integrity or historical significance of the structure. Additionally, the material deconstruction is necessary to restore the front porch to its original c.1906 appearance.

7. DOORS

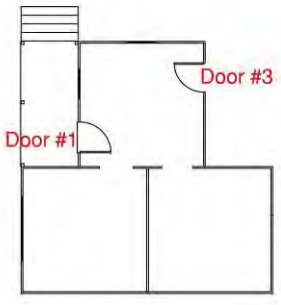
There are only two door openings on the existing house. One is on the 1941-1949 addition to the north; the other is on the west elevation of the historic c.1906 cross-wing house. Neither of the doors are historic and were likely replaced in the 1970s-1980s.

The partial-glass flush wood door on the addition is not historic and will be removed when the addition is demolished (shown as Door #1). Staff finds that this door is non-contributory to the historic integrity or historical significance of the structure.

The door opening on the historic house the only existing one that will remain following the demolition of the non-historic addition (shown as Door #2). There is currently a flush wood door and an aluminum screen door in this opening. The original door has been lost and the applicant finds that the original door opening was reframed in the past. They are proposing to restore this original door opening and install a new door that is consistent with the Design Guidelines. Staff finds that removal of the non-historic flush wood door and aluminum screen door is appropriate as these modifications do not contribute to the historic integrity or the historical significance of the structure. Furthermore, the material deconstruction is required for the restoration of the historic building.

There is a third door opening on the rear elevation of the structure that was uncovered as part of the applicant's exploratory demolition (shown as Door #3). This door opening is currently on the interior of the structure and leads to the enclosed porch space on the rear elevation. The applicant is proposing to restore this door opening and introduce a window-door configuration on the rear elevation that is similar to what may have existed historically. The rear elevation is not visible from the primary public right-of-way (Woodside Avenue). Staff finds that any changes to this elevation will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site. Additionally, the proposed scope of work will not impact the visual character of the neighborhood where the material deconstruction is proposed to occur, or impact the architectural integrity of the building.

The following identifies the door openings to be modified:



This plan illustrates the original T-shape cottage that will be preserved following removal of the 1941-1949 addition to the north and back of the original house.

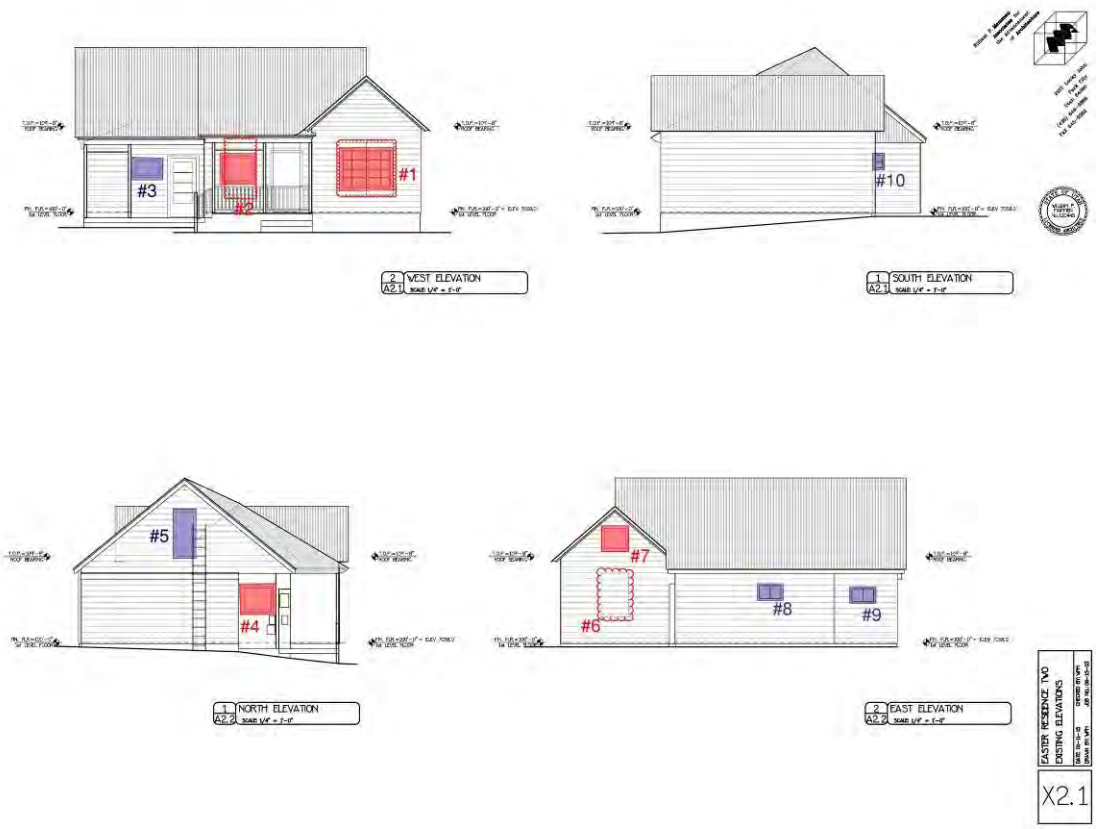
This façade elevation shows the location of the original door opening on the c.1906 T-shape cottage (#1) and the door on the 1941-1949 addition (#2).

8. WINDOWS

There are a total of 10 windows currently in the house as it exists today. These windows are in generally fair to poor condition and are all replacement windows that

were likely added in the 1970s and 1980s. In some cases, the window openings have been modified.

Staff has highlighted windows on the original c.1906 T-shape cottage as red and clouded those window openings that have been filled in or modified. The blue shaded windows represent those that are on the non-historic additions.



The blue highlighted window forms represent the c.1941-1949 new addition/alterations. The red highlighted window forms represent those portions of the original c.1906 cross-wing that will need to be restored based on physical evidence.

Staff has outlined the modifications to be made to each window below:

- **Window 1:** This is a non-historic window that was likely introduced when the house was upgraded between 1941-1949 as large picture windows were popularized in post-War housing styles. The applicant is proposing to remove this window and replace it with two new double-hung windows that fit the original window opening. Staff finds that the proposed material deconstruction is necessary in order to restore the original c.1906 window configuration.
- **Window 2:** This window is also a non-historic picture window that was likely added between 1941-1949. The applicant is proposing to remove this window and replace it with a single double-hung window that fits the original window opening. Staff finds that the proposed material deconstruction is necessary in order to restore the original c.1906 window configuration.

- **Window 3:** This window is located on the non-historic addition that will be demolished.
- **Window 4:** This window is located on the north elevation of the original cross-wing house. This window was likely added at the same time that the picture windows were introduced and the window opening is not original to the c.1906 house. The applicant will be removing the window and re-siding the opening. Staff finds that this material deconstruction is appropriate as this window does not contribute to the historic integrity or significance of this building.
- **Window 5:** This window is located on the non-historic addition that will be demolished.
- **Window 6:** There are shadow lines in this location depicting the original window opening on the historic house. The applicant proposes to restore this window opening as part of the renovation. Staff finds that this material deconstruction is necessary to restore the original c.1906 window configuration.
- **Window 7:** This window or door opening accesses the attic. The applicant will maintain this opening as an attic door as part of the renovation.
- **Window 8:** This window is located on the non-historic addition that will be demolished.
- **Window 9:** This window is located on the non-historic addition that will be demolished.
- **Window 10:** This window is located on the non-historic addition that will be demolished.

9. SHED

There is a 100 square foot shed on the northeast corner of the property. This shed has not been designated as historic on the City's Historic Sites Inventory. The shed was likely constructed by the Sorensens and it is clad in the same materials as the house. The applicant believes there may be wood lap siding beneath layers of asphalt and asbestos shingle siding. The applicant proposes to remove the siding and restore the original wood siding.

Staff finds that the proposed work will not damage or destroy the exterior architectural features of the subject property that are compatible with the overall character of the historic site. The work on the shed will enhance the historic character of the property.

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 422 Ontario 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 422 Ontario Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance maps and historic research analysis, the house was likely constructed c.1906 by Amelia and Theodore Neimuth. The house first appears on the 1907 Sanborn Fire Insurance Map as a cross-wing with partial-width front porch and rear addition. This rear addition may have originally served as an open porch, but was enclosed by 1907. The overall form of the house remained unchanged through 1941.
4. Elden —Sorty" (1907-1998) and Ella Sorensen (1918-2009) purchased the house in 1941. Between 1941 and 1949, they constructed a side-gable addition to the north half of the historic cross-wing and relocated the front door from the north-south stem wing of the historic house to the addition. When the addition was constructed, a new roof form was built over the addition and historic house, so that only the gables of the historic c.1906 cross-wing were visible. The Sorensens also clad the house first in asbestos shingle siding (prior to 1958) and then later cement shingle siding, rebuilt the porches with concrete foundations and metal and wood handrails, and installed the metal roof.
5. On July 20, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of a new addition at 422 Ontario Avenue; the application was deemed complete on October 17, 2016. The HDDR application is still under review by the Planning Department.
6. The Historic Preservation Board (HPB) approved a request for an exterior exploratory demolition permit under the August 2015 pending ordinance on October 21, 2015.
7. On June 21, 2016, the Board of Adjustment (BOA) granted variances to (1) LMC Section 15-2.2-3 (E), to the required twelve foot (12') side yard setbacks to allow a zero foot (0') setback to the front property line, is hereby granted; (2) LMC Section 15-2.2-3 (H), to the required five foot (5') side yard setbacks to allow a three foot (3') setback to the north property lines, is hereby granted; and (3) LMC Section 15-2.2-5 (A) to the required maximum height of thirty five feet (35') to allow a maximum height of forty-one feet (41') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters is hereby granted.
8. On February 11, 2016, the Planning Commission approved a Steep Slope Conditional Use Permit (SS-CUP) for this project.
9. The proposal to panelize the historic c.1906 cross-wing house complies with LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Structure. Structural Engineer Henry Shen has reported that the house, as existing, would not survive temporary lifting as the exterior walls will not withhold wind, seismic, and gravity loads and the roof and floor joists are operating below capacity; there is no laterial diaphragm for the house. The proposal will prevent the demolition of the historic house and the applicant will preserve eight (8) original wall panels of the historic c.1906 cross-wing form. The Chief Building Official has found that the building is hazardous and dangerous pursuant to Section 116.1 of the International Building Code. Additionally, the Planning Director and Chief Building Official have found that there are problematic or structural conditions preclude temporarily lifting

or moving a building as a single unit; the physical conditions of the existing materials prevent temporarily lifting or moving the building and the disassembly and reassembly will preserve a greater amount of historic materials; and all other alternatives have shown to result in additional damage or loss of historic materials.

10. The applicant proposes to remove a c.2008 boulder and concrete retaining wall in the front yard in order to rebuild it as the front wall of the new basement-level garage; staff finds that this wall is non-contributory to the historic integrity and significance of the site. The applicant will repoint an existing stacked stone retaining wall along the south property line that curves behind the house and into the backyard; any material deconstruction associated with the wall is necessary for its restoration. The applicant also proposes to remove a non-historic wood fence in the side yard as well as concrete and board form retaining walls, two sets of stairs, and a barbed wire fence in the backyard that are not historic and do not contribute to the historic integrity or significance of the site.
11. The applicant proposes to remove alterations made by the Sorensens after 1941 including the 1941-1949 addition to the north of the original cross-wing, an enclosed porch along the rear wall of the historic house, and the roof that was constructed during the 1941-1949 remodel. These additions do not contribute to the historic integrity or historic significance of the structure or site. The material deconstruction is necessary in order to restore the c.1906 cross-wing form.
12. The existing roof consists of a non-historic 1941-1949 roof form that was constructed over the original cross-wing form. The roof consists of corrugated galvanized metal roof panels over plywood sheathing. The structural engineer has found that the roof joists are at 16% capacity of the code. The applicant will use the original roof structure and historic gables to reconstruct the porch. The proposed material deconstruction is necessary for the restoration of the original c.1906 roof form.
13. The original cross-wing house was built using single-wall construction. The exterior of the house is covered in both asbestos siding added in the 1950s and then cement shingles. As part of the disassembly, the applicant will brace the interior of the wall panels with new structure, remove the panels, and then reinstall them atop the new structure. The applicant will remove two layers of non-historic siding and restore the original wood siding. New siding will be milled to match the historic and replaced as necessary. The removal of the non-historic siding materials is appropriate as these do not contribute to the historic integrity or historic significance of the structure and their removal is necessary in order to restore the c.1906 cross-wing's original appearance.
14. The house has no foundation and the floor joists sit directly on dirt and stacks of sandstone. The floor joists have rotted due to slumping, warping, bowing, and their irregular shape. They are only operating at 22% capacity of the required floor load. There is no shear capacity to the floor. The applicant is proposing to reconstruct the existing floor structure and construct a new poured concrete basement foundation. The proposed material deconstruction of the foundation elements is required for the rehabilitation of the building.
15. The front porch on the north half of the house was constructed as part of the addition between 1941-1949. The porch is not historic and the proposed material deconstruction is acceptable as the porch does not contribute to the historic integrity or historical significance of the structure or site.

16. The historic front porch was reconstructed between 1941-1949 as part of the larger renovation of the house. Though it maintains its original location, the materials of the original porch have been replaced by a non-historic concrete slab, wood posts, and even new porch rails. The applicant will reconstruct the original c.1906 wood front porch. The proposed material deconstruction is appropriate as these materials do not contribute to the historic integrity or historical significance of the structure and their removal is necessary to restore the front porch to its original c.1906 appearance.
17. There are two existing door openings on the house—one on the non-historic 1941-1949 addition and the other on the historic house. The door on the north half of the house will be demolished along with the non-historic addition as it is non-contributory to the historic integrity or historic significance of the structure. The door opening on the original cross-wing house will be restored and a new door installed that is consistent with the Design Guidelines. The material demolition of the non-historic door opening and door is appropriate as these modifications do not contribute to the historic integrity or historic significance of the structure and the material deconstruction is required for the restoration of the building.
18. There is a third door opening on the rear elevation of the original cross-wing that was uncovered as part of the applicant's exploratory demolition. The applicant is proposing to restore this door opening and introduce a window-door configuration that is similar to what may have existed historically. The changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site. The proposed scope of work will not impact the visual character of the neighborhood where the material deconstruction is proposed to occur or impact the architectural integrity of the building.
19. There are a total of ten (10) non-historic windows currently in the house. These windows are in fair to poor conditions. The historic wood windows have been lost and the openings have been altered, likely during the 1941-1949 renovation. Staff finds that is appropriate to remove the non-historic windows on the 1941-1949 addition was these windows do not contribute to the historic integrity or historic significance of the structure. The material deconstruction of the non-historic window openings on the historic house is necessary in order to restore the original c.1906 window configuration.
20. There is a non-historic shed on the northeast corner of the property. This shed is not designated as historic on the City's Historic Sites Inventory. The applicant proposes to remove layers of non-historic siding and restore the original wood siding on the shed. The proposed work will not damage or destroy the exterior architectural features of the subject property that are compatible with the overall character of the historic site.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-14 Disassembly and Reassembly of the Historic Building(s) and/or Structure(s) on a Landmark or Significant Site.

Conditions of Approval:

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. 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. The Historic Preservation Planner shall approve the replacement in writing.
3. 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:

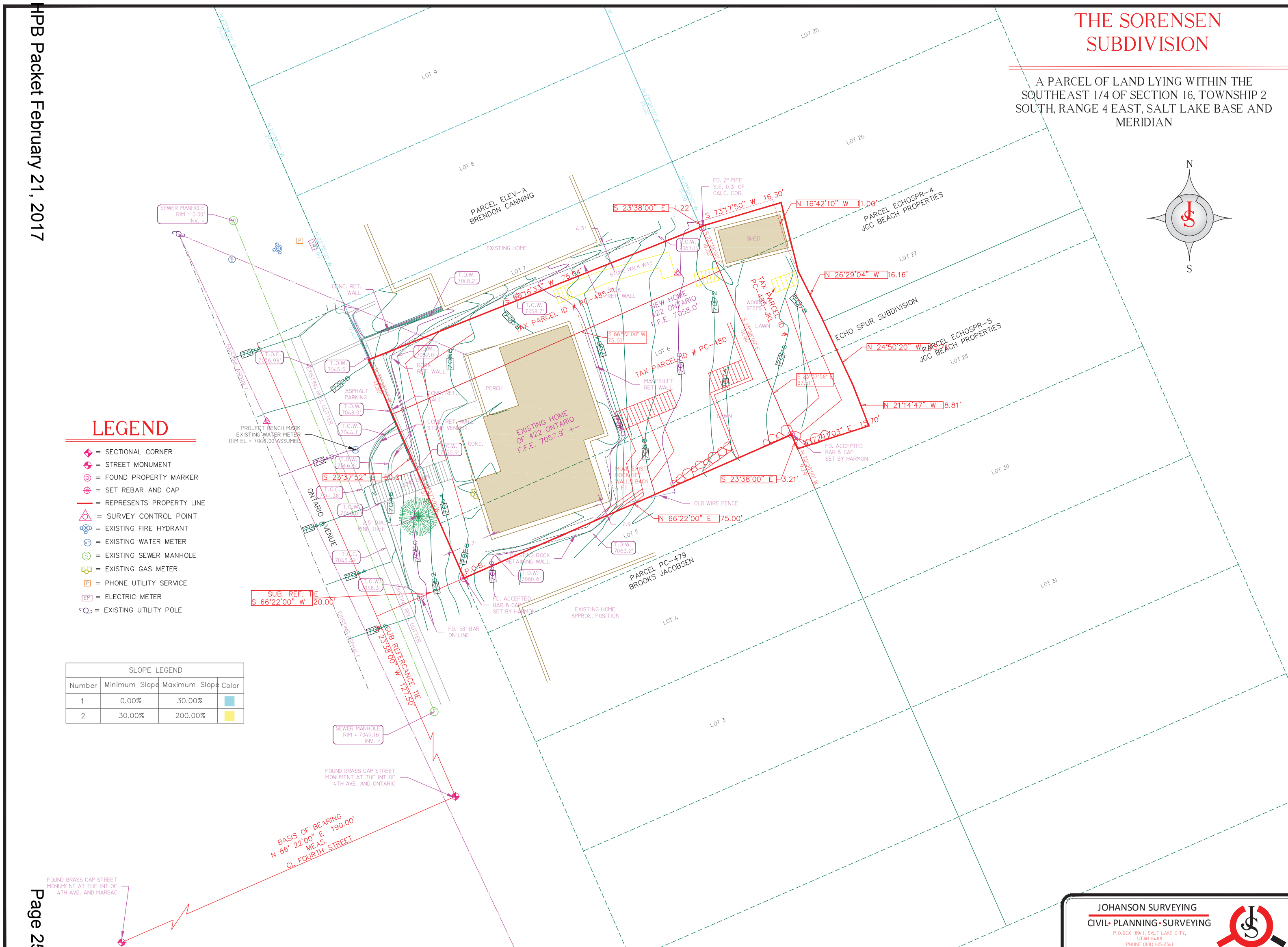
Exhibit A – HPB Checklist for Material Deconstruction
Exhibit B – Updated Plans
Exhibit C – Physical Conditions Report
Exhibit D – Historic Preservation Plan
Exhibit E – Shen Engineering Report
Exhibit F – Chief Building Official's Determination Letter, 2.9.17

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.

Exhibit B



SURVEYOR'S CERTIFICATE

I, Shane Johanson do hereby certify that I am a Land Surveyor, and that I hold certificate No.7075114, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, hereafter to be known as THE SORENSEN SUBDIVISION and that same has been surveyed and shown on this plat. This survey was performed within the accordance of the minimum accuracy of an urban survey, Class "A", or a linear closure of 1:15,000'.

The purpose of this survey is to locate the boundaries of the described lots and to combine these lots into one single lot, for the eventual purpose of constructing and building future development.

LEGAL DESCRIPTION

A parcel of land located within Block 58, Park City Survey more particularly described as follows:

Beginning at a point that is 12.50 feet South 23°38' 00" East from the Southwest corner of Lot 6, Said Block 58, of the Park City Survey, on file within the official records of Summit Counties Recorder's office;

thence North 23°37'52" West, a distance of 50.01 feet; thence North 68°16'33" East, a distance of 75.04 feet; thence North 23°38'00" West, a distance of 1.22 feet; thence North 73°17'50" East, a distance of 16.30 feet; thence South 16°42'10" East, a distance of 11.00 feet; thence South 26°29'04" East, a distance of 16.16 feet; thence South 24°50'20" East, a distance of 15.71 feet; thence South 21°14'47" East, a distance of 8.81 feet; thence South 72°11'03" West, a distance of 15.70 feet; thence North 23°38'00" West, a distance of 3.21 feet; thence South 66°22'00" West, a distance of 75.00 feet to the point of beginning.

Containing 4,464 square feet or 0.10 acres, more or less

OWNER'S DEDICATION

Know all men by these presents that ______, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

THE SORENSEN SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof ______ have hereunto set this ________ day of __________ A.D., 20 ___.

ACKNOWLEDGMENT

STATE OF UTAH
County of SUMMIT } S.S.

On the ______ day of ______________ A.D., 20 _____, personally appeared before me ________________, who being by me duly sworn did say the he/she is the ______________ of ____________________, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: __________ ____________________ Notary Public

residing in: ________________

THE SORENSEN SUBDIVISION

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

JOHANSON SURVEYING
CIVIL• PLANNING• SURVEYING
P.O.BOX (PALL), SALT LAKE CITY, UTAH 84108
PHONE (801) 810-2561

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISION ON THIS ____ DAY OF __________, 20__.

BY ____________________
Chairman date

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ___ DAY OF __________, 20__.

BY ____________________
PARK CITY RECORDER

SNYDERVILLE BASIN WATER RECLIMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS
ON THIS ____ DAY OF __________, 20__.

BY ____________________
S.B.W.R.D.

ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE ON THIS ____ DAY OF __________, 20__.

BY ____________________
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ___ DAY OF __________, 20__.

____
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS ___ DAY OF __________, 20__.

____
PARK CITY ATTORNEY

COUNTY RECORDER# ____________

State of Utah, County of Summit, recorded and filed at the request of ____________
STAMP

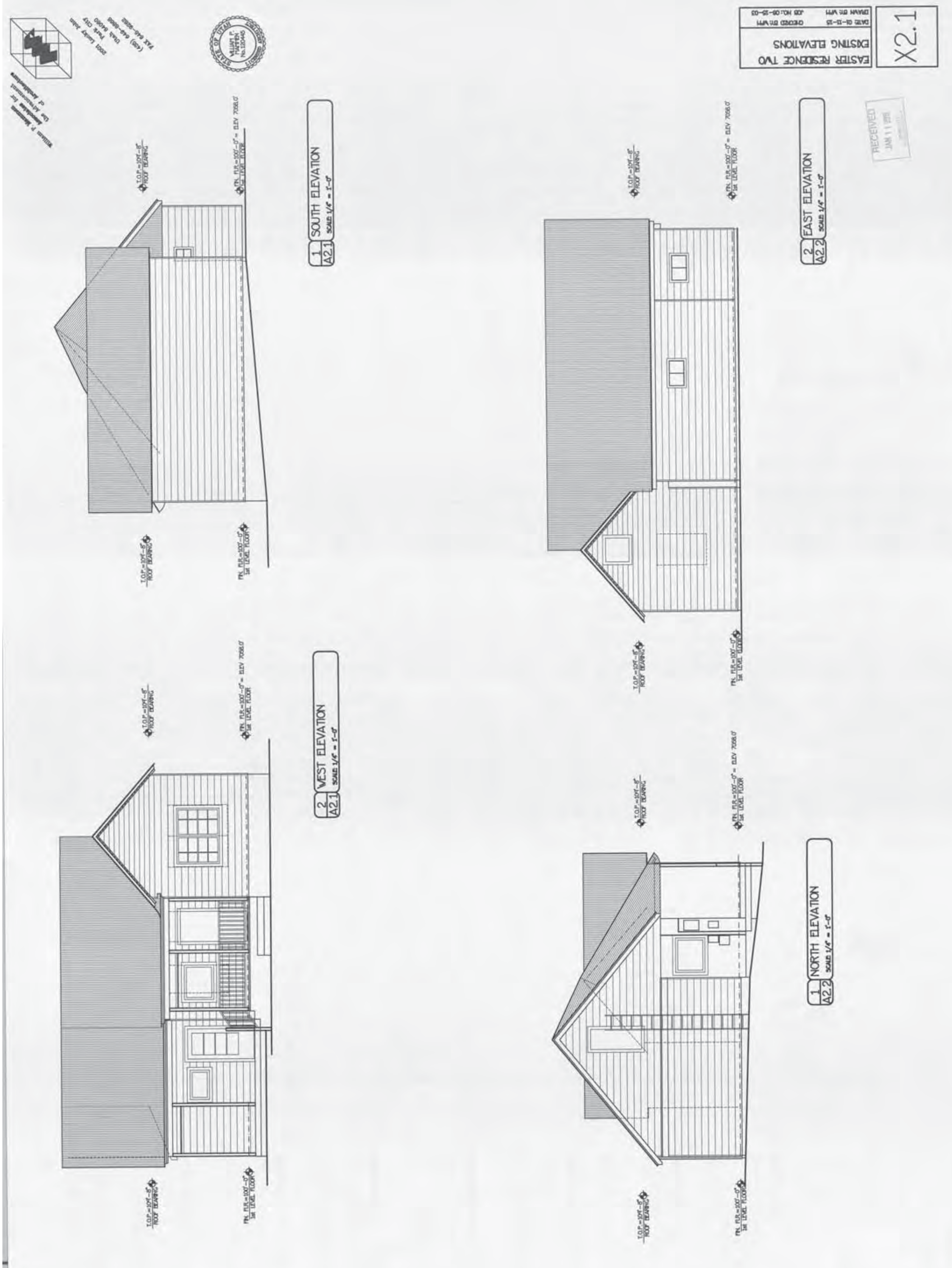
Date ______ Time ______ Book ______ Page ______

Fee $ ______ County Recorder

NUMBER ______
ACCOUNT ______
SHEET 1
OF 1 SHEETS


THE SORENSEN SUBDIVISION
A PARCEL OF LAND LYING WITHIN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
JOHANSON SURVEYING
CIVIL · PLANNING · SURVEYING
EASTER RESIDENCE TWO
SITE PLAN
SD1
LEGAL DESCRIPTION
LEGEND
SECTIONAL CORNER
STREET MONUMENT
FOUND PROPERTY MARKER
SET REBAR AND CAP
REPRESENTS PROPERTY LINE
SURVEY CONTROL POINT
EXISTING FIRE HYDRANT
EXISTING WATER METER
EXISTING SEWER MANHOLE
EXISTING GAS METER
PHONE UTILITY SERVICE
ELECTRIC METER
EXISTING UTILITY POLE
SLOPE LEGEND
ONTARIO AVENUE
GRAPHIC SCALE
(IN FEET)
RECEIVED

EASTER RESIDENCE TWO
EXISTING FLOOR PLAN
X1.1
RECEIVED
JAN 11 2017
NORTH
1 EXISTING FLOOR PLAN
X1.1 SCALE 1/4" = 1'-0"
2 HISTORIC FLOOR PLAN
X1.1 SCALE 1/4" = 1'-0"
-1' 0 1' 2' 3' 4' 5' 10' 15'

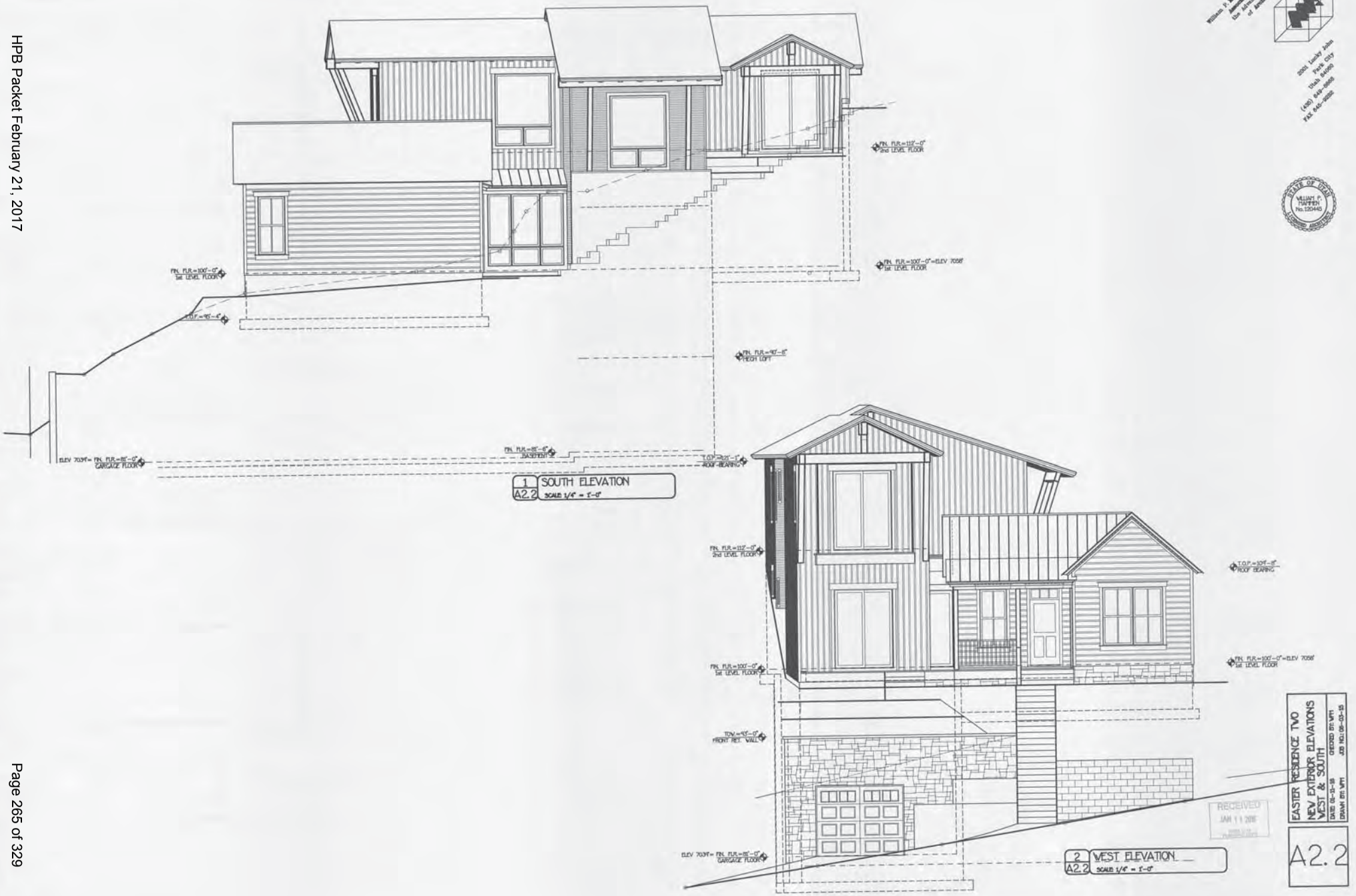

EASTER RESIDENCE TWO
EXISTING ELEVATIONS
X2.1
1 A2.1 SOUTH ELEVATION
2 A2.1 WEST ELEVATION
2 A2.2 EAST ELEVATION
1 A2.2 NORTH ELEVATION

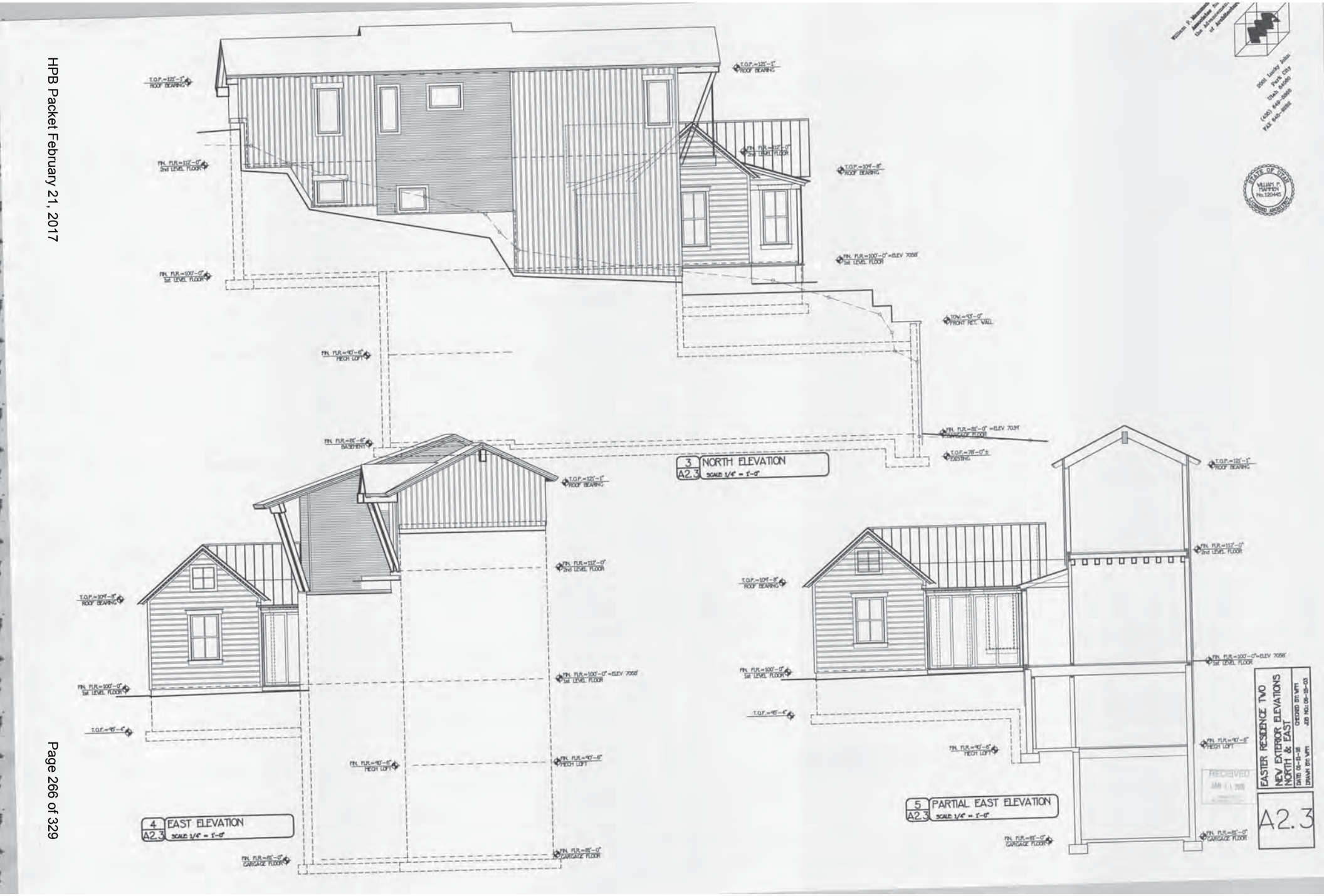

PR1
422 ONTARIO RESIDENCE
PRELIMINARY PLAN "A"
BASEMENT FLOOR PLAN
RECEIVED
NORTH
1 PR1 BASEMENT FLOOR PLAN
2 PR1 INTERMEDIATE PLAN

422 ONTARIO RESIDENCE
PRELIMINARY PLAN
1st LEVEL FLOOR PLAN
DATE 01-11-16
CHECKED BY WM
DRAWN BY WM
JOB NO.: 08-15-03
PR2
RECEIVED
JAN 11 2016
1st LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"
NORTH
EXIST. FFL FLR AREA = 450 SF + FFL FLR AREA = 198 SF
1'
0 1' 2' 3' 4'
5'
10'
15'

422 ONTARIO RESIDENCE
PRELIMINARY PLAN
2nd LEVEL FLOOR PLAN
PR3
RECEIVED
JAN 11 2017
1 2nd LEVEL FLOOR PLAN
PR3 SCALE 1/4" = 1'-0"
NORTH
-1' 0 1' 2' 3' 4' 5' 10' 15'

EASTER RESIDENCE TWO
HISTORIC ELEVATIONS
TO BE PRESERVED & RESTORED
DATE 01-13-16
DRAWN BY WM
JOB NO. 08-15-03
A2.1
RECEIVED
JAN 11 2016
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"
2 WEST ELEVATION
SCALE: 1/4" = 1'-0"
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"


FIN. FLR.=112'-0" 2nd LEVEL FLOOR
FIN. FLR.=100'-0"=ELEV 7056' 1st LEVEL FLOOR
FIN. FLR.=100'-0" 1st LEVEL FLOOR
FIN. FLR.=90'-6" MEDIA LOFT
FIN. FLR.=85'-6" BASEMENT
ELEV 7039'= FIN. FLR.=85'-0" GARAGE FLOOR
T.O.P.=104'-6" ROOF BEARING
1 A2.2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"
FIN. FLR.=112'-0" 2nd LEVEL FLOOR
T.O.P.=104'-6" ROOF BEARING
FIN. FLR.=100'-0" 1st LEVEL FLOOR
FIN. FLR.=100'-0"=ELEV 7056' 1st LEVEL FLOOR
TOW.=93'-0" FRONT RET. WALL
ELEV 7039'= FIN. FLR.=85'-0" GARAGE FLOOR
2 A2.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"
RECEIVED JAN 11 2017
EASTER RESIDENCE TWO
NEW EXTERIOR ELEVATIONS
WEST & SOUTH
DATE: 08-03-16
CHECKED BY: MPH
DRAWN BY: MPH
JOB NO.: 08-03-16
A2.2


3 A2.3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"
4 A2.3 EAST ELEVATION
SCALE: 1/4" = 1'-0"
5 A2.3 PARTIAL EAST ELEVATION
SCALE: 1/4" = 1'-0"
EASTER RESIDENCE TWO
NEW EXTERIOR ELEVATIONS
NORTH & EAST
A2.3
RECEIVED

PHYSICAL CONDITIONS REPORT

Photo #1

Existing front door in non-historic addition and original porch that has been reconstructed. Old front door does not fit original opening. All the existing windows do not fit the original openings.

Photo #2

Location of original front door and porch. Front door does not fit original opening. The porch is a reconstruction that has not followed the historic detailing at all. Note the concrete steps in front of the door going nowhere.

Photo #3

The original grade meets the street at the south end of the property. The retaining walls have all been built in the 1950's and in 2008.

Photo #4

The existing front porch is located where the origin porch was located but it has been reconstructed without any sensitivity to its historic construction.

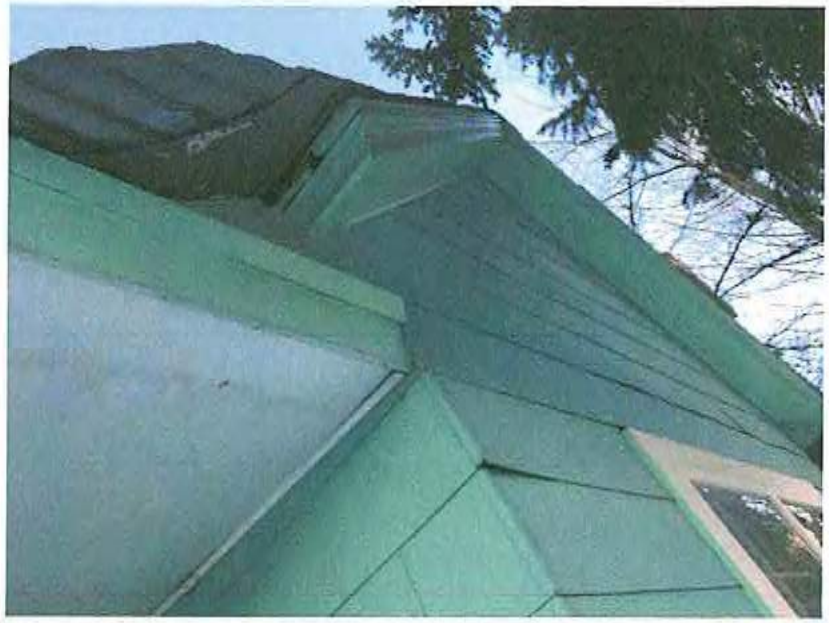


Photo #5

The existing porch on the north end was added in the 1970's. The construction is not sympathetic to the historic nature of the original house.

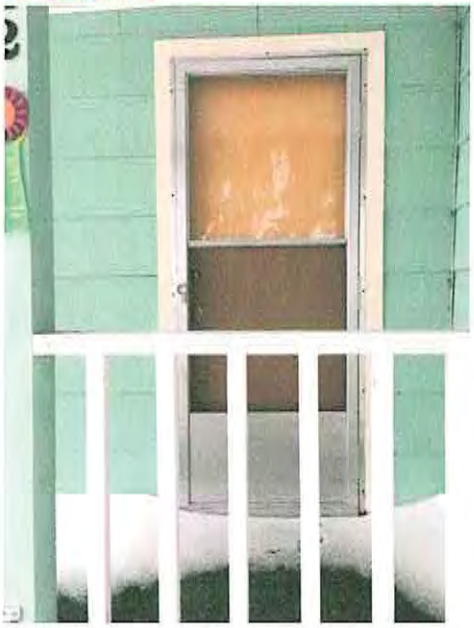


Photo #6

The existing door #1 located where the historic front door was located.

Photo #7

The location of the historic front door and windows. The construction is not sympathetic to the historic nature of the original house and the opening sizes have been modified .

Photo #8

Inside the front room it is evident that the front windows have been changed.

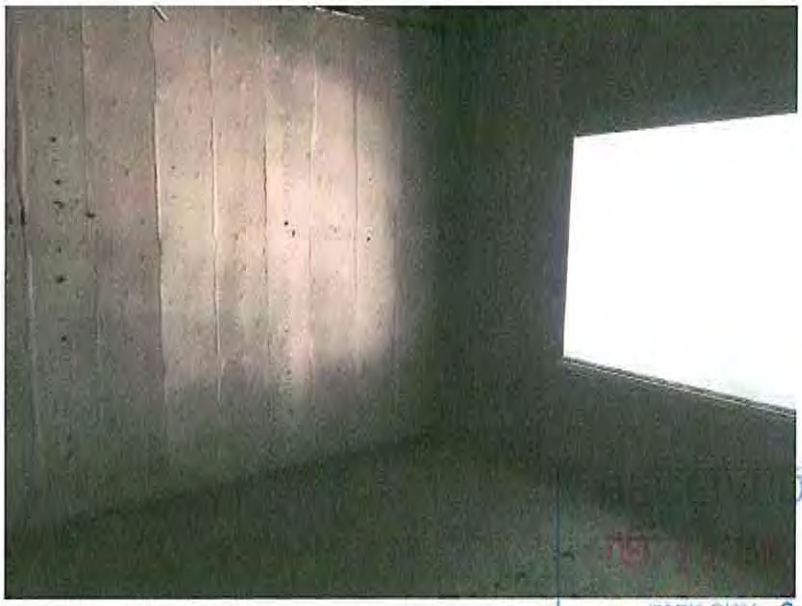


Photo #9

Opposite walls of Front room. West & North.

Photo #10

South & east walls of entry (Original kitchen)

Photo #11

North & west walls of entry.

Photo #12

North & east walls of kitchen/dining.

(Not historic)

Photo #13

South and west wall of kitchen/dining. (Not historic)

The doorway into the entry room is historic. The historic NE corner is visible.

Photo #14

This photo shows how the original 1906 walls are beginning to rot at the floor line where the finish grade on the exterior is higher than the floor elevation.

PHYSICAL CONDITIONS REPORT

1A. Site Design

Element/Feature: Ontario Street Elevation

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

Estimated date of Construction: 1906-2008

Describe existing feature:

Ontario Ave sits below the property along its western side. The floor of the existing house is 14 to 20 feet above the elevation of the street as the street slopes from south down to the north. The existing grade slopes down to the street R.O.W at the south property line. Then there is a concrete block retaining wall which was constructed in the 1950's for about 20 ft. This wall ends at a concrete stairway going straight up to the house perpendicular to the street. This oo was built in the 50's. North of the stairs is a new retaining structure and planters that were built about 2008. This includes a bare concrete retaining wall constructed along a portion of the west property line that has a sloping top. Above the concrete wall a stone retaining wall sits. It is formed from large imported boulders which bring the finished grade up to about 2 feet below the existing floor elevation. While the walls along the street are not historic, the grade south of the concrete stairs is very historic. A large Pine tree that is over 100 years old sits between the street and the house within the street R.O.W. This indicates that the hillside in that portion of the lost has been relatively undisturbed for that period of time.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The existing concrete wall is a stark reminder that the wall is relatively new.

The large boulder retaining wall similarly looks non-historic and a little out of place.

The landscaping has been neglected for years and the only things growing are weeds with the notable exception of the large evergreen tree.

Photo Numbers: 15, 22 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

1B. Site Design

Element/Feature: Rear Yard

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

Estimated date of Construction: 1906-2008

Describe existing feature:

The property naturally slopes from the south down to the north and from the east down to the west. The original house built in 1906 was built about 2 feet higher than the then existing grade on the south end and the property was leveled off to create a building pad for the house by constructing a stone retaining wall along the south property line that curved around the back of the house about 3 feet away from the house. The yard then sloped up to the east with a gentle slope that could be mowed. It is a pleasant backyard that gets lots of sunshine.

When the additions were made to the original house, a new and taller retaining wall had to be built. This was built much more recently and is distinguished by steel poles and horizontal wood boards. The top of this wall is about 8 feet higher than the floor elevation. The grade at the bottom of the slope is actually higher than the4 floor elevation. The space between the existing non-historic addition and the wall is less than 24" in some places.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☒ Poor

The existing stone wall is in surprisingly good condition but has been neglected for years and needs to be cleaned up and tucked.

The newer wall is showing that it has moved since it was built and is structurally insufficient to protect the house especially since there is no footing and the grade against the house has to be brought down so it is lower than the finish floor level.

The slope of the yard makes it largely unusable. The owner would like to terrace the yard to create pockets of useable yard.

Photo Numbers: 20, 21, 22 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

2A. Structure

Element/Feature: The original 1906 'T' house

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

Estimated date of Construction: 1906

Describe existing feature:

The interior finishes on the walls and ceiling on the interior have been removed to expose the original structure. It consists of a wood framed structure. The floors are basically 2 x 6's @ 24" oc spanning 12 ft. The exterior walls are overlapping 1 x 12 planks installed vertically and nailed to each other. On the exterior 1 x 6 drop lap siding has been installed horizontally. On the interior a layer of cardboard was installed which was covered with several layers of wallpaper all of which have been removed. The interior walls are similar to the exterior walls starting with the overlapping 1 x 12 vertical planks buy there is no wood siding. Just cardboard and wallpaper on both sides of the walls. The roof structure consists of 2 x 4's at 24" oc sloping up to the ridge line. There is no ridge board. The 2 x4's each have opposing 2 x 4's connected inline and sloping back down to the opposite wall. There are spaced 1 x 6 planks perpendicular to the 2 x 4's and the original wood shingle roof installed on top of the planks. There is no foundation.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

There is no foundation.

The 2 x 6 floor joists are rotting in some places where they are in contact with the dirt. They are warped, bowed and irregular. They are supporting only 22% of the required floor load. The floor sheathing is 1 x 6 planking installed perpendicular to the joists. There is no shear capacity to the floor.

The exterior walls are not adequate for wind, seismic or gravity loads.

The roof has less than 16% of the required capacity. It must be replaced with a new framed roof. The roof north of the original ridge line has been buried under roof structure from later additions. The original structure is intact.

The finish grade at the south rear and rear of the house is at or above the finish floor elevation.

Photo Numbers: 23, 24, 25 Illustration Numbers: 1 & 2

Note in Photo #14 of the Original South wall of the Historic 'T' where the exterior grade is higher than the floor, the floor is rotten and the rot has begun to travel up the original wall. There is no structural connection between the wall and the floor.

PHYSICAL CONDITIONS REPORT

2B. Structure

Element/Feature: The Non-historic Additions

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

Estimated date of Construction: 1930 /1955/1975

Describe existing feature:

Sometime in the 1930's the rear porch of the historic 'T' building was enclosed. The evidence of this is still visible in the floor plan as it exists and in the floor and roof framing. Later in the 1950's the house was further expanded to the east and north with a porch constructed on the north end of the building. This can be seen in the pictures from the attic. This old structure is still there.
Later, probably in the 70's, the north porch was enclosed and anew porch on the west side was built. The new forced air furnace system was also installed and a new roof was built that covered the original roof and the modified roof from the 1930's. The old roof of the north porch is still there as the floor of the existing attic.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

There is no foundation.

The 2 x 6 floor joists are rotting in some places where they are in contact with the dirt. They are warped, bowed and irregular. They are supporting only 22% of the required floor load. The floor sheathing is 1 x 6 planking installed perpendicular to the joists in some places and plywood in others. There is no shear capacity to the floor. The floor is not level.

The exterior walls are not adequate for wind, seismic or gravity loads.

The roof has less than 25% of the required capacity. It must be replaced with a new framed roof. The roof north of the original ridge line has been buried under roof structure from later additions. The original structure is intact.

The finish grade at the rear of the house is above the finish floor elevation.

Photo Numbers: 14, 15, 16, 17, 18, 19, Illustration Numbers: 1 & 2

PHYSICAL CONDITIONS REPORT

3. Roof

Element/Feature: Existing roof

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

Estimated date of Construction: 1975

Describe existing feature:

The existing roof is corrugated galvanized steel over plywood sheathing on 2 x 6's at 24" oc. The only portion of the historic 1906 roof that is visible is the south end of the building where the original gable can be seen.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

It is only 12 to 16% of the required structural capacity. It probably has not collapsed only because there is no real insulation in the attic so snow has not been able to build up on the roof.

Besides being structurally inadequate, the existing roof totally obscures the original historic structure. The porch roof was replaced and is not original. The roof fascia has all been replaced except for the gable ends of the original historic 'T' along with the south facing eave. These, though, are very worn and weathered and have dry rotted and much of the original material is gone.

Photo Numbers: 23, 25, 26 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

4. Chimney

Element/Feature: Chimney

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

Estimated date of Construction: 1955

Describe existing feature:

There is no chimney on the house except for a class 'B' metal flue close to the north gable that is not connected to anything.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

There is evidence of the original flue and brick chimney. As was often the case, originally there was a wood burning stove with a metal flue up into the attic. In the attic a brick chimney was built that extended out above the roof. At some point in time the wood burning stove was removed and the brick chimney also was removed. The platform that the brick chimney sat on is still visible and the patch in the original roof structure bears evidence to the former location of a square chimney.

Photo Numbers: 10 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

5. Exterior Walls

Element/Feature: Exterior Walls

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

Estimated date of Construction: 1975

Describe existing feature:

The exterior walls are all asbestos shingles painted pale green over old asphalt simulated brick siding. Most of the house has 1 x 6 drop wood siding installed horizontally over the studs or original walls. Some of the walls may not have any wood siding.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The existing siding is not historic. The siding beneath the existing siding is not historic. The wood siding is historic but has been damaged by nailing two layers of siding over it. The two layers of siding will have to be removed. The wood siding that is on the non-historic exterior walls does not exactly match the historic lap siding but it is close.

The owner will salvage any wood siding from walls that are not historic. This may be used in interior portions of the building. New wood siding will be milled to match the existing historic wood siding where needed. Foortunately, most of the historic walls have the original wood siding largely intact. Most of the damaged siding is on the non-historic portions of the house.

Photo Numbers: 16, 19, 23 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

6. Foundation

Element/Feature: Foundation

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

Estimated date of Construction: 1906

Describe existing feature:

There is no foundation under any part of the house. There is a plywood skirt at the base of the house in the front to cover the gap between the ground and the floor where the existing grade is below the floor.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

To install a foundation, the existing structure has to be moved. The options are to "Lift" the existing structure as has been done elsewhere or to "Panelize" it.

Lifting the structure in this case would be very risky. The walls and roof do not have the required strength to support themselves. The house is literally like a stack of cards that is warped and out of plumb. To install a support structure that could hold it together so that it could be lifted would also hold it in its warped and out of plumb condition. Furthermore the house sits 20 feet above the street level. Even if it could be lifted, which is doubtful, it would be sitting up on a hillside, very exposed for at least 3 months. If severe weather occurred or even a minor earthquake, everything could be lost in an instance.

It is much safer to support each wall individually and remove them from the site. This will:

1. Guarantee preservation,
2. Allow the new structure to be built precisely to the proper dimensions, plumb and square,
3. Allow the exterior walls to be built with proper weather barrier and insulation which will protect the exterior finish into the future,
4. Allow the maximum amount of protection and preservation of the existing historic portions of the structure.

Photo Numbers: 24 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

7. Porches

Element/Feature: Porches

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

Estimated date of Construction: 1955

Describe existing feature:

There are 2 porches existing on the house as it sits today. There is the reconstruction of the historic porch that was part of the original house. While this is in the original location, the roof has been reconstructed and the posts and railing are new. The historic approach to the porch was from the west and that has been changed to approach from the east.

There is a second porch that was added in the 1950's that created a new front door to the house. This porch has a concrete slab on grade floor .

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The original porch, while in the correct location has been reconstructed so that the roof does not follow the original roof line and the steps up to the porch are not in the historic location. The entire structure has been rebuilt in a way that is very insensitive to the historic nature of the house.

The new porch is totally inconsistent with the historic nature of the house. The exterior wall bisects the original wall so the historic window has been removed and replaced with a non-historic window. The historic front door has been removed and replaced with a simple flush wood door. There is a new front door to get in and out of the house that has an aluminum screen door and a flush wood door. The concrete slab on grade has heaved since there is no foundation.

Photo Numbers: 15, 16, 17, 19 Illustration Numbers: 1

PHYSICAL CONDITIONS REPORT

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

Element/Feature: Utilities

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

Estimated date of Construction: 1955

Describe existing feature:

The original house was built with no electricity, no natural gas and no indoor plumbing.

The electrical system in the house now was added in the 1950's. The forced air system that has now been removed was installed in the 1970's. Natural gas was added at some time and perhaps when the forced air system was installed in the 70's.

The indoor plumbing has parts that date back to the 1950's and some that was sometime earlier.

All electrical wiring, plumbing and mechanical systems on the interior have been removed as of this time.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

The electrical supply from the utility comes in overhead into a rain head connection on the roof. This will be relocated onto the proposed addition or underground if that can be arranged.

Photo Numbers:_____ Illustration Numbers:_____

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: Interior arrangement

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

Estimated date of construction: 1906, 1955, 1970

Describe existing feature:

There are no historic elements remaining in the house. The original walls of the historic 1906 'T' house are intact but holes in walls have been removed (filled in) and new openings cut in.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo 7 shows the exist West Wall of the original kitchen. Note that the front door doesn't fit the original opening and the exist wdw does not fit the orig. window - this is true for every wdw.
Photo 8 shows the West and South walls of the original front room.
Photo 9 shows the East and North walls.
Photo 10 shows the South and East walls of the original kitchen - Note hole for flue.
Photo 11 shows the North and West walls.

Photo Numbers: 7, 8, 9 Illustration Numbers: _____

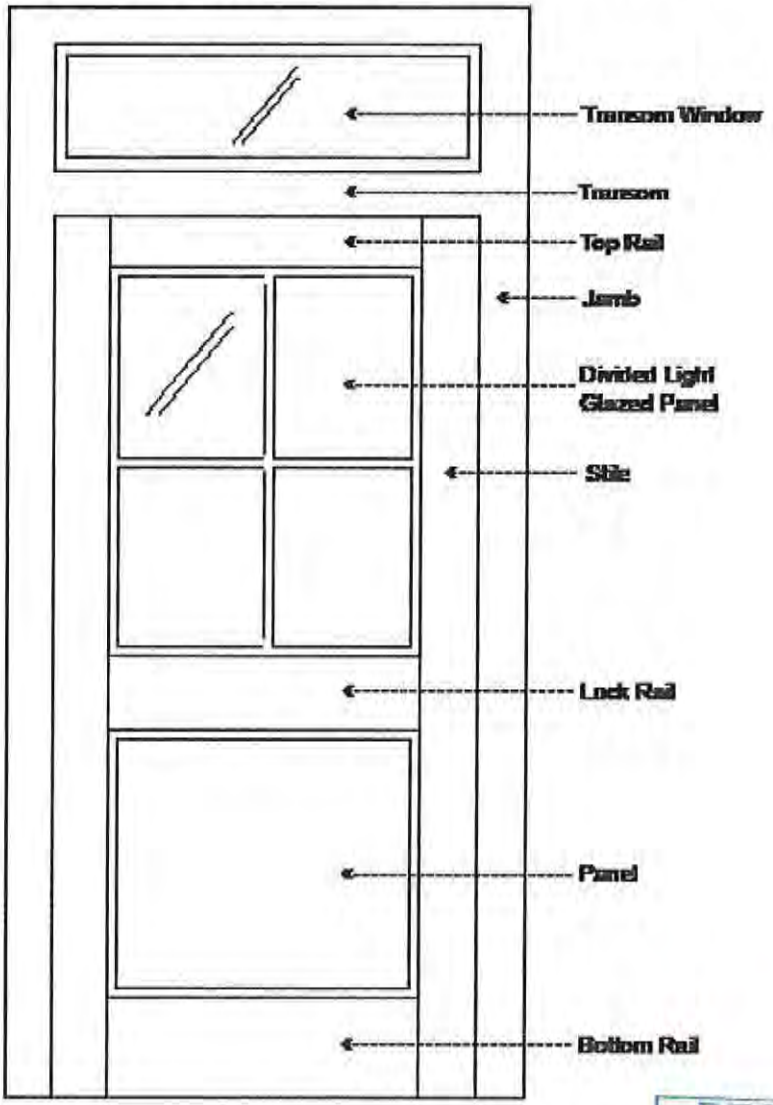
Photo 12 shows the East and North walls of the Non-historic additions
Photo 13 shows the South and West walls of the Non-historic addition and Also the NE corner of the original Historic 'T'

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.



Door Survey Form

Total number of door openings on the exterior of the structure: 4

Number of historic doors on the structure: 3

Number of existing replacement/non-historic doors: 3

Number of doors completely missing: 3

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

Number of doors to be replaced: 3

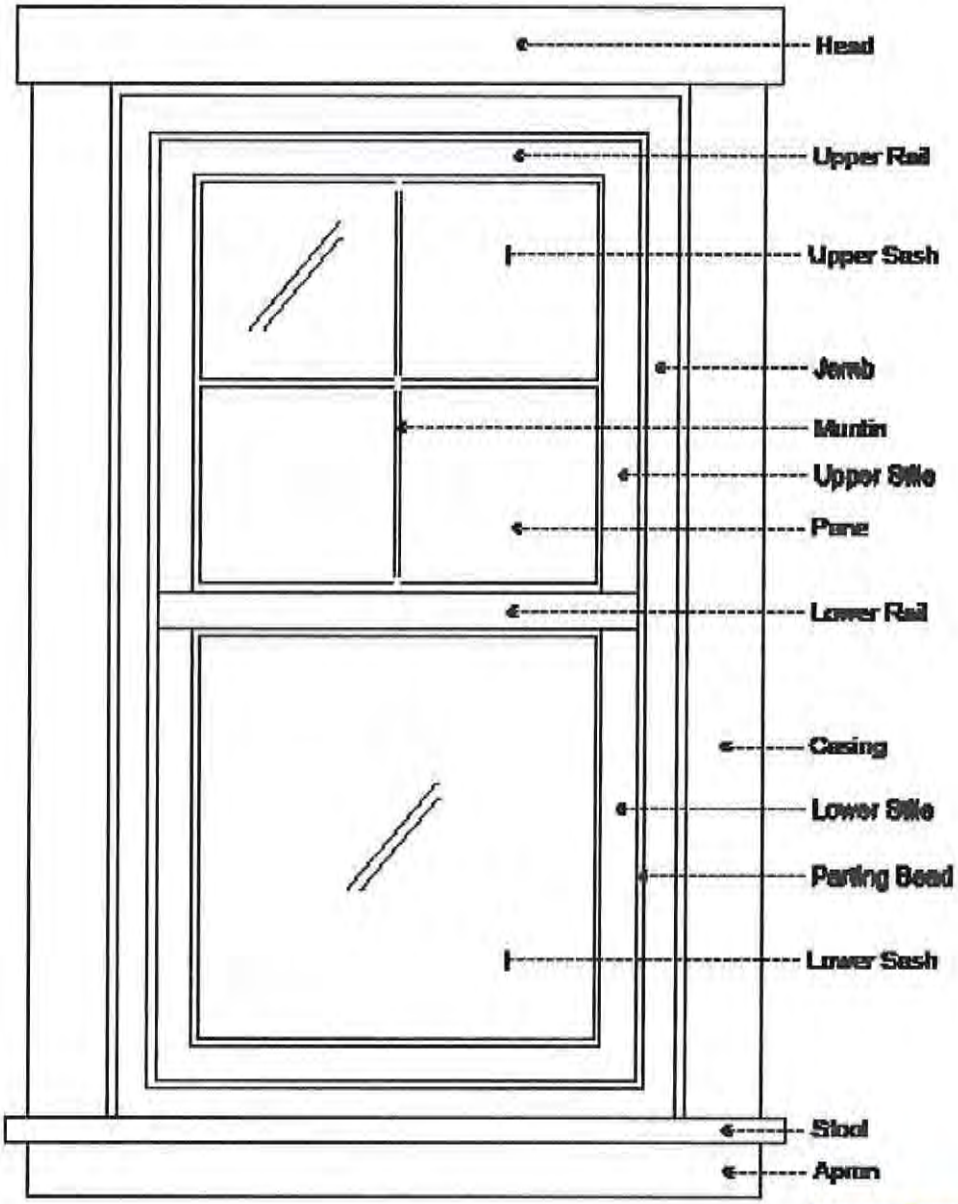
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	The original front door has been removed and the opening reframed		N
1	~~Good~~ POOR	Original opening can be restored		Y
1B	Fair	METAL STORM DOOR		N
2	~~Fair~~ POOR	Original opening can be restored		Y
3	Fair	New door Entry Alcove		N
4	Fair	New Front Door		N
4B	Fair	Wood STORM DOOR		N
5	Fair	NEW DOOR TO ATTIC		N
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the 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.



Window Survey Form

Total number of window openings on the exterior of the structure: 10

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows 10

Number of windows completely missing: 2

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

Number of windows to be replaced: _____

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Fair	Replacement		N
2	Fair	Replacement		N
3	Fair	Replacement in Attic		N
4	~~Fair~~ Poor	Missing Window		Y
5	Fair	Replacement		N
6	~~Fair~~ Poor	Replacement		N
7	Fair	New wdw		N
8	Fair	New wdw		N
9	Fair	New wdw		N
10	Fair	New wdw		N
	Fair			
	Fair			
	Fair			

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

RECEIVED
DEC 22 2016
PLANNING DEPT.

Exhibit D

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 APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: William Mammen, Mammen Associates Architecture

ADDRESS: 422 Ontario Ave

TAX ID: PC-485-1 and PC-480 OR

SUBDIVISION: Sorenson Subdivision OR

SURVEY: _____ LOT #: Parts of 5,6,7,26,27,28 BLOCK #: 58 P.C.S.

APPLICANT INFORMATION

NAME: William Mammen

PHONE #: (435) 649-8868 FAX #: (435) 645-9282

EMAIL: mammenarch2@cs.com

RECEIVED
JAN 18 2017
PARK CITY
PLANNING DEPT.

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.

HISTORIC PRESERVATION PLAN

1A. Site Design

Element/Feature: Ontario Street Elevation

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

Estimated date of Construction: 1906-2008

Describe existing feature:

Ontario Ave sits below the property along its western side. The floor of the existing house is 14 to 20 feet above the elevation of the street as the street slopes from south down to the north. The existing grade slopes down to the street R.O.W at the south property line. Then there is a concrete block retaining wall which was constructed in the 1950's for about 20 ft. This wall ends at a concrete stairway going straight up to the house perpendicular to the street. This oo was built in the 50's. North of the stairs is a new retaining structure and planters that were built about 2008. This includes a bare concrete retaining wall constructed along a portion of the west property line that has a sloping top. Above the concrete wall a stone retaining wall sits. It is formed from large imported boulders which bring the finished grade up to about 2 feet below the existing floor elevation. While the walls along the street are not historic, the grade south of the concrete stairs is very historic. A large Pine tree that is over 100 years old sits between the street and the house within the street R.O.W. This indicates that the hillside in that portion of the lost has been relatively undisturbed for that period of time.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The design of the preservation and the addition to the historic structure has been done while also trying to preserve as much of the historic quality of Rossi Hill and the immediate surroundings. While much excavation will be required to install a new foundation under the historic structure and to also add a garage, the original grading is to be preserved as much as possible. The existing concrete retaining wall will be covered in stone veneer. The existing large boulder retaining walls will be replaced with drystack rock retaining walls similar to that which is historic.

The entire feel of the original hillside as well as the setting of the original house is to be restored.

Photo Numbers:_____ Illustration Numbers: Site Plan

HISTORIC PRESERVATION PLAN

2A. Structure

Element/Feature: Historic Walls

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

Estimated date of Construction: 1906

Describe existing feature:

The original house was built with no foundation.
The original walls are 2 layers of 1 x 12's with exterior siding. No weatherproof barrier, no shear capacity, no insulation. The elecatrical system was added in the 1950's. The forced air system that has now been removed was installed in the 1970's. The restored structure will have to have all these things incorporated into the existing shell of the historic structure.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The only way to safely preserve the historic walls is to remove the non-historic asbestos siding and the asphalt siding beneath that and expose the historic 1 x 6 drop lap wood siding. We would then brace the existing from top to bottom and from side to side with a new 2 x 4 frame. The frame would be screwed to the existing walls from the inside so the fasteners would not penetrate the exterior skin.

The walls would each be braced before removing the non historic walls or the roof structure.

Once the roof was removed, the walls would be labeled and taken down one at a time by disconnecting them only at the corners. The 8 walls would be stacked on a flat bed and taken to Peoa to be safely stored. The 8 walls are identified in figure 6.

Detail 1/X1.1 (fig. 9) shows the condition at the wall corner. This detail shows how the existing walls currently sit in relation to one another. This detail also shows how the new structure will be built so the wall panels come back together as the exterior skin of the new structure. This will allow proper weather barrier to be constructed in the new wall. Shear will be provided as well as insulation. This will help preserve the existing historic walls. They will no longer be subject to the deteriorating effects of mold and mildew.

Details 2 thru 5/X11.1 (fig. 10 & 11) show how the walls will be reinstalled on the new structure to be constructed in the exact dimensions ot the original walls. All the exterior walls will be reinstalled in their original position. By dismantling the original walls and reinstalling them it will be possible to not simply preserve the walls as would happen if the new structure was constructed while the walls were in place, but the walls will be constructed in a manner that is in keeping with best practice for thermal and moisture protection of the exterior siding. This will protect the structure well into the foreseeable future.

Photo Numbers:_____ Illustration Numbers: 5, 6, 9, 10 & 11

HISTORIC PRESERVATION PLAN

3. Roof

Element/Feature: Existing roof

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

Estimated date of Construction: 1975

Describe existing feature:

The existing roof is corrugated galvanized steel over plywood sheathing on 2 x 6's at 24" oc. The only portion of the historic 1906 roof that is visible is the south end of the building where the original gable can be seen.

The roof structure will be entirely replaced using the existing 2 x 4 roof framing that still exists over the historic structure and under the multiple layers of added roof structure. The result will be a restoration of the historic structure. To distinguish the historic house from any and all addition, we propose to use a flat seam metal roof on the historic structure and a different roofing material on the addition. The only exception to this would be a small portion of roof that ties the old back porch to the new building. This will only be visible from the rear and only to someone on site. It will allow moisture protection continuity as well as to help tie the new and old structures together.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

It is only 12 to 16% of the required structural capacity. It probably has not collapsed only because there is no real insulation in the attic so snow has not been able to build up on the roof.

Besides being structurally inadequate, the existing roof totally obscures the original historic structure. The porch roof was replaced and is not original. The roof fascia has all been replaced except for the gable ends of the original historic 'T' along with the south facing eave. These, though, are very worn and weathered and have dry rotted and much of the original material is gone.

As was mentioned above the old original 2 x 4 frames will be used to guarantee the geometry of the restored historic structure will match the original.

Photo Numbers:_____ Illustration Numbers: 7 & 8

HISTORIC PRESERVATION PLAN

5. Exterior Walls

Element/Feature: Exterior Walls

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

Estimated date of Construction: 1906 and 1975

Describe existing feature:

The exterior walls are all asbestos shingles painted pale green over old asphalt simulated brick siding. Most of the house has 1 x 6 drop wood siding installed horizontally over the studs or original walls. Some of the walls may not have any wood siding.

The walls will be preserved and restored. Prior to dismantling the structure, the non-historic finishes will be removed. This will decrease the weight and make it easier to move the existing walls.

After the historic walls are remounted to the new structure it will be possible to level them and remove any twist or settling that exists currently. The wood will be restored and missing or rotten pieces of wood will be replaced by new wood milled to exactly match the historic siding and trim.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The existing siding is not historic. The siding beneath the existing siding is not historic. The wood siding is historic but has been damaged by nailing two layers of siding over it. The two layers of siding will have to be removed. The wood siding that is on the non-historic exterior walls does not exactly match the historic lap siding but it is close.

The owner will salvage any wood siding from walls that are not historic. This may be used in interior portions of the building. New wood siding will be milled to match the existing historic wood siding where needed. Foortunately, most of the historic walls have the original wood siding largely intact. Most of the damaged siding is on the non-historic portions of the house.

Photo Numbers:_____ Illustration Numbers: 7 & 8

HISTORIC PRESERVATION PLAN

6. Foundation

Element/Feature: Foundation

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

Estimated date of Construction: 1906

Describe existing feature:

There is no foundation under any part of the house. There is a plywood skirt at the base of the house in the front to cover the gap between the ground and the floor where the existing grade is below the floor.

We will use a wiped concrete finish to keep the new exposed concrete foundation from being visually obvious.

Per LMC 15-11-14 we meet the criteria for disassembly and reassembly of a historic structure. A licensed structural engineer has certified the structure cannot be reasonably moved intact. The Chief Building Official has found the building to be hazardous and dangerous pursuant to Section 116.1 of the IBC

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

To install a foundation, the existing structure has to be moved. The options are to "Lift" the existing structure as has been done elsewhere or to "Panelize" it.

Lifting the structure in this case would be very risky. The walls and roof do not have the required strength to support themselves. The house is literally like a stack of cards that is warped and out of plumb. To install a support structure that could hold it together so that it could be lifted would also hold it in its warped and out of plumb condition. Furthermore the house sits 20 feet above the street level. Even if it could be lifted, which is doubtful, it would be sitting up on a hillside, very exposed for at least 3 months. If severe weather occurred or even a minor earthquake, everything could be lost in an instance.

It is much safer to support each wall individually and remove them from the site. This will:

1. Guarantee preservation,
2. Allow the new structure to be built precisely to the proper dimensions, plumb and square,
3. Allow the exterior walls to be built with proper weather barrier and insulation which will protect the exterior finish into the future,
4. Allow the maximum amount of protection and preservation of the existing historic portions of the structure.

Photo Numbers:_____ Illustration Numbers: 7 & 8

HISTORIC PRESERVATION PLAN

7. Porches

Element/Feature: Porches

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

Estimated date of Construction: 1955

Describe existing feature:

There are 2 porches existing on the house as it sits today. There is the reconstruction of the historic porch that was part of the original house. While this is in the original location, the roof has been reconstructed and the posts and railing are new. The historic approach to the porch was from the west and that has been changed to approach from the east.

There is a second porch that was added in the 1950's that created a new front door to the house. This porch has a concrete slab on grade floor . This porch will be removed along with the concrete slab on grade.

The historic porch will be reconstructed using materials and details as close to the original design as the architect and builder can determine. We will use photos of the existing building and details of homes from the same period to reconstruct the porch. As shown in Fig 7 & Fig 8. The original porch was built about 1906.

The back porch will also be reconstructed and enclosed to be used as interior space and preserving the exterior walls.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The original porch, while in the correct location has been reconstructed so that the roof does not follow the original roof line and the steps up to the porch are not in the historic location. The entire structure has been rebuilt in a way that is very insensitive to the historic nature of the house.

The new porch is totally inconsistent with the historic nature of the house. The exterior wall bisects the original wall so the historic window has been removed and replaced with a non-historic window. The historic front door has been removed and replaced with a simple flush wood door. There is a new front door to get in and out of the house that has an aluminum screen door and a flush wood door. The concrete slab on grade has heaved since there is no foundation.

The new construction will be on a solid new foundation and the materials will all be custom milled to fit the historical pattern.

Photo Numbers:_____ Illustration Numbers: 6, 7 & 8

HISTORICAL PRESERVATION PLAN

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

Element/Feature: Utilities

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

Estimated date of Construction: 1955

Describe existing feature:

The original house was built with no electricity, no natural gas and no indoor plumbing.

The electrical system in the house now was added in the 1950's. The forced air system that has now been removed was installed in the 1970's. Natural gas was added at some time and perhaps when the forced air system was installed in the 70's.

Every part of the plumbing system of the restored house will be new construction per current codes. No plumbing will be exposed except for the required vents through the roof. These, though will be combine within the historic portion of the house and up through the roof on the rear side of the house to diminish the visial impact.

Every part of the electrical system will also be new construction per current codes. Exterior lighting will be minimal and recessed where possible to minimize the visual impact. The service entry will be below grade and not from the roof.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The electrical supply from the utility comes in overhead into a rain head connection on the roof. This will be relocated onto the proposed addition or underground if that can be arranged.

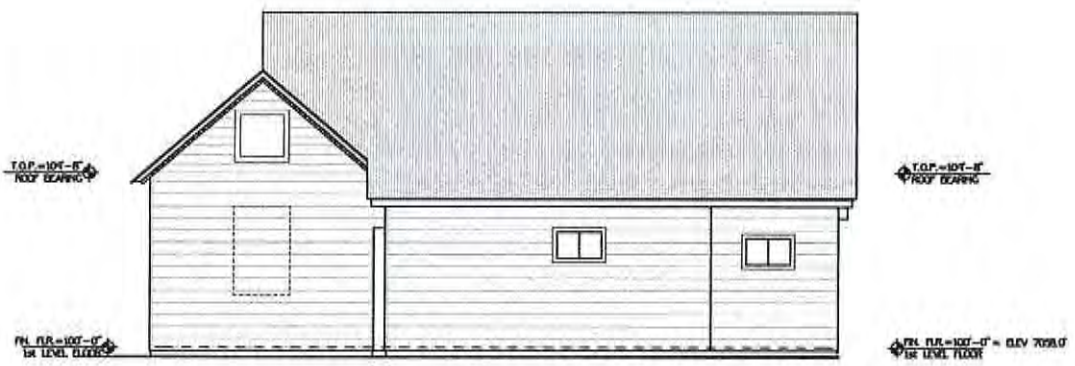
The new electrical will be current and more energy efficient than code requires.

The mechanical heating system will be hot water radiant in-floor heat to eliminate the need for floor penetrations for floor registers. The upper floor bedrooms will be air-conditioned with high efficiency electric heat pumps. This will only be in the non-historic part of the house.

The applicant plans to build the house to LEED certification standards. The goal is at least gold and possibly even Platinum Certification. This will require energy efficiency, high use of recycled materials, the use of sustainable materials and construction methods, efficient lighting and efficient water use both for interior and exterior use.

Photo Numbers:_____ Illustration Numbers:_____

HISTORIC PRESERVATION PLAN



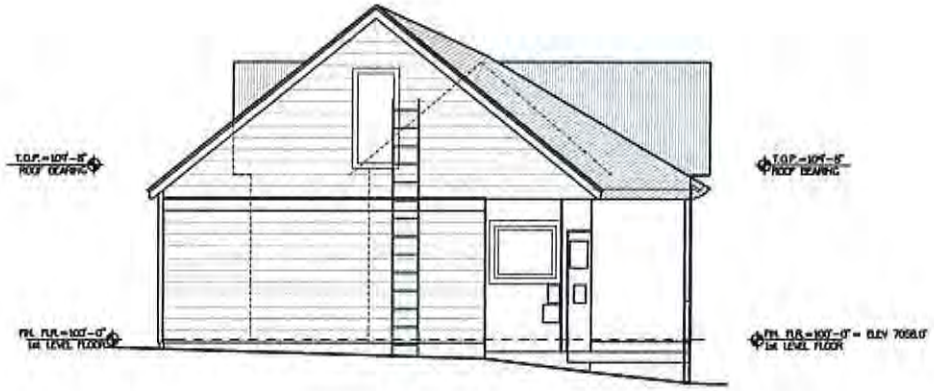
2 A2.2 EAST ELEVATION
SCALE 1/4" = 1'-0"

Figure 1

HISTORICAL PRESERVATION PLAN

Figure 7.

HISTORICAL PRESERVATION PLAN



1 A2.2 NORTH ELEVATION
SCALE 1/4" = 1'-0"

Figure 3

HISTORICAL PRESERVATION PLAN

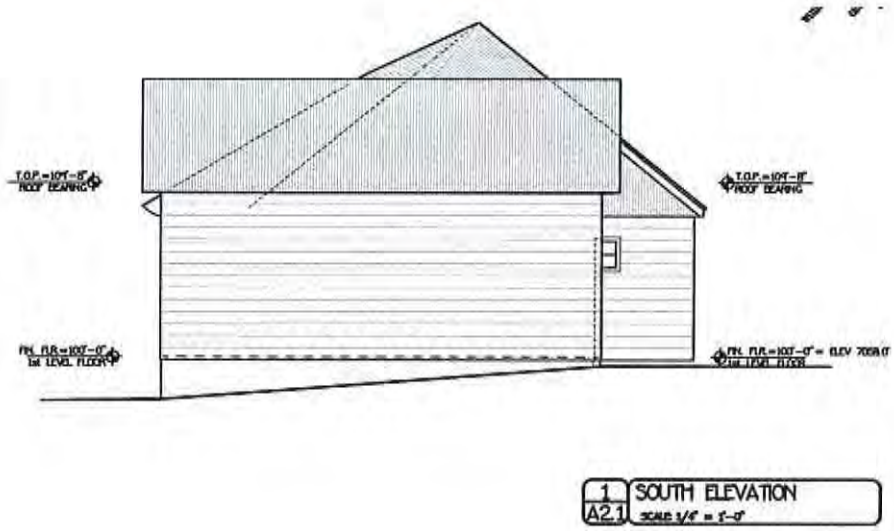
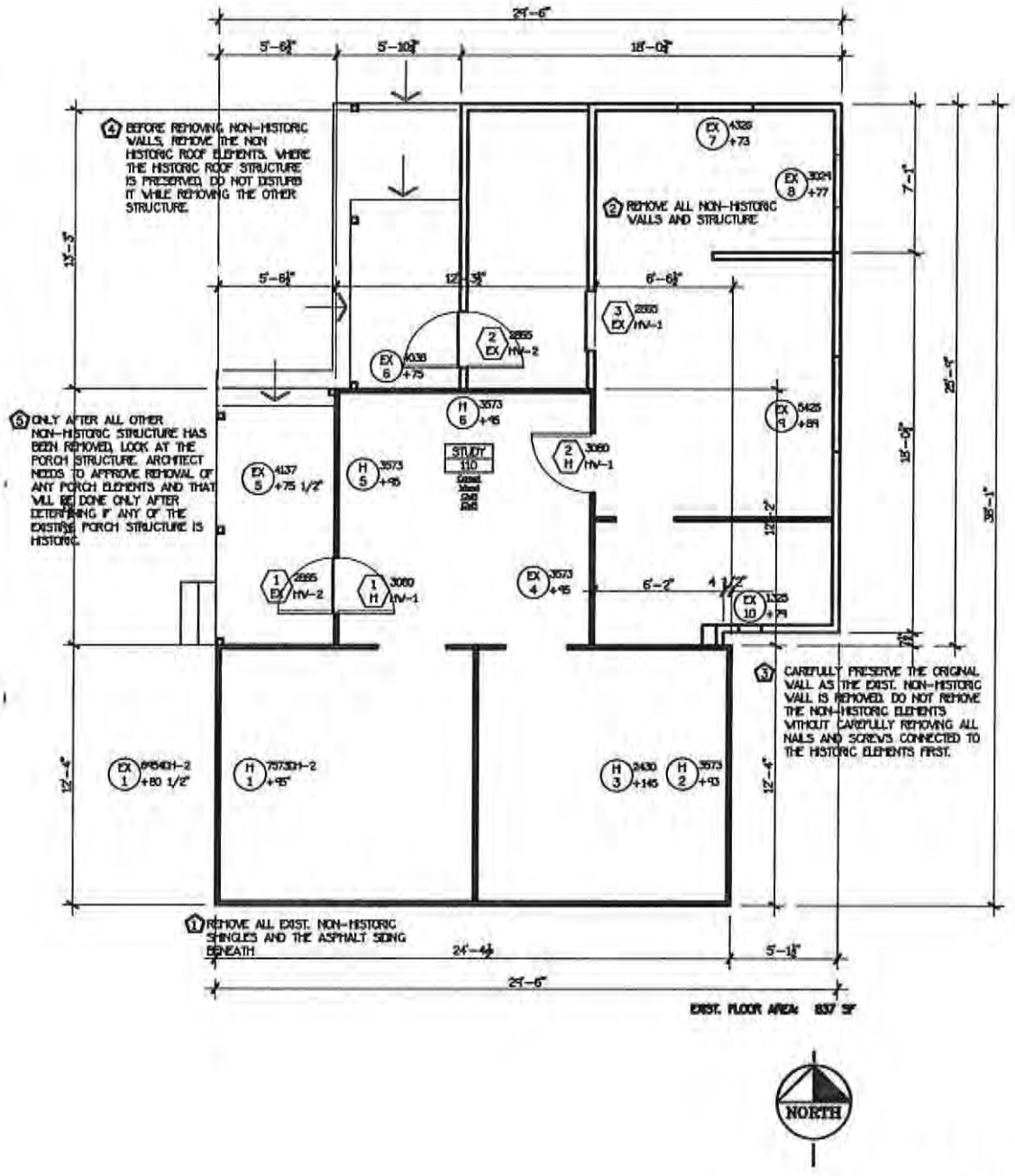


Figure 4.

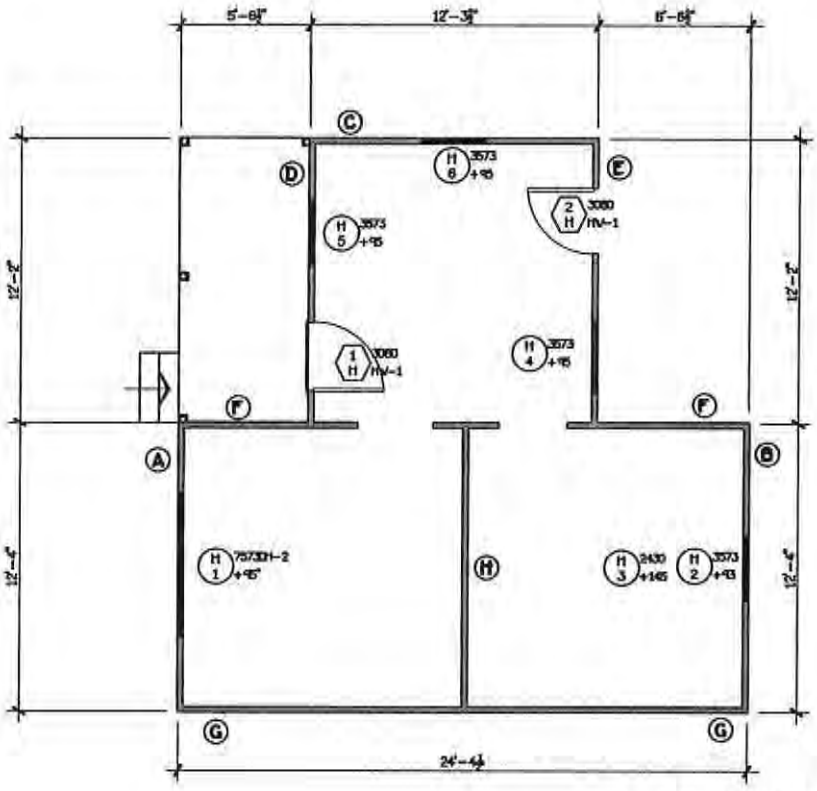
HISTORIC PRESERVATION PLAN



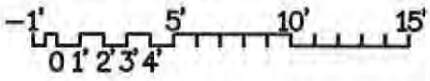
A X1.1 EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"

Figure 5.

HISTORICAL PRESERVATION PLAN



⑥ AFTER THE DEMOLITION WORK IS COMPLETE THE HISTORIC STRUCTURE SHOULD STILL BE INTACT AND SHALL CONSIST OF THE CONFIGURATION DRAWN. THIS SHALL INCLUDE THE HISTORIC ROOF STRUCTURE AS WELL.



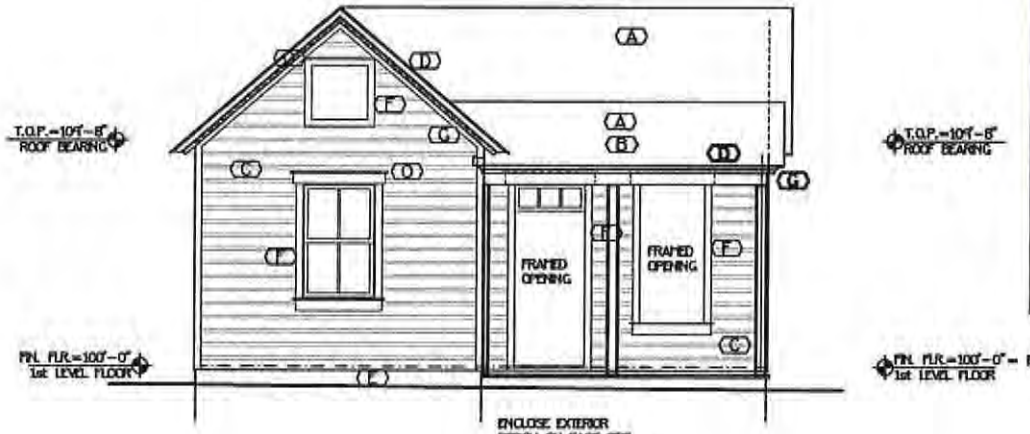
B / X1.1 HISTORIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

Figure 6.

HISTORICAL PRESERVATION PLAN

EXTERIOR FINISHES (REMODEL)

- (A) NEW GALV. STEEL ROOFING WITH FLAT SEAMS OVER SUB-ROOFING
- (B) NEW "ICE & WATERSHIELD" UNDERLAYMENT UP ROOF 72" (TYP) OR MIN 36" ABOVE INSIDE WALL WHICHEVER IS THE LEAST (VALLEYS ALSO)
- (C) HISTORIC 1 X 6 DROP LAP WOOD SIDING - PATCH AND FILL IN WITH EXACT MATCHING PROFILE AS NEEDED
- (D) RECONSTRUCT PAINTED WOOD FASCIA TO MATCH THE ORIGINAL HISTORIC FASCIA (NOT ENOUGH REMAINING TO DO ANY OF THE FINAL FINISH)
- (E) NEW CONCRETE FOUNDATION WASHED WITH STUCCO FINISH WHERE EPOSED
- (F) NEW WOOD TRIM AROUND WINDOWS AND DOORS TO MATCH HISTORIC TRIM FROM THE PERIOD
- (G) NEW BEAD BOARD SOFFIT (ORIGINAL SOFFIT HAS BEEN LOST)
- (H) NEW WOOD GUARD RAIL 36" HIGH: 1 1/2" SQ. BALLUSTERS @ 5" OC W/ SHAPED TOP RAIL AND RECTANGULAR BOTTOM RAIL SIMILAR TO HISTORIC WOOD RAILINGS OF THE PERIOD
- (J) NEW HAND RAIL 36" HIGH: SIMILAR TO GUARDRAIL
- (K) NEW DECKING FROM SYNTHETIC WOOD DECKING, TREX OR APPROVED EQUAL
- (L) NEW WOOD WINDOWS WITH NO BRICK MOULD HISTORIC TRIM WILL BE CASED TO WINDOW
- (M) NEW WOOD ENTRY DOOR WITH TRANSOM STYLED TO MATCH HISTORIC DOORS FROM THE PERIOD
- (N) CUSTOM CUT 4 X 4 POSTS TO FIT WITH HISTORIC RAILING DETAIL
- (O) PRE-FIN METAL DRIP EDGE



2 A2.2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

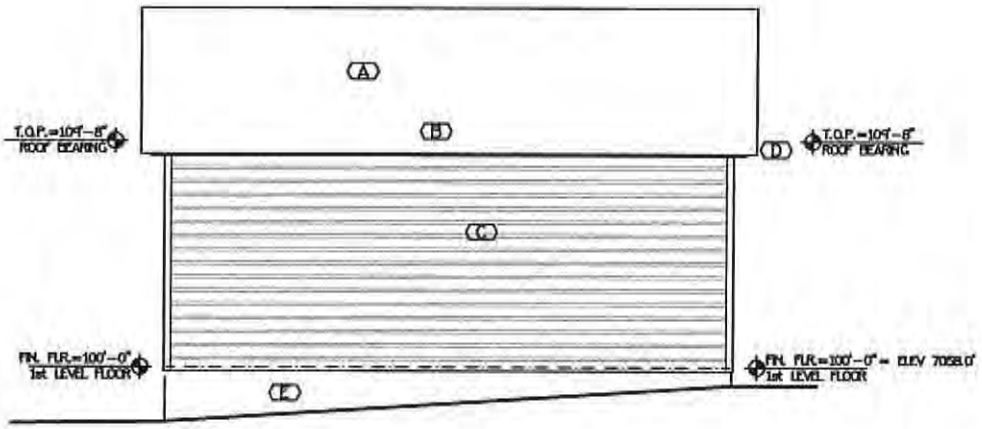
2 A2.1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Figure 7

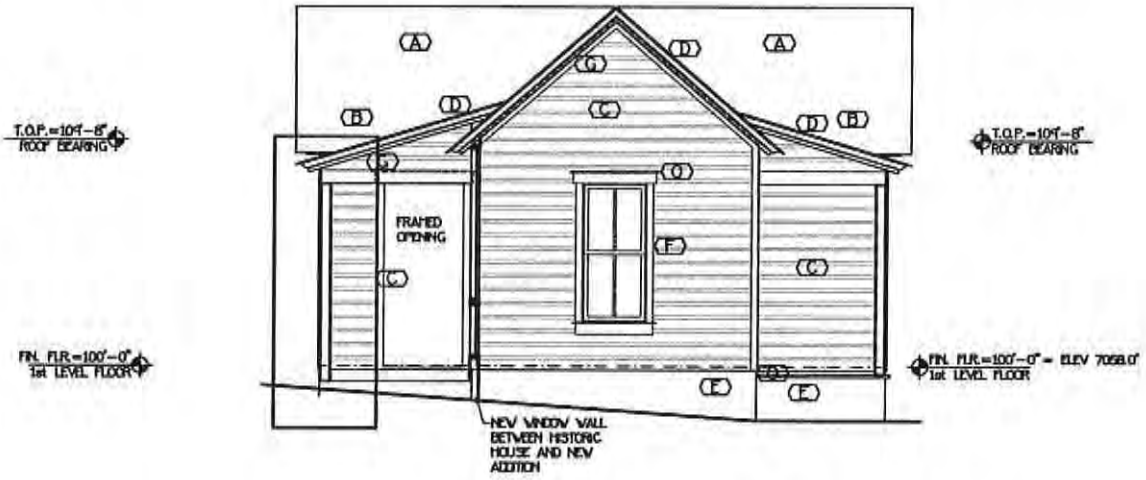
HISTORICAL PRESERVATION PLAN

EXTERIOR FINISHES (REMODEL)

- (A) NEW GALV. STEEL ROOFING WITH FLAT SEAMS OVER SUB-ROOFING
- (B) NEW "ICE & WATERSHIELD" UNDERLAYMENT UP ROOF 72" (TYP) OR MIN 36" ABOVE INSIDE WALL WHICHEVER IS THE LEAST (VALLEYS ALSO)
- (C) HISTORIC 1 X 6 DROP LAP WOOD SIDING - PATCH AND FILL IN WITH EXACT MATCHING PROFILE AS NEEDED
- (D) RECONSTRUCT PAINTED WOOD FASCIA TO MATCH THE ORIGINAL HISTORIC FASCIA (NOT ENOUGH REMAINING TO DO ANY OF THE FINAL FINISH)
- (E) NEW CONCRETE FOUNDATION WASHED WITH STUCCO FINISH WHERE EPOSED
- (F) NEW WOOD TRIM AROUND WINDOWS AND DOORS TO MATCH HISTORIC TRIM FROM THE PERIOD.
- (G) NEW BEAD BOARD SOFFIT (ORIGINAL SOFFIT HAS BEEN LOST)
- (H) NEW WOOD GUARD RAIL 36" HIGH: 1 1/2" SQ. BALLUSTERS @ 5" OC W/ SHAPED TOP RAIL AND RECTANGULAR BOTTOM RAIL SIMILAR TO HISTORIC WOOD RAILINGS OF THE PERIOD
- (J) NEW HAND RAIL 36" HIGH: SIMILAR TO GUARDRAIL
- (K) NEW DECKING FROM SYNTHETIC WOOD DECKING, TREX OR APPROVED EQUAL
- (L) NEW WOOD WINDOWS WITH NO BRICK MOULD HISTORIC TRIM WILL BE CASED TO WINDOW
- (M) NEW WOOD ENTRY DOOR WITH TRANSOM STYLED TO MATCH HISTORIC DOORS FROM THE PERIOD
- (N) CUSTOM CUT 4 X 4 POSTS TO FIT WITH HISTORIC RAILING DETAIL
- (O) PRE-FIN METAL DRIP EDGE



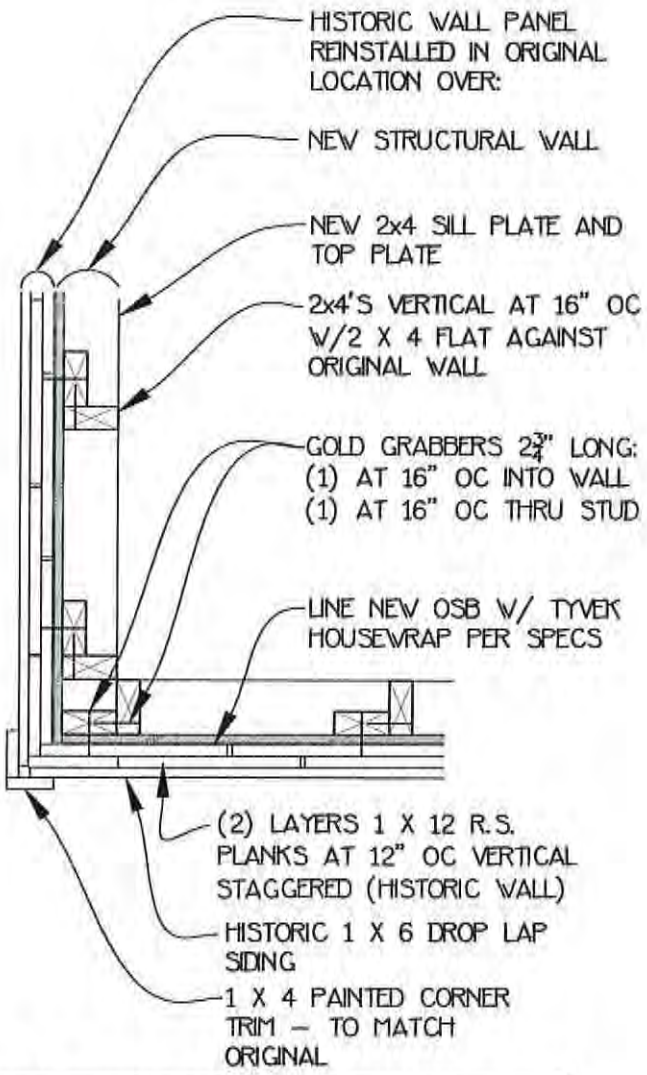
1 A2.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 A2.2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Figure 8.

HISTORICAL PRESERVATION PLAN

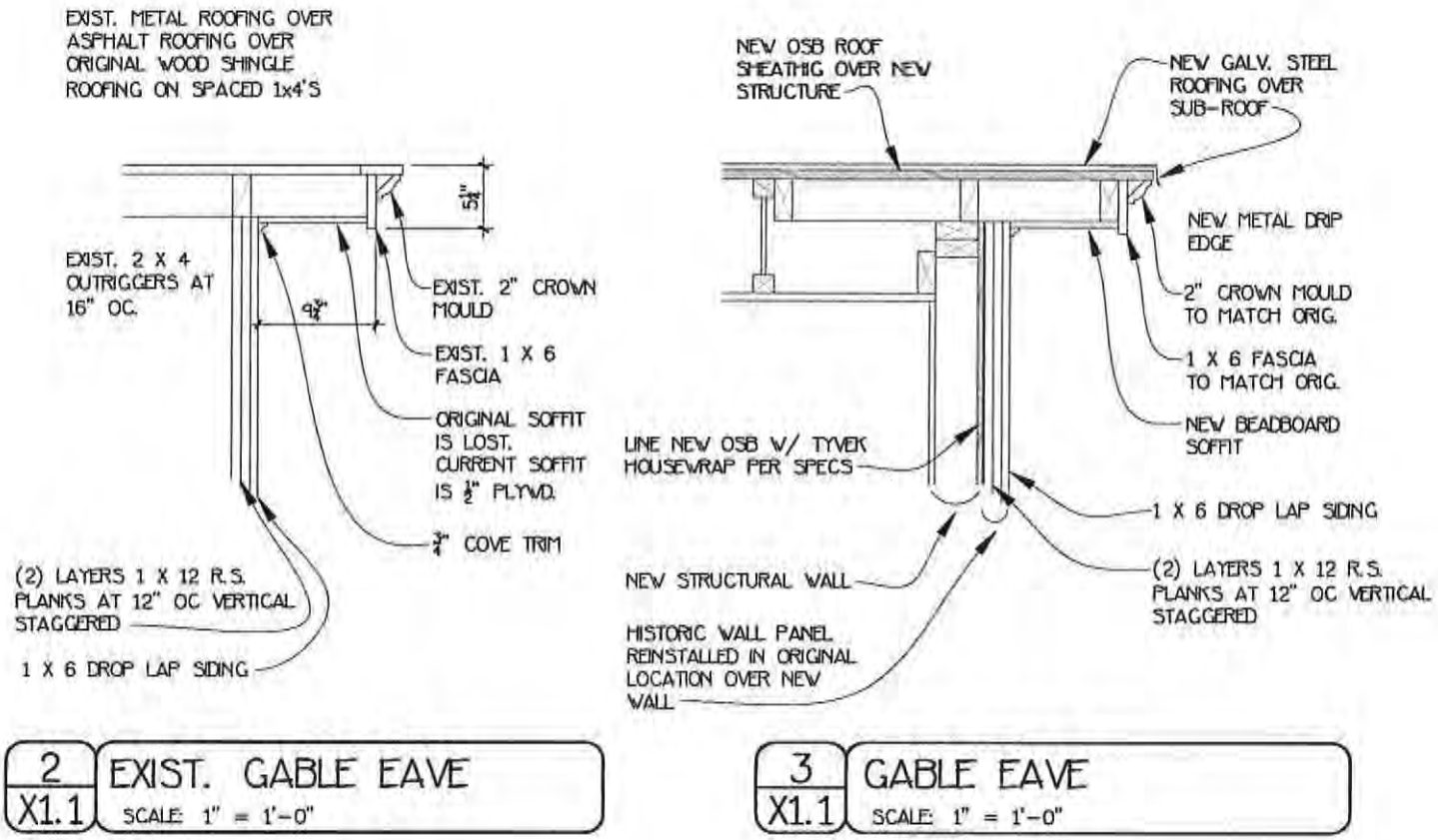


1/X1.1 WALL CONSTRUCTION

SCALE: 1" = 1'–0"

Figure 9.

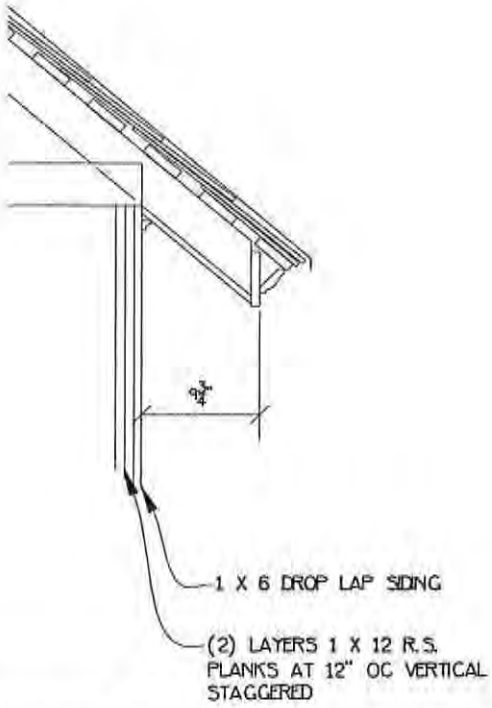
HISTORICAL PRESERVATION PLAN



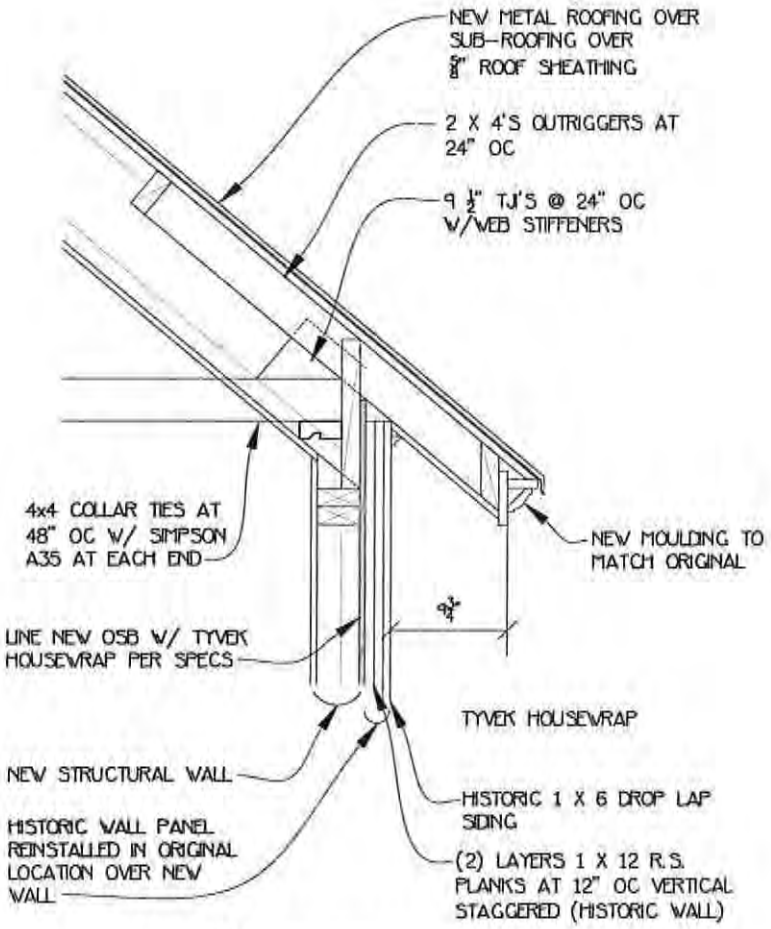
2 / X1.1 EXIST. GABLE EAVE
SCALE: 1" = 1'-0"

3 / X1.1 GABLE EAVE
SCALE: 1" = 1'-0"

Figure 10.



4 X1.1 ORIG. EAVE
SCALE: 1" = 1'-0"



5 X1.1 NEW EAVE
SCALE: 1" = 1'-0"

Figure 11

Shen Engineers, Inc. Structural/Seismic Consultants
2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
801.277.2625
801.277.2626fax

100 S. Alameda St., Suite 463
Los Angeles, CA 90012
858.699.2275
801.277.2626fax

Sept. 22, 2015

Mr. Garrett Strong and Bill Mammen
Tall Pine Construction/Mammen and Associates
Park City, Utah

Subject: Physical Condition Report of Park City House
At 422 Ontario Avenue
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building above on Sept. 17, 2015 with the general contractor Garrett Strong and the architect Bill Mammen and have done some structural calculations to determine the adequacy of the building. The capacity check of structural members is based on the 2012 International Building Code (2012IBC). The calculations would give us idea on how the structural members are performed. The residence is a historical building. Based on the historical building code, if the members have more than 50% of capacity of what the code is required, the structural members shall be ok.

The conclusions are as follows:

1. The existing roof joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.

2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.

3. The existing (crawl space) floor joists are 2x6 @ 24" on center spanning 8'-0" to 12'-0. The 12'-0" floor joists are 22% capacity of the code. The 8'-0" floor joists are 57% capacity of the code. They need to be upgraded. The floor sheathing is 1x6 which is ok as per the code for gravity but not for lateral diaphragm. Suggest installing new 3/4" plywood or OSB with 10d @ 6" on center nailing.

4. All the existing headers need to be upgraded. We will review each one of them when design is on process.

5. The existing exterior walls are two layers of 1x12 planks installed horizontally without having any wood studs. The exterior walls are all not strong enough for wind, seismic or gravity loads as well as temporary lifting. Suggest that new 2x4 or 2x6 df#2 or better stud walls at 16" on center need to be installed around the exterior walls. New shear wall sheathing and holdowns also shall be installed to develop a new lateral system.

6. The existing building doesn't have any footings. The existing foundation walls were built with railroad wood and some piled up sand stones. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

7. The north portion of the building barn is non-historic addition. This portion of existing building shall be removed and re-built.

Overall, the condition of the house is really bad and it would appear the house would not survive a lift without extensive rebuilding prior to. The best course of action will be to deconstruct the home and save the exterior walls as panels where possible.

We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

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

Exhibit F

Building and Fire Safety
445 Marsac Avenue, P.O. Box 1480, Park City, UT 84060
Tel 435.615.5100 fax 435.615.4900 www.parkcity.org

February 9, 2017

Anya Grahn
Historic Preservation Planner
Park City Municipal Corporation

RE: 422 Ontario Ave, Park City, Utah 84060

Dear Ms. Grahn:

Please be advised that the structure located on 422 Ontario Avenue, which is being considered for development activity is located at the top of a hill, resulting in a sloped lot. In addition, the structure has had interior demolition activity. As a result, I find this structure to be hazardous and dangerous pursuant to Section 116.1 of the International Building Code.

As a result of the subsequent site constraints, logistical hardship of lifting the existing historic structure and the eminent need to address the current condition, I am supportive of allowing the structure to be panelized. Please note that this recommendation is with the intent of conditions of approval being placed on the management of the construction activity, including but not limited to requiring a phasing plan which identified the timeline of construction, temporary storage location of the historic materials and the standard conditions as outlined by the Historic Guarantee.

Feel free to contact me with any questions.

Sincerely,

Michelle Downard
Interim Chief Building Official

Historic Preservation Board
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Author: **Anya Grahn, Historic Preservation Planner**
Subject: **LMC Amendment- Building Height- Roof Pitch**
Date: **March 1, 2017**
Type of Item: **Legislative—LMC Amendment**

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

Description:
Project Name: LMC Amendment regarding Historic Preservation Board Purposes and Historic District or Historic Site Design Review
Applicant: Planning Department
Proposal: Revisions to the Land Management Code

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

Background:
As staff has been reviewing and amending the Design Guidelines with the Historic Preservation Board, we have been focusing on compatibility and complementary design. In the past, the HPB has expressed concerns about modern-contemporary architecture for additions and new infill. Staff has found there is increasingly more pressure and demand for flat roofs, as well as rooftop decks in the Historic District. Each of these presents unique concerns and challenges to our historic district.

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

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

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

- Green roofs and rooftop decks are changing the look and feel of Old Town.
- Flat roofs often become rooftop decks. We have heard concerns that these rooftop decks elevate activity levels so that they are now adjacent private living spaces, such as bedrooms. They become noisy and the visibility of people on rooftop detracts from the Old Town experience.
- As developers maximize footprints, there is no longer sufficient open space in the backyards for activity areas. Rooftops become outdoor living areas to compensate for the loss of open space. At that same time, the mass and scale of new houses and additions are increasing because outdoor living spaces have moved to the roof.
- There are sustainability advantages of flat roofs, such as water retention, snow retention, etc.; however, we need to be cognizant of our national and local historic district listings.

Staff has reviewed articles from the National Trust Forum and found the following:

- Green roofs are not the only way to add sustainability features to a historic building. (See *Green Roofs and Historic Buildings: A Matter of Context*).
- National Trust recommends three important review standards for new infill within a historic district: characteristics of the property, differentiation of new work from old, and compatibility with existing fabric in terms of materials, features, size, scale, and proportion or massing. New construction does not have to replicate the existing style of the surrounding architecture, but it should be compatible with the surrounding historic district based on:
    - Site placement
    - Height, massing, proportion, and scale
    - Materials
    - Development patterns
    - Architectural characteristics (ornamentation and fenestration)

  The Secretary of the Interior's Standards and National Trust do not say that new infill or additions need to be in the same architectural style of the building as this allows the new construction to read as "new". (See *Regulating New Construction in Historic Districts*.)

- The UK promotes paying attention to the "desirability of preserving or enhancing the character of appearance of [conservation areas]." New construction should be "of its own time" but still preserve and enhance the district by reinforcing local distinctiveness (or character); proportions, mass, and scale, height, location, and materiality. (See *Contemporary Design in Historic Districts—A UK Perspective*.)

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

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

Flat Roofs

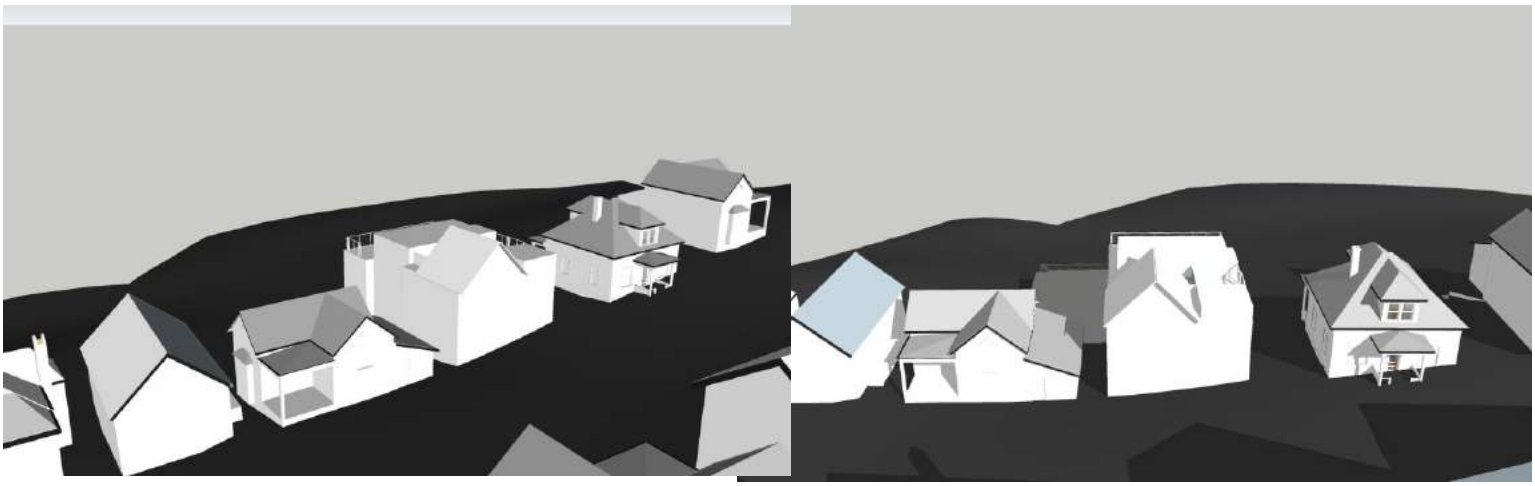
In 2009, staff brought forward LMC amendments to City Council regarding the criteria for Steep Slope Conditional Use Permits (SS-CUP). While the discussion was focused on the review criteria for SS-CUP applications, the prosed LMC amendments included discussions of roof pitch. Staff had met with the Planning Commission and brought forward language requiring a 7:12 to 12:12 roof pitch. This roof pitch was established to be consistent with existing historic structures in order to promote compatible infill. City Council chose to also allow for flat roofs in the historic district so long as they were Green Roofs [Packet (page 32) and Minutes (page 2)].

Per the Land Management Code (LMC), the Historic Residential Low-Density (HRL), Historic Residential (HR-1), and Historic Residential (HR-2) state that 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. The remaining historic zoning districts—Historic Residential Medium District (HRM) and Historic Recreation Commercial (HRC) do not provide requirements for roof forms.

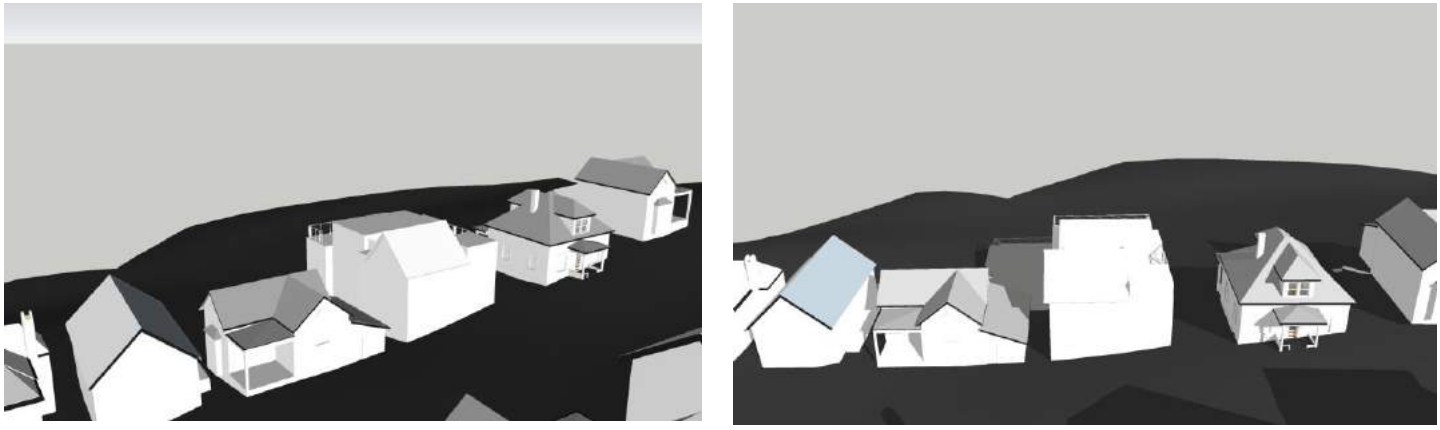
Applicants who favor flat roofs argue that the flat roof reduces the overall volume and mass of the structure, compared to a gable roof, and provide much-needed ceiling height in upper stories. They also find that green roofs offer sustainability benefits such as they provide a roof-level habitat, control storm water run-off, reduce energy costs and provide a space for solar panels, as well as provide green space in dense developments.

As currently written, the LMC allows flat and gable roofs to have the same height. A street-facing gable has less mass and bulk at the height of 27 feet above existing grade than the neighboring flat-roofed box at the same height. Staff finds that it would be better for the flat roof to be consistent with the neighboring wall heights to reduce its mass and bulk.

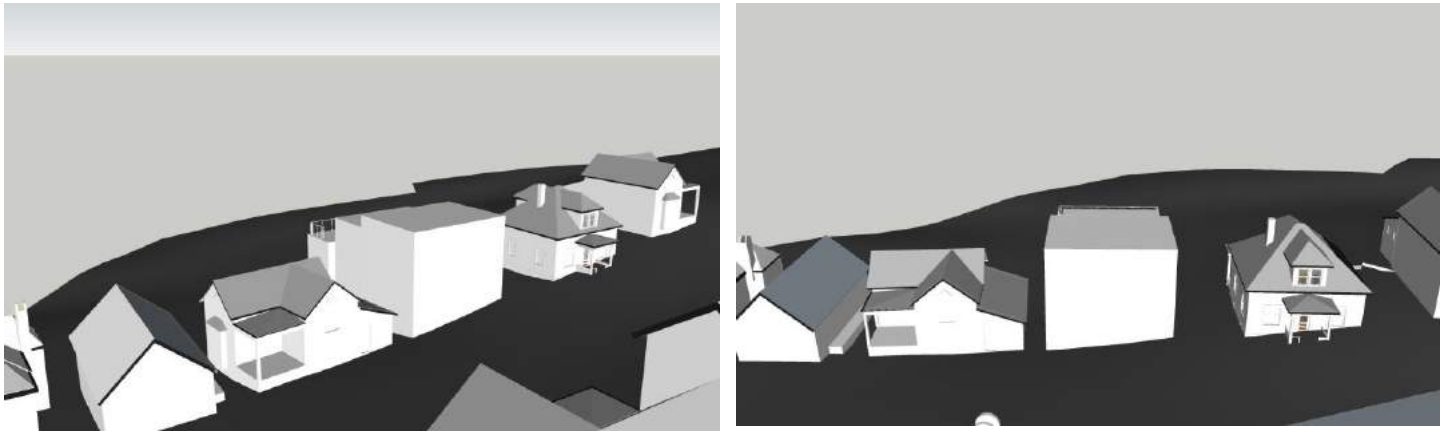
The renderings below illustrates this point. House A and House B have less mass and relate more to the historic streetscape as they follow the pattern of neighboring wall heights; House B has more mass and bulk at the streetscape. This three-dimensional (3D) drawing assumes that the houses are all two stories and are not built to the maximum height of 27 feet.



House A (front facing gable with flat roof)



House B (side facing gable with flat roof)



House C (flat roof structure)

Discussion requested. Staff finds that wall height impacts the visual compatibility of flat roofs in the historic district. Does the HPB agree?

Rooftop Decks

Staff finds that new infill largely uses flat roofs for rooftop balconies and decks. Decks are not defined by the LMC; however, the Dictionary of Architecture and Construction define them as:

1.The flooring of a building or other structure. 2. A flat open platform, as on a roof. 3. The structural surface to which a roof covering system is applied. 4. The top section of a mansard or curb roof when it is nearly flat.

Decks differ from porches, which are more consistent with the Design Guidelines. The LMC does not define a porch; however, the Dictionary of Architecture and Construction does. It defines it as:

1. An exterior structure that shelters a building entrance. 2. An exterior structure that extends along the outside of a building; usually roofed and generally open-sided, but may also be partially enclosed, screened, or glass-enclosed; it is often an addition to the main structure; also called a veranda, gallery, or piazza; if set within the building structure, it is said to be an integral porch.

Porches are generally smaller than decks, located at an entrance to a house, and covered by a roof.

Staff finds that there is a growing trend to construct decks above living areas. These decks are not the primary roof form of the structure; however, they do consume a significant proportion of the overall roof. As houses step up or down the hillside, these decks become a series of outdoor living spaces. In addition to threatening neighbors' privacy and creating noise pollution, these spaces are not consistent with traditional patterns of development in Old Town. As green roofs are difficult to maintain, staff finds many are being converted to rooftop decks illegally without permits.

The Design Guidelines, as existing, provide limited direction on roof shapes and height. For new construction, the Guidelines say:

> *#3. A style of architecture should be selected and all elevations of the building should be designed in a manner consistent with a contemporary interpretation of the chosen style. Stylistic elements should not simply be applied to the exterior. Styles that never appeared in Park City should be avoided. Styles that radically conflict with the character of Park City's Historic Sites should also be avoided.*
>
> *B.1.4 Taller portions of buildings should be constructed so as to minimize obstruction of sunlight to adjacent yards and rooms.*
> *B.1.5 New buildings should not be significantly taller or shorter than surrounding historic buildings.*
> *B.1.6 Windows, balconies and decks should be located in order to respect the existing conditions of neighboring properties*

B.2.2 Roofs of new buildings should be visually compatible with the roof shapes and orientation of surrounding Historic Sites.
B.2.3 Roof pitch should be consistent with the style of architecture chosen for the structure and with the surrounding Historic Sites.
B.2.4 Roofs should be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths.

Flat roofs are called out on page 47 of the Design Guidelines as a typical roof form seen in the Historic Districts; however, staff finds that flat roofs were generally limited to historic commercial structures. There are cases when a historic shed addition to a house has a roof pitch of less than 7:12 or may even appear to be flat; however, these shallow-pitched roofs are not the primary roof form of historic residential structures.

To solve the issue of incompatible flat roofs and significant usage of rooftop decks, staff proposes the following amendments to the Land Management Code (LMC):

- A flat roof may be the primary roof structure only if it is a green roof. Hot tubs, outdoor cooking areas, or heated seating areas are not allowed on Green Roofs.
- Decks over enclosed living space are roofs. These roofs may not be part of the primary roof structure and may not exceed 30% of the total roof area for the structure.
- Decks may not be above the second level of the structure.
- Decks over garages are permitted for up to one floor level above Existing Grade.

Staff requests that the Historic Preservation Board review and provide input on the following proposed Land Management Code (LMC) changes. As the Historic Residential Low-Density (HRL), Historic Residential (HR-1), and Historic Residential (HR-2) all share the same roof pitch requirements, staff has chosen to only include our revisions for the HRL District below; however, the amendments to all three sections are outlined in the attached ordinance.

Additionally, Green Roof is defined in the LMC and staff believes the definition addresses how much of the roof needs to be vegetated. It defines it as “a roof of a Building that is covered with vegetation and soil, or a growing medium, planted over a water proofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. This does not refer to roofs which are colored green, as with green roof shingles.”

Staff is proposing the following revisions:

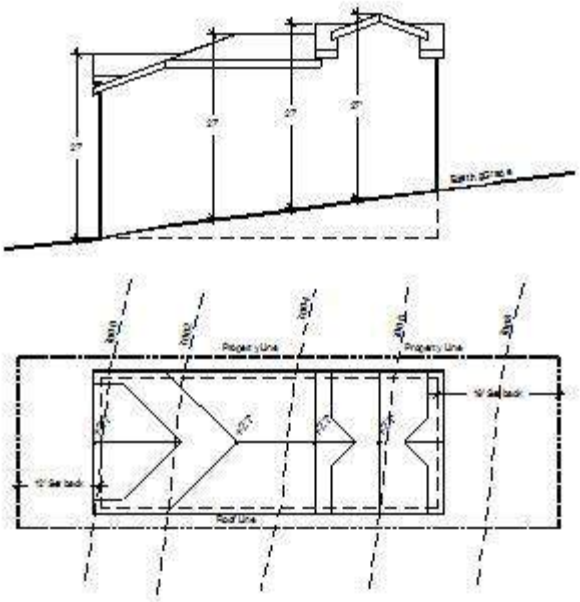
15-2.1-5 Building Height
No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4’) of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirement must be met:

A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.

B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.

C. **ROOF PITCH**. The primary roof pitch must be between 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.

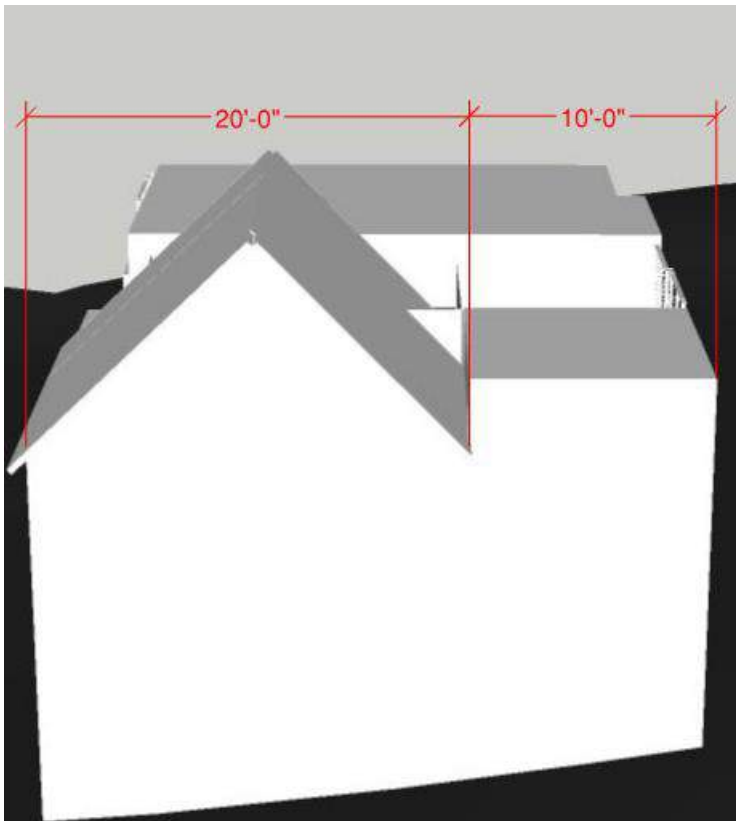
1. A Structure containing a flat roof shall have a maximum height of thirty-five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the Green Roof, including the parapets, railing, or similar features shall not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



2. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
3. On the Front Facade, the flat roof may not exceed more than thirty percent (30%) of the total length of the Front Façade width. The pitched roof shall

extend for minimum length of twelve feet (12') on the side elevation before becoming a flat roof.

4. Roof Decks shall not be located more than twenty-three feet (23') above Existing Grade, including the height of any required parapets, railings, or similar features. The total square footage of the Roof Deck(s) shall not exceed more than 500 square feet of the overall square footage of the roof plan.



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

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

c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

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

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

1.75 Deck:

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

Process

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

Department Review

This report has been reviewed by the Legal Department.

Notice

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

Public Input

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

Recommendation

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

Exhibits

Exhibit A – Draft Ordinance

Exhibit A—Draft Ordinance
Ordinance No. 17-

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this ___ day of _____, 2017

PARK CITY MUNICIPAL CORPORATION

_____
Jack Thomas, Mayor

Attest:

_____
Michelle Kellogg, City Recorder

Approved as to form:

_____
Mark Harrington, City Attorney

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

15-2.1-5 Building Height

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

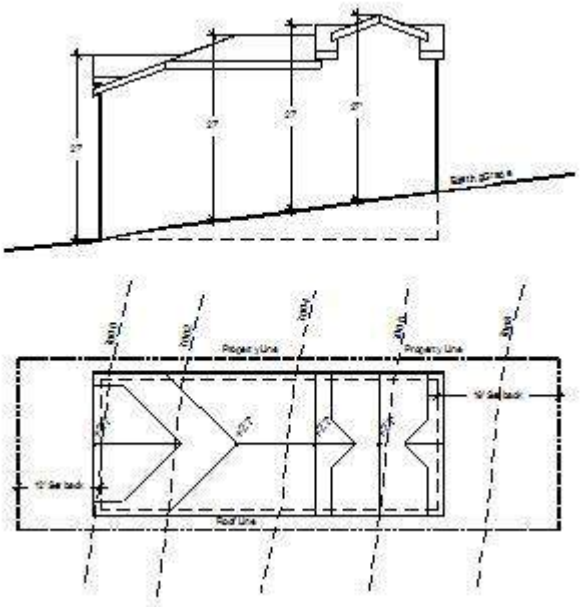
A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.

B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.

C. **ROOF PITCH**. The primary roof pitch must be between 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.

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

four inches (24”) above the highest top plate mentioned above.



2. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
3. On the Front Facade, the flat roof may not exceed more than thirty percent (30%) of the total length of the Front Façade width. The pitched roof shall extend for minimum length of twelve feet (12’) on the side elevation before becoming a flat roof.
4. Roof Decks shall not be located more than twenty-three feet (23’) above Existing Grade, including the height of any required parapets, railings, or similar features. The total square footage of the Roof Deck(s) shall not exceed more than 500 square feet of the overall square footage of the roof plan.

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

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

a. The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.

b. The proposed option is the only feasible option for the elevator on the Site.

c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

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

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

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

15-2.2-5 Building Height

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

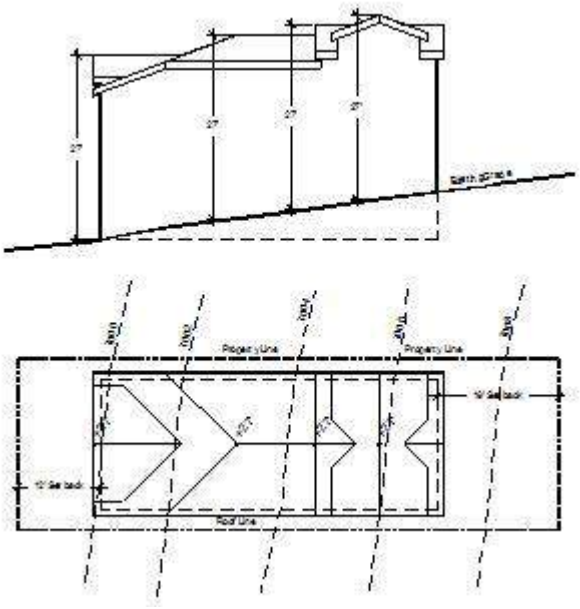
A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.

B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.

C. **ROOF PITCH**. The primary roof pitch must be between 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.

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

(24”) above the highest top plate mentioned above.



2. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
3. On the Front Facade, the flat roof may not exceed more than thirty percent (30%) of the total length of the Front Façade width. The pitched roof shall extend for minimum length of twelve feet (12’) on the side elevation before becoming a flat roof.
4. Roof Decks shall not be located more than twenty-three feet (23’) above Existing Grade, including the height of any required parapets, railings, or similar features. The total square footage of the Roof Deck(s) shall not exceed more than 500 square feet of the overall square footage of the roof plan.

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2. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
3. **ELEVATOR ACCESS**. The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:

a. The proposed .height exception is only for the Area of the elevator. No increase in square footage is being achieved.

b. The proposed option is the only feasible option for the elevator on the Site.

c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

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

Adopted by Ord. 00-15 on 3/2/2000
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Amended by Ord. 09-40 on 11/5/2009
Amended by Ord. 13-48 on 11/21/2013
Amended by Ord. 2016-44 on 9/15/2016

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

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

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

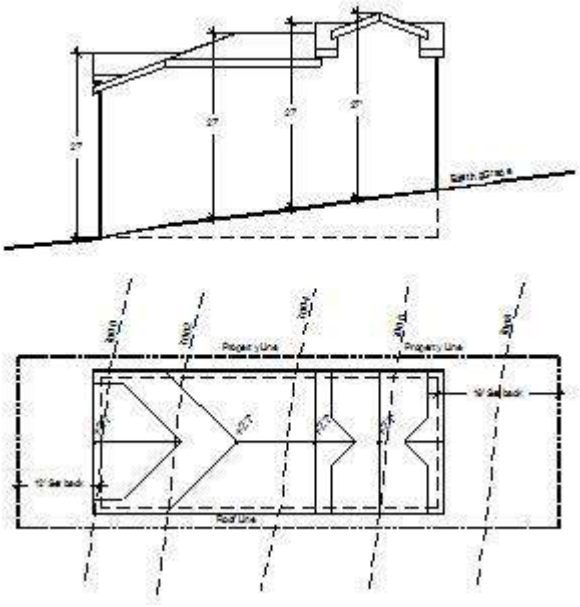
A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A for the extension of below Grade subterranean HCB Commercial Uses.

B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A consistent with MPD requirements of Section 15-6-5(F). The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.

C. **ROOF PITCH**. The primary roof pitch must be between 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.

    1. A Structure containing a flat roof shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the Green Roof, including the parapets, railings, or similar features shall not exceed

twenty four (24”) above the highest top plate mentioned above.



2. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
3. On the Front Facade, the flat roof may not exceed more than thirty percent (30%) of the total length of the Front Façade width. The pitched roof shall extend for minimum length of twelve feet (12’) on the side elevation before becoming a flat roof.
4. Roof Decks shall not be located more than twenty-three feet (23’) above Existing Grade, including the height of any required parapets, railings, or similar features. The total square footage of the Roof Deck(s) shall not exceed more than 500 square feet of the overall square footage of the roof plan.

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

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

b. The proposed option is the only feasible option for the elevator on the Site.

c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.

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

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

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

1.75 Deck:

A. Deck: an open structure at least twelve inches (12”) above the ground that is located in the front yard, rear yard, or side yard of a property.

B. Deck, Rooftop: an open structure located above the roof framing of a building and above enclosed gross floor area.