

**PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
CITY COUNCIL CHAMBERS  
December 5, 2017**



**AGENDA**

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

**ROLL CALL**

**ADOPTION OF MINUTES OF November 1, 2017**

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

**STAFF/BOARD COMMUNICATIONS AND DISCLOSURES**

**CONTINUATIONS**

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

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

*Public hearing and possible action*

PL-16-03379 17  
*Planner Tyler*

Annual Preservation Award - Item now heard on the rescheduled December 5, 2017 meeting. Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award and choose up to four (4) nominees for a historic award plaque.

*Possible action. Continued from November 1, 2017 meeting to December 6, 2017.*

197  
GI-15-02972  
*Planner Grahn*

**ADJOURN**



PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF NOVEMBER 1, 2017

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

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

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ROLL CALL

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

ADOPTION OF MINUTES

October 4, 2017

MOTION: Board Member Scott moved to APPROVE the minutes of October 4, 2017 as written. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn reminded the Board of the joint meeting between the HPB and the City Council on Thursday, November 16<sup>th</sup>. The discussion will focus on the Historic District Grant Program. Planner Grahn would follow up with the exact time as it gets closers.

Director Erickson noted that all the Board members had a copy of the Grant Program. If they have questions or need clarification they should contact the Planning Department.

Board Member Hutchings stated that he would be traveling on November 16<sup>th</sup> and asked if he could call into the meeting if he was available at that time. Planner Grahn replied that he could not call into the meeting; however, she would send him a link to the packet. If he has any comments he could let her know prior to the meeting and she would share his comments with the group on his behalf.

Planner Grahn reported that the HPB was scheduled to meet on Wednesday, December 6, 2017. I could possibly be a large agenda and a lengthy meeting.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 632 Deer Valley Loop – Reconstruction – Significant House. The applicant is proposing to reconstruct the north, east, and west walls of the existing historic house. (Application PL-17-03512)

Planner Grahn noted that the Board previously visited this site.

Planner Grahn stated that the house was initially built as a hall-parlor, and it was then expanded into a four-room house. At that time the roof was removed and the house was engulfed with a new gable that created attic space. The history of the expansion was outlined in the Staff report. Planner Grahn remarked that typically expansions are to the back of the building; however, this one was on the front and actually changed the shape of the house to what exists today.

Planner Grahn presented a slide showing that the back piece would have originally been a side gable. The gable was torn off and the piece in front was added on. The back part is sitting in the dirt. She indicated another part that extends above and it was filled in with a brick wall over in the corner, and then a porch.

Planner Grahn stated that the house has been in a dilapidated and poor condition for quite a while. There was a fire in the 1990s that burned out the back. Nothing has been done to address it since that time. The house has been exposed to the elements for at least two decades.

Planner Grahn noted that the house was originally approved for panelization, because at the time they believed that it would save the most amount of historic material. However, the applicant did some more exterior and interior exploratory demolitions. The non-historic siding material had come off and it was down to the wood material. The windows and doors had come off. They were able to see how this building was put together and what the structure is like.

Planner Grahn presented a diagram. She stated that as much as they do not prefer single-wall construction because it does not have any structure itself, it is easy to panelize because there are vertical boards on the interior and horizontal siding nailed to it on the exterior. It is cut off at the corners and the panel is removed as a whole wall. Planner Grahn explained that in this case there are studs and the interior walls are providing a lot of the sheer value and the rigidity. In looking further, they found that there was asbestos material within the wall cavities that needed to be abated. Normally, the interior of the wall would be

taken off and the cavities could be assessed and cleaned out. However, in this case the rigidity would be lost and it would be unsafe for the workers to be on the inside of the building because as the sheer value is removed the building could collapse. Planner Grahn stated that a better approach would be to take off the salvageable historic wood siding one piece at a time to get into the wall cavities and clean it out. They plan on numbering the siding and storing it in a box onsite and covered with tarps to keep it protected. As they build the new structure the siding would go back on.

Planner Grahn reviewed the criteria for reconstruction. The first is that the Chief Building Official has to find it hazardous and dangerous. That has happened since 2013. She and the Chief Building Official made additional site visits as the exploratory demolition occurred. The Chief Building Official has reiterated that the method proposed is the safest way. His determination was included as Exhibit D in the Staff report.

The second criteria is whether or not the building could be made safe and serviceable through repair. Planner Grahn noted that the building was previously found to be in poor condition, and no amount of repair could bring it back. In this case, the siding is the only wall material that could be saved.

Planner Grahn stated that the proposal complies with the third criteria, which is whether or not it would be accurately constructed.

Planner Grahn noted that this application was still in front of the City Council for the subdivision. The applicant was working out details with the City Council in terms of how he lot should be subdivided. The Staff was concerned that with the snow loads this winter the building could possibly collapse. For that reason, the applicant was allowed to move forward with what was thought to be a panelization project before the Historic District Design Review and the plat amendment were approved, because if the roof collapses the walls could go with them and cause more damage to the historic material. Planner Grahn emphasized that the HDDR for the addition has not yet been approved. The intent was to abate and solve the Notice and Order.

Bo Pitkin, the project manager, and Bryan Markkanen, the project architect, were available to answer questions.

Chair Stephens asked for more detail in terms of how they intend to protect the siding when it is stored. Mr. Markkanen understood from the contractor that it would be a box stored onsite and covered in a tarp to adequately protect it. Chair Stephens stated that based on his personal experience, the siding will be old and dry and difficult to remove without splitting the wood. He believed that unless skilled labor removes it, it would all split and when it is time to put the siding back up the pieces would not be usable. In addition, after the siding has

been stored it has a tendency to band or move, depending on how tight it is in the box. He thought it might be worthwhile to band it to keep it from warping or bending as it sits in the box.

Mr. Markkanen thought the qualifications of the contractor should be considered in the future so the questions can be mitigated before they are even raised. He noted that Mike Mercer is the chosen contractor and he has done several historic structures in Park City. From the standpoint of skilled labor, Mr. Markkanen believed that Mr. Mercer was qualified to remove the siding.

Chair Stephens acknowledged that the Board does not have the purview to dictate the qualifications of a contractor. He thought it was more the issue of making sure that someone from the Planning Department would be onsite to address his concern. Planner Grahn stated that in previous projects a condition of approval states that the Project Planner will check the panels and make sure they are properly covered. She offered to add a condition of approval for this project stating that the Planner and the Chief Building Official would make sure the siding is stored in such a way as to prevent warping or buckling. Chair Stephens thought it would be beneficial to check the tension after they are crated.

Mr. Pitkin stated that Mike with Aerie Construction is the contractor. He did the Fletcher's historic remodel and his siding crew did the actual demolition of the non-historic siding. Mr. Pitkin would insist that Mike use that same crew to do the historic siding salvaging on this project. Chair Stephens clarified that he was not trying to micro-manage the project. He only wanted to address that concern so it does not become an issue as the project progresses. Chair Stephens believed it would be easier to reinstall the siding if it remained straight. Mr. Pitkin explained the process for removing, storing and re-installing the siding. He commented on a way to fill in the extra space at the top of the crate to create a tighter pack.

Board Member Scott wanted to know on a reconstruction/deconstruction project whether there is an enhanced level that the Planning and Building Departments follow in terms of how it gets put back together. Planner Grahn stated that "historic" is marked on all of the building permits for historic buildings. The Planning Department works closely with the Building Department and the Building Inspectors, and she and Planner Tyler look at the four-way inspection and other things before the project progresses too far. Planner Grahn also suggested that they add a condition of approval stating that the Historic Preservation Planner will complete a site visit once the siding is removed to insure that the historic siding is being stored and protected in such a way to prevent damage and warping of the historic materials.

Director Erickson noted that yesterday Anya Grahn and Hannah Tyler conducted a training for the building inspectors in a historic house. For this project, he

thought Planner Grahn should be onsite at the onset of the siding removal to reiterate the need to make sure the siding is removed carefully. She should check back in the interim and again to check the storage. Planner Grahn should also be onsite when the siding is re-installed. Director Erickson stated that it would be incumbent on Mr. Pitkin as the Project Manager to contact Planner Grahn when they begin the removal. He noted that he and Planner Grahn are in the field at least once a week, and Planner Grahn and Planner Tyler are in the field at least one additional day in the week.

Board Member Scott noted that for 20 years everyone has wondered what would happen to this structure. There are several deconstruction projects that were never reconstructed right. He thought this could be an example of working with the right people to deconstruct and reconstruct the right way.

Board Member Holmgren asked if it was possible to shrink wrap the siding and hold it together in foam within a box. Planner Grahn thought it was worth looking into. Her only concern with shrink wrapping was the potential to trap in moisture.

Director Erickson stated that the potential condition of approval is that the project superintendent will contact the Historic Preservation Planner before removal of the siding. Planner and Building Official will go onsite during the removal and ensure that the siding is being removed in the best manner possible for storage and replacement. Storage will be reviewed before closure to make sure it is protected from the weather and from changes in the wood's condition. The Planner will be onsite at the beginning of the replacement of the siding.

The Board was comfortable with that language. Mr. Pitkin was comfortable with the condition as proposed.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Director Erickson stated that the motion would be to approve the reconstruction of the historic house at 632 Deer Valley Loop pursuant to the following findings of fact, conclusions of law, and conditions of approval as amended.

**MOTION:** Board Member Scott moved to APPROVE the reconstruction of the historic house at 632 Deer Valley Loop as stated by Director Erickson. Board Member Hutchings seconded the motion.

**VOTE:** The motion passed unanimously.

Findings of Fact – 632 Deer Valley Loop

1. The property is located at 632 Deer Valley Drive.
2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance map analysis and physical evidence, the house was constructed as a two-room frame dwelling c.1900. Between 1912 and 1918, the structure was expanded to create the four-room cottage seen today by adding a new addition across the north façade. A front porch was also built at this time.
4. Following the end of the Mature Mining Era (1894-1930), an open porch on the west elevation was enclosed. This porch was later expanded again in the c.1969 remodel to create a larger mudroom that extended beyond the south wall of the historic house and on to the c.1969 rear addition that was constructed.
5. In 1981, William and Juli Bertagnole purchased the property from Harold and Mary Dudley and used it as an income property.
6. On May 17, 1999, a fire severely damaged the rear portion of the house. The house has been abandoned since that date.
7. On May 2, 2013, the Bureau of Land Management (BLM) granted the Bertagnoles a land patent for ownership of the parcel.
8. On August 21, 2013, the Park City Building Department issued a Notice and Order to Vacate and Repair the structure due to fire damage and the dilapidated state of the building.
9. On November 13, 2013, the Historic Preservation Board (HPB) held a Determination of Significance (DOS) hearing and found that the house should remain designated as —Significant on the City’s Historic Sites Inventory (HSI).
10. The Bertagnoles appealed the HPB’s determination of significance on April 15, 2014, to the Board of Adjustment (BOA). It was remanded back to the HPB for further review due to the applicant submitting additional information; the HPB reviewed the application again on May 21, 2014, and the Bertagnoles again appealed the determination.
11. On July 9, 2014, the Bertagnoles withdrew their appeal of the DOS.
12. In February 2016, the Bertagnoles sold the property to 632 DVL, LLC.



13. On October 20, 2016, the Park City Council approved the Lilac Hill Subdivision as Ordinance No. 16-32.

14. On March 2, 2017, the property was purchased by the current owners, Lilac Hill LLC.

15. On March 9, 2017, the Planning Department received a subdivision application to subdivide the existing lot into two lots of record. The proposed subdivision was heard by the Park City Planning Commission on July 12, 2017. The subdivision is dependent on the HPB allowing for the rear addition on the south elevation to be removed. The plat has not yet been approved by City Council.

16. On March 28, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 632 Deer Valley Loop; the application was deemed complete on April 11, 2017. The HDDR has not yet

been approved as it is dependent on City Council's approval of the proposed subdivision.

17. On August 2, 2017, the Historic Preservation Board approved the applicant's proposal to disassembly/reassemble (panelize) the historic house in accordance with LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.

18. On October 11, 2017, the applicant submitted an addendum to his Physical Conditions Report and Historic Preservation Plan, Photo Documentation, and a Pre-Demolition Asbestos Inspection and Assessment report.

19. The existing building is a hybrid of typical Park City Mining Era single-wall construction and balloon framing. There is no sill plate and stud walls that framed walls that extend to the attic level. The floor structure sits directly on dirt on the south half of the building. The north half features post and beam construction, partially supported by a single wythe brick foundation. The wood structural members have largely rotted and deteriorated throughout the structure.

20. During their exploratory demolition, the applicant's construction team uncovered asbestos in the wall cavities of the structure. The applicant had considered removing the interior walls and sheathing in order to abate the asbestos; however, these walls provide rigidity to the structure and the removal of the interior walls and sheathing could cause the structure to collapse. It is safer to abate the asbestos by removing the exterior historic wood siding and accessing the wall cavities from the exterior. This will allow the interior wall structure to remain and provide the necessary rigidity to prevent the structure from collapsing.

21. The applicant proposes to remove the siding from top to bottom, number the pieces, and storing the salvaged pieces on-site in crates wrapped in plastic to protect them from the weather. The salvaged siding will then be used to clad the new structure.

22. The Historic Structure has been found by the Chief Building Official (CBO) to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code, as is evident by the Notice and Order dated August 21, 2013. The CBO also found that the structure of the house is failing and is likely to collapse due to the extensive amount of wood rot, as well as the settling and buckling between the south and north sections of the house in his letter dated October 13, 2017.

23. The Historic Building cannot be made safe and/or serviceable through repair. The structure is in severe disrepair and is structurally unstable due to the deficiencies described within this report.

24. The applicant proposes to reconstruct the form, features, detailing, placement, orientation, and location of the Historic Building by means of new construction, based on as-built measured drawings, historical records, and/or Historic and current photographs.

#### Conclusions of Law – 632 Deer Valley Loop

1. The proposal complies with the Land Management Code requirements pursuant to 15-11-15 Reconstruction of an Existing Historic Building of Historic Structure.

#### Conditions of Approval – 632 Deer Valley Loop

1. Final building plans and construction details for the historic house shall reflect substantial compliance with the HDDR proposal stamped in on June 13, 2017. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

2. The applicant shall document through photographic means the disassembly of the building. As each component is disassembled, its physical condition shall be noted, particularly if it differs from the condition stated in the pre-disassembly documentation.

3. When reassembling the structure, its original orientation and siting shall be approximated as close as possible.

4. Where the historic exterior materials cannot be repaired, they will be replaced

with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Planning Director that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Director shall approve the removal of the historic materials in writing prior to any removal of the materials. The Historic Preservation Plan shall be updated, as necessary, to reflect the conditions of the original wood siding.

5. The project superintendent will contact the Historic Preservation Planner before removal of the siding. Planner and Building Official will go onsite during the removal and ensure that the siding is being removed in the best manner possible for storage and replacement. Storage will be reviewed before closure to make sure it is protected from the weather and from changes in the wood's condition. The Planner will be onsite at the beginning of the replacement of the siding.

2. Annual Preservation Award - Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award, choose up to four (4) nominees for a historic award plaque, and select three (3) members to form an Artist Selection Committee.  
(Application GI-15-2972)

Planner Grahn explained that every year the HPB forms a three-person committee. They put out an RFP for an artist and a piece of artwork is commissioned for one selected winner for the Preservation Award. Thus far it has been paintings; however, the Staff was open to three-dimensional artwork as well. Planner Grahn noted that the HPB could also choose up to four additional award winners to receive a plaque.

Planner Grahn stated that this past year plaques were presented retroactively to the 2016 award winners, as well as past award winners. This year plaques will be given to the 2017 recipients.

Planner Grahn presented the eligible six categories for awards: 1) adaptive reuse, such as High West; 2) infill development, which is usually new construction; 3) excellence in restoration; 4) sustainable preservation; 5) embodiment of historical context; or 6) connectivity of the site. Planner Grahn presented a list of past award winners and the artists that were commissioned.

Planner Grahn explained that she reaches out to the Planning Department Staff for suggestions on completed projects that they would nominate. She noted that many great projects were still under construction and could be considered for 2018. Planner Grahn pointed out that the Board members could add their own suggestions to the list for consideration.

Board Member Hodgkins asked how last year's winner was nominated because that project was not completed. Planner Grahn recalled that last year's winner was the California Comstock and that phase was completed by December.

Planner Grahn reviewed the suggested nominees for this year:

1) 222 Sandridge is a Landmark house at the bottom of the hill. It was built to face town. She pointed out the addition that was added along Sandridge Road, which fits in nicely with the streetscape. She indicated a historic shed that under the previous LMC was relocated because the Chief Building Official and the Planning Director found unique conditions. The shed was relocated to a corner of the lot. Planner Grahn thought the size, scale, and materials were complimentary of the District and of Sandridge Road.

Director Erickson suggested that they look at the side that faces Swede Alley. He thought it was instructive about how the new construction was accomplished in a way that still identified the historic structure.

2) 129 Main Street is infill development. This project was in process for approximately 10 years because it was on a substandard lot. A large building was located on the lot until the 1980s when it was torn down. The owner was adamant about building on this lot and it took ten years. In terms of infill development, Planner Grahn thought this project was more reflective of the historic character than other infill projects.

3) The King Con Counterweight was stabilized this year. Clark Martinez, who did the California Comstock, came out with a crane and lifted the structure. He has to sister some of the beams. New footings and foundations were put in to lift the beams off the ground and keep them away from moisture to prevent rotting. She indicated some of the beams that were removed. Even though they only looked weathered on the exterior, the interior was hollow. It was in very poor condition.

Planner Grahn remarked that in addition to the three main suggestions, the Staff also suggested other projects that they felt had done a good job with preservation in different ways. One was Flanagan's which has a mural about Father Flanagan and John Kenworthy's grandfather coming to Park City as part of Boys' Town. It promotes a different story within the Park City history. It is an ornate structure that both the current owners and previous owners have maintained. At one time the building had burned and the façade was the only portion that could be saved. Therefore, most of the building had to be reconstructed.

The No Name Saloon was another building recommended by Staff for good preservation. They were able to fit in a rooftop deck above the barrels that exist. She suggested that the Board members look at the ceiling to see how they are arched. It was one of the few rooftop decks in town that was pushed behind the parapet and less visible from the street.

The Staff also recommended the Egyptian Theater which went through a massive restoration in the 1980s and 1990s to bring back the original motif and look. The owners have done a lot to maintain and be good stewards of the building.

Planner Grahn encouraged the Board members to offer their own suggestions. The Staff would like the HPB to form the committee this evening to choose the artist. If the Board was prepared to choose five award winners this evening, one being for the art work, that would be the preference. However, if they needed more time they could wait until the December meeting.

Chair Stephens thought it would worthwhile to form the committee and begin looking for an artist. He personally would like more time to look at other projects to consider before they choose the five projects. He understood that the awards should go to projects that are good examples of the specific criteria.

Board Member Holmgren concurred with Chair Stephens. She had other projects in mind that could be added to the list. Planner Grahn stated that she would include those for the December meeting if Ms. Holmgren or other Board members would email their suggestions.

Board Member Hodgkins asked Planner Grahn to run through the categories that each project the Staff recommended fits in. Planner Grahn stated that 222 Sandridge was fit the category of Excellence in Restoration for restoring the historic house. 129 Main Street was Infill because it is new construction. The King Con Counterweight fits within the Embodiment of Historic Context because nothing was changed. The work was to preserve a mining relic and to maintain the historic character. Flanagan's fits within the categories of Adaptive Re-use and Embodiment of Historic Context and Adaptive Re-use because they tried to portray a story of Park City. The No Name Saloon is Adaptive Re-use because it used to be the Utah Power and Light Building. The Egyptian Theatre fits the category of Sustainable Preservation or Green Energy. It also fits within the Embodiment of Historic Context.

Planner Grahn was willing to change the categories if the Board had other ideas.

Board Member Weiner asked if the intent is to have one winner from each category. Planner Grahn answered no. They could all be from one category or several. The HPB determines how they want to carry out the award.

Chair Stephens asked if five was a magic number. Planner Grahn replied that they could do more than five or less than five. It was up to the HPB to decide. Director Erickson remarked that the budget limits it to five awards. The Planning Department budget pays for the plaques and the artist. Chair Stephens clarified that he was not suggesting more than five. He thought the projects recognized should be exceptionally well-done and embody the intent they were trying to portray.

Planner Grahn requested that the HPB form a committee this evening to select the artist. Puggy Holmgren volunteered. She and other Board members volunteered Lola Beatlebrox in her absence. John Hutchings also volunteered. Director Erickson noted that this was an important program for the City Council. It was mission critical for the Planning Department so they can point at buildings and say that the Historic Preservation Board recognizes this work and the quality of craftsmanship. Director Erickson thought the three commercial candidates that Planners Grahn and Tyler produced are good examples of a commercial business model or an adaptive reuse as a distinction in terms of historic preservation. Director Erickson provided examples of different business models that come under adaptive reuse. It is the criteria they use to select these candidates and they want to recognize them. Director Erickson commented on projects in progress that could be considered for the Preservation Award next year.

Board Member Hodgkins understood that they were doing some catch-up with the Egyptian Theater, the No Name Saloon, and Flanagan's. Planner Grahn replied that he was correct. He asked if those projects should be set aside and then look for something newer that was completed this year. Planner Grahn suggested that they could add a Stewardship category because a lot of work goes into maintaining historic buildings. The Board concurred.

Board Member Hutchings asked if the plaque and the painting were two different awards that come with recognition. Planner Grahn explained the plaque is given to the property owner and they are encouraged to put it on the outside of the house or building. The one chosen for the painting that hangs in City Hall still receives a plaque to put on their structure. Director Erickson pointed out that the plaque recognizes the owner and the architect; as well as the HPB for their work to preserve the buildings and maintain the quality of the Historic District.

Chair Stephens stated that as they look at different structures on Main Street, particularly in light of trying to re-establish the grant program, he thought they should also look at synergism. There is encouragement with the grant program with the residential component; but the restoration of commercial buildings on Main Street lags behind. Chair Stephens thought this would help bring attention to those structures on Main Street that are well-maintained and encourage

further restoration of Main Street structures. Fletchers, High West Distillery, and the Washington School are good examples that received awards, and it would be nice to continue building on more commercial examples. He believed the idea of Stewardship was an excellent idea for the Main Street commercial properties.

Board Member Hodgkins asked if Stewardship was only for commercial on Main Street. Chair Stephens answered no, but it would be a way to recognized buildings on Main Street without having to go through a restoration.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Weiner moved to CONTINUE the Annual Preservation Award to December 6, 2017; and to APPROVE Lola Beatlebrox, Puggy Holmgren, and John Hutchings as the committee members to select an artist. Jack Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

The meeting adjourned at 5:46 p.m.

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







Planning Department

## Historic Preservation Board Staff Report

**Author:** Hannah M. Tyler, Planner  
**Subject:** Reorientation Review  
**Address:** 424 Woodside Avenue  
**Project Number:** PL-16-03379  
**Date:** December 5, 2017  
**Type of Item:** Administrative – Reorientation (Rotation)

### **Summary Recommendation:**

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) of the Significant Structure at 424 Woodside Avenue, conduct a public hearing, and consider denying the Reorientation pursuant to the following findings of fact and conclusions of law .

### **Topic:**

**Address:** 424 Woodside Avenue  
**Zoning:** Historic Residential (HR-1) District  
**Designation:** Significant  
**Applicant:** Jon and Heather Berkley (Represented by Jonathan DeGray, Architect)  
**Proposal:** Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The applicant is proposing lifting the Historic Structure 7 feet 7 ¾ inches upon reorientation.

### **Background:**

The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI). The property consists of a Historic Single-Family dwelling that had an addition constructed in 1993 to create a Duplex Dwelling. The property is located in the Historic Residential (HR-1) zone current use of the property is a Duplex Dwelling. The Historic portion of the existing Duplex Dwelling will be referred to as the “Historic Structure” herein.

The Historic Structure is oriented towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use. The Historic Structure is one (1) unit of the Duplex and the 1993 addition contains the other unit. In 2005, a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record.

In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new

Addition. At the time, Reorientation and Relocations were reviewed by Staff. The HDDR proposal triggered a Variance. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).

Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street. The networks of pedestrian paths would have been similar to those found today on the east side of Old Town that exists in the McHenry Avenue neighborhood, such as the connected walking paths that lead off of Shorty's Stairs.

The Variance was Denied by the Board of Adjustment (2011 Variance Staff Report – Exhibit E; 2011 Variance Minutes and adopted findings – Exhibit F). Staff finds that the conditions of the property in 2011, outlined specifically in Finding of Fact #16 of the Board of Adjustment Staff Report have not changed to date.

Finding of Fact #16 states:

“The alleged hardship comes from conditions general to the neighborhood, not from circumstances peculiar to this property. Several houses on the downhill side of the street are situated in much the same way as the applicant's home. The positioning of the home on the lot is not unique to this area as many homes were constructed in a manner that allowed the home to face downward towards Main Street, The applicant previously combined three lots and has ample room to expand the existing non-historic portion of the home to add additional living space.”

That finding was related to to the determination that Subsection 15-10-9(C)(1) was not met which reads as follows: 1.Literal enforcement of the Land Management Code would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Management Code; 1.In determining whether or not enforcement of the zoning ordinance would cause unreasonable hardship under Subsection 15-10-9(C)(1), the Board of Adjustment may not find an unreasonable hardship unless the alleged hardship is located on or associated with the Property for which the variance is sought and comes from circumstances peculiar to the Property, not from conditions that are general to the neighborhood. 2.In determining whether or not enforcement of the Land Management Code would cause unreasonable hardship under Subsection 15-10-9(C)(1), the Board of Adjustment may not find an unreasonable hardship if the hardship is self-imposed or economic.

Because the Variance was denied, the 2011 HDDR to Reorient and Relocate the Historic Structure was Denied.

On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR included:

- Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west).
- Lift the Historic Structure 7 feet 7 ¾ inches upon reorientation to “align with Woodside Avenue” and accommodate a basement addition.
- Panelize the Historic Structure in order to facilitate the reorientation.
- Remodel the existing non-historic addition.
- Construct an addition to the rear (now east facing) façade of the Historic Structure.

After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. The current HDDR application submittal is very similar to that of the 2011 HDDR, however, as proposed, the current HDDR application complies with the applicable Land Management Code (LMC) requirements and does not require a Variance application.

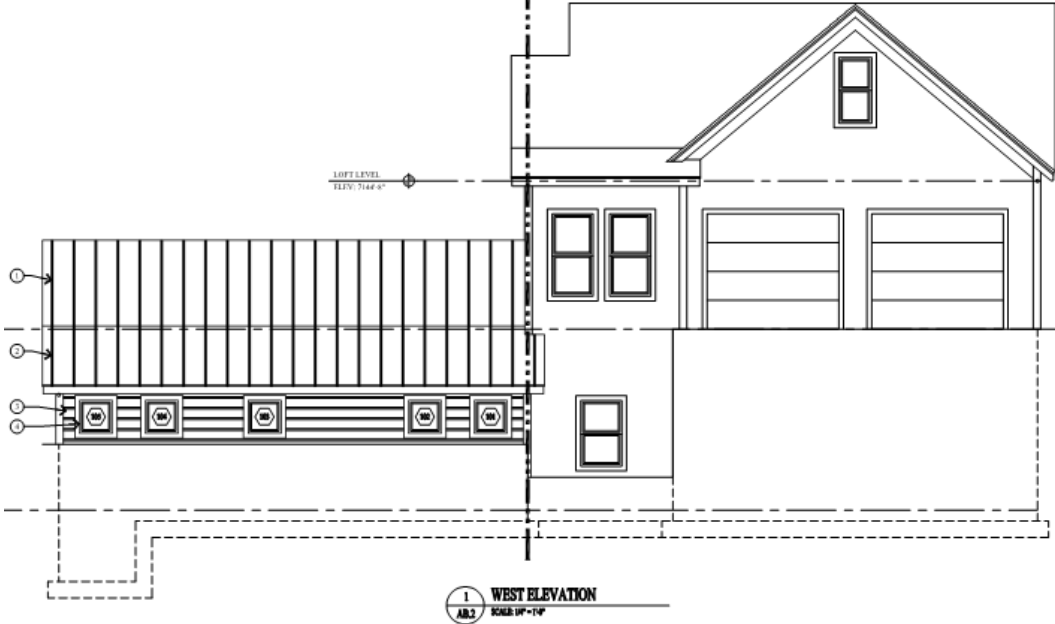
The HDDR application is currently under review but the review can't move forward as it is dependent on Historic Preservation Board's (HPB) review for Reorientation and Material Deconstruction. The Historic Preservation Board held a public hearing and continued this item on July 19<sup>th</sup>, 2017. On September 13, 2017, the applicant submitted a supplemental Analysis of Historic District Design Review Application for 424 Woodside Avenue, Park City, Utah for compliance with the Park City Land Management Code and the Design Guidelines for Historic Districts and Sites. The applicant's submitted analysis has been included as Exhibit M and excerpts have been included in Staff's analysis for comparison. **At this time, the HPB is only being asked to review the Reorientation.**

Figures 1a through 1f identify the current conditions and existing orientation of the Historic Structure towards Main Street (east). Renderings provided by Jonathan DeGray. Photographs provided by Jonathan DeGray and CRSA.

**Figure 1a:** *Current Site Orientation – Photographs West Façade*



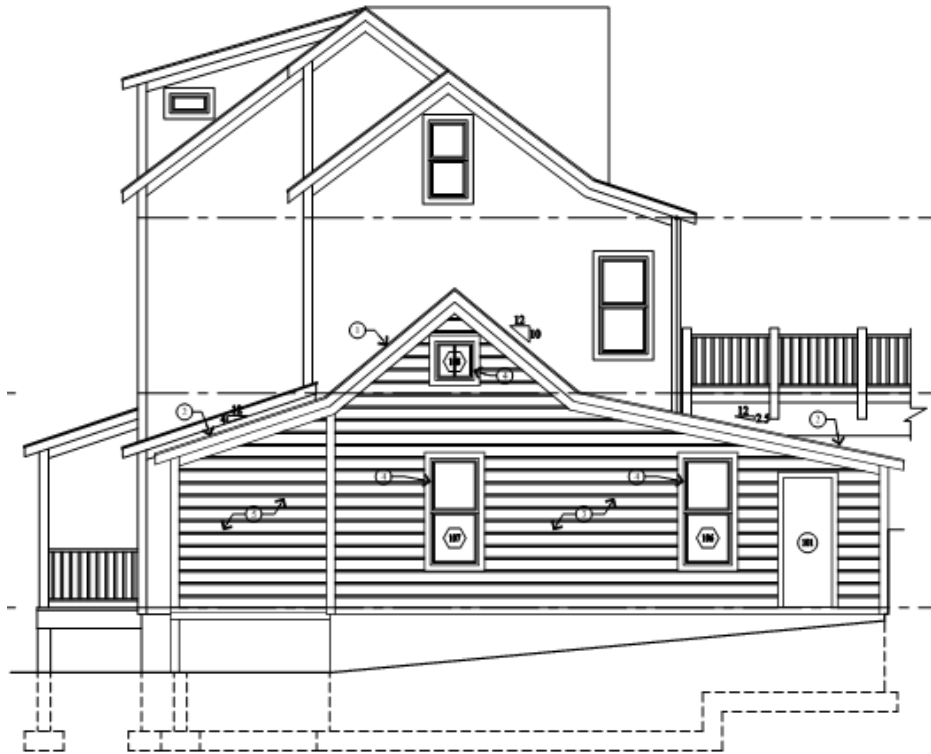
**Figure 1b:** Current Site Orientation – As-Built Rendering West Façade



**Figure 1c:** Current Site Orientation – Photographs North Façade



**Figure 1d:** Current Site Orientation – As-Built Rendering North Façade



**Figure 1e:** *Current Site Orientation – Photographs East Façade*



**Figure 1f: Current Site Orientation – As-Built Rendering East Façade**

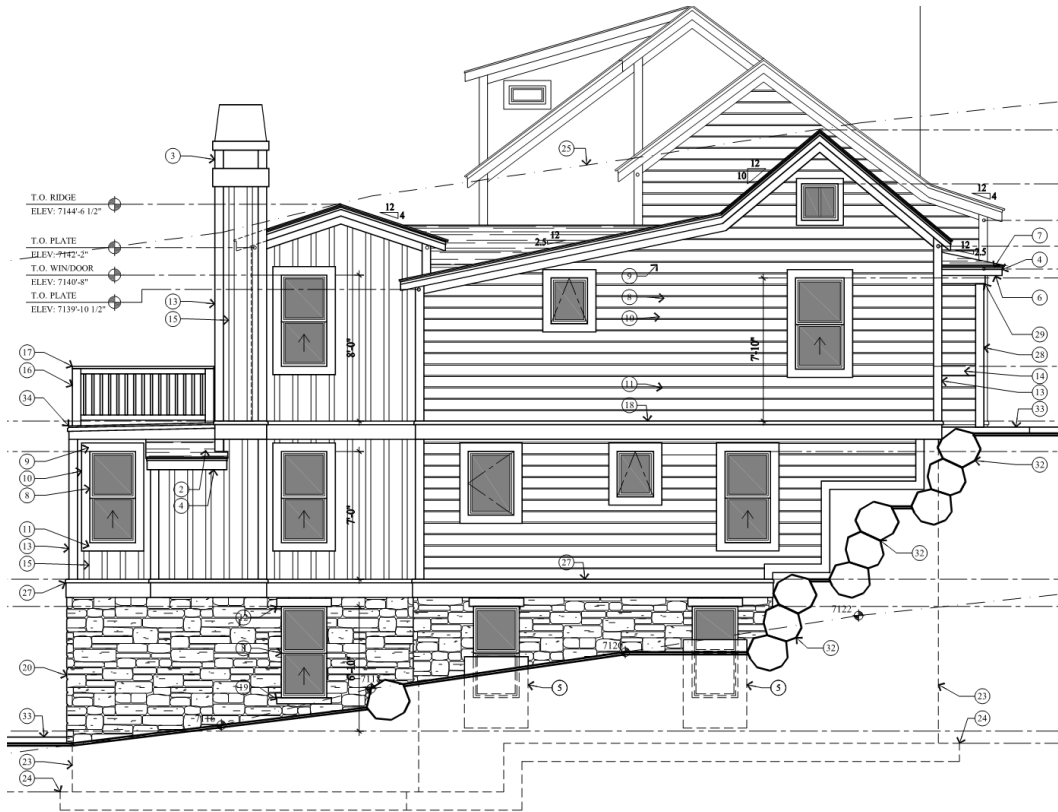


Figures 2a-2d identify the proposed reorientation of the Historic Structures towards Woodside Avenue (west). Renderings provided by Jonathan DeGray.

**Figure 2a: Proposed Reorientation – West Façade**



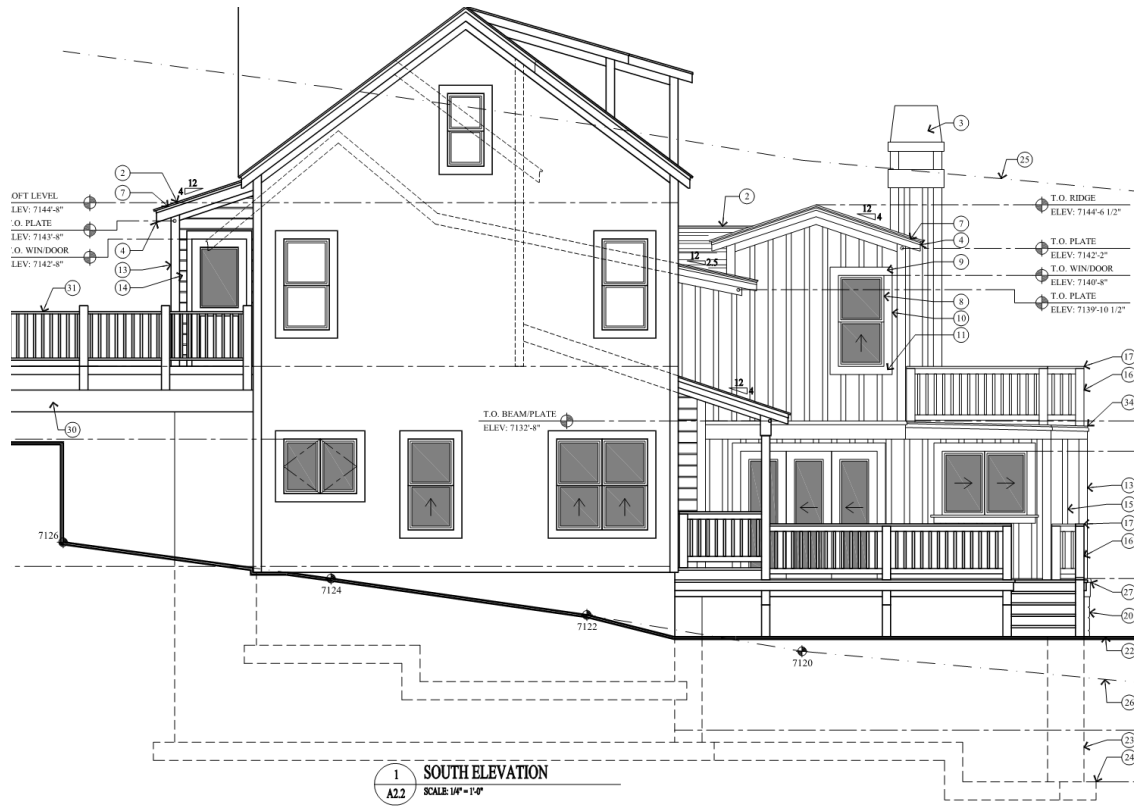
**Figure 2b: Proposed Reorientation – West Façade**



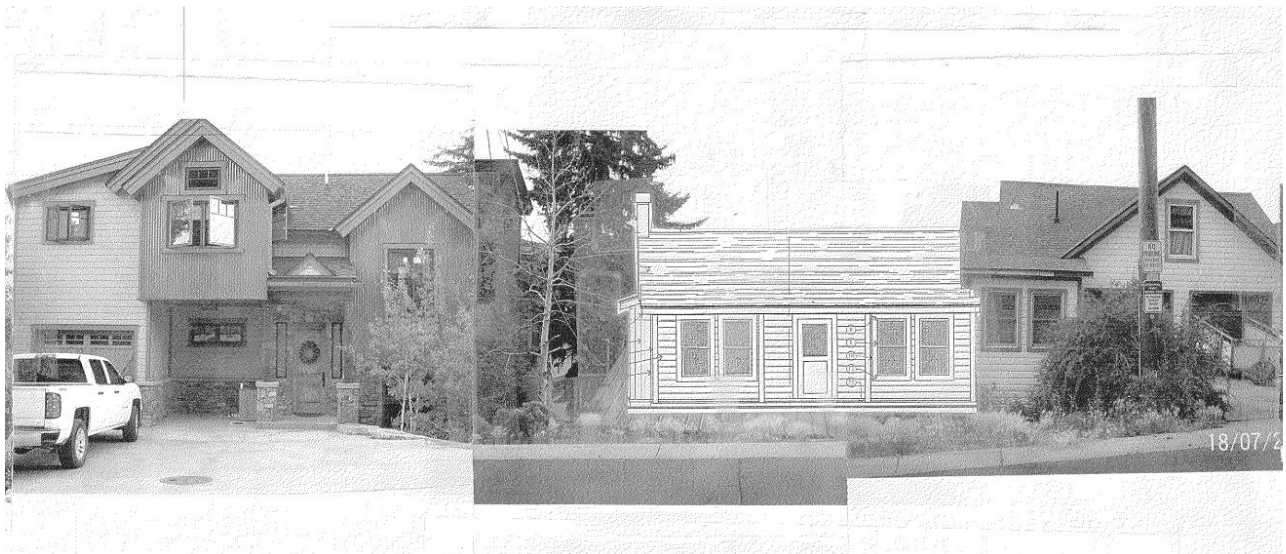
**Figure 2c: Proposed Reorientation – North Façade**



**Figure 2d: Proposed Reorientation – South Elevation**



**Figure 2e: Proposed Reorientation – Streetscape View (West Façade)**



**424 Woodside Avenue Developmental History:**

The 424 Woodside Avenue Duplex Dwelling is designated as “Significant” on the Park City Historic Sites Inventory (HSI). According to Summit County, the Historic Structure located at 424 Woodside Avenue was constructed ca. 1900. Based on additional analysis by the Planning Department’s Historic Preservation Consultant, Anne Oliver (Principal Investigator, SWCA Environmental Consultants), staff finds that the Historic

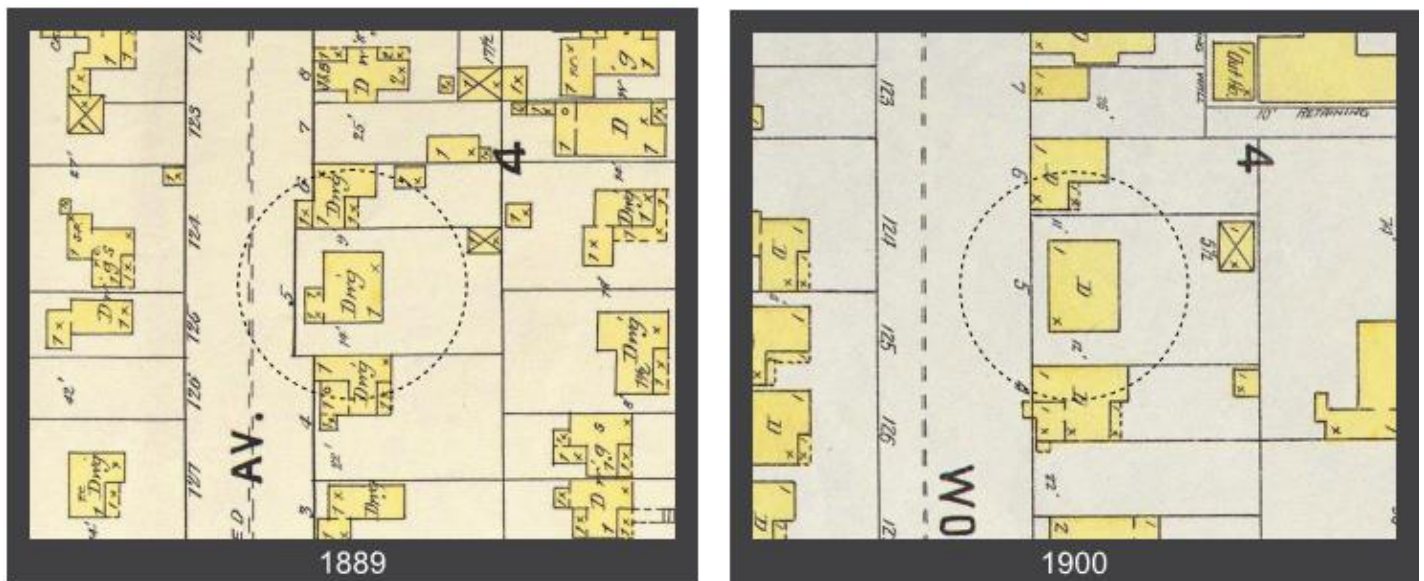


Structure may have an earlier construction date (see Exhibit K for Anne Oliver’s complete Assessment of Proposed Reorientation). According to the Intensive Level Survey (Exhibit D), the title search indicates that several mortgages were taken out on the property in 1886, likely for the construction of a house. Anne Oliver finds that because of the title search evidence and the Sanborn Fire Insurance Maps (Sanborn Maps), the Historic Structure was likely constructed prior to 1900. Staff concurs with Anne Oliver and finds that the Historic Structure was constructed ca. 1886.

The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930). Anne Oliver provided the following analysis depicted from historic photographs, Sanborn Maps, and current as-built drawings:

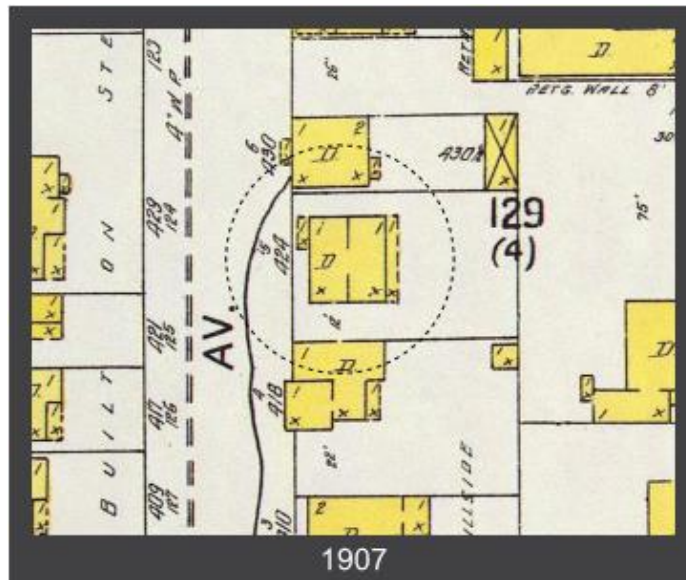
- Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.
- The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view of Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
- By 1900, the original shed-roofed wing had been extended across the rear (west) side.

**Figure 3:** 1889 and 1900 Sanborn Fire Insurance Map



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

Figure 4: 1907 Sanborn Fire Insurance Map



- As visible in historic photographs, the principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, in the pedestrian-oriented city of the time, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade (obscured by houses in the foreground). The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing Woodside Avenue and others Main Street.

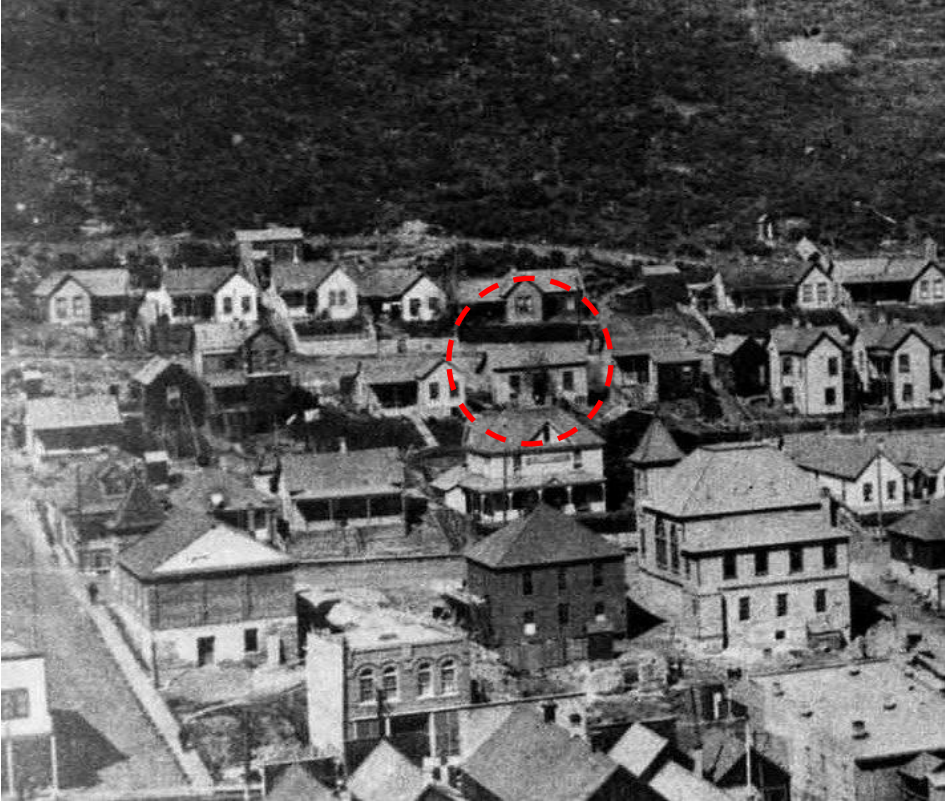
**Figure 5:** View of property ca. 1905-1907, facing west-northwest (circled in red). Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum



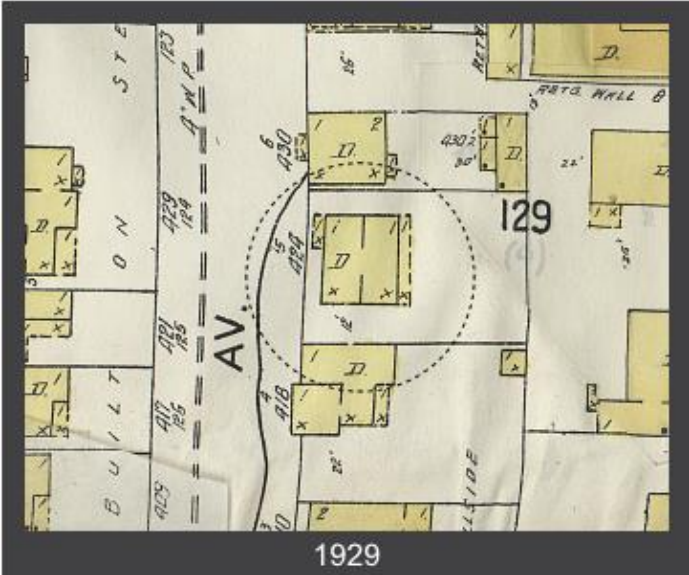
**Figure 6:** View of property ca. 1905-1907 facing north-west (circled in red). Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum



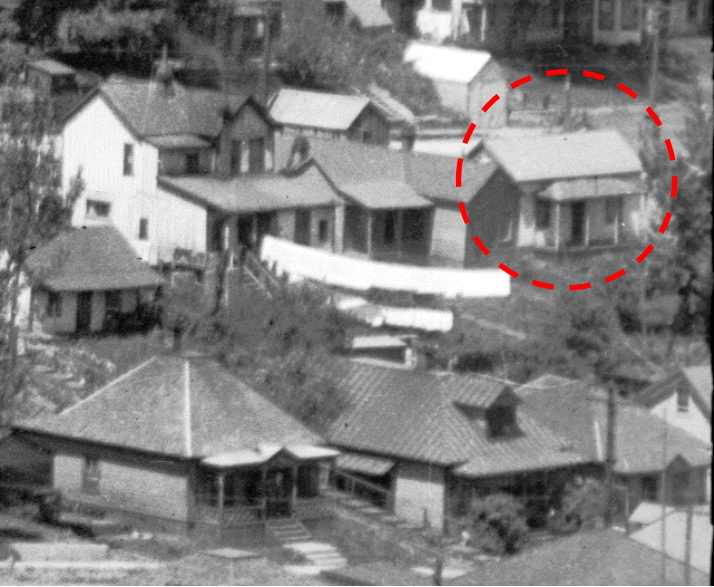
**Figure 7:** View of property in 1907, facing west-northwest (circled in red). Note simple hall-parlor form, east-facing aspect with a view across canyon, and access via a footpath leading north from Fourth Street behind the Park Avenue houses. Note the absence of a front porch on east side, although according to the 1907 Sanborn map a porch was added in this year. Also note the mix of house orientations along the downhill (east) side of Woodside, with some facing the street and others the canyon. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum



**Figure 8:** 1929 Sanborn Fire Insurance Map



**Figure 9:** View of property at 424 Woodside in 1930, facing northwest. Note the retention of the simple hall-parlor form and addition of hip-roofed front porch, which was removed by 1941 according to the Sanborn Map. Photograph provided by Jonathan DeGray courtesy of Park City Historical Society and Museum.



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

**Figure 10:** 1941 Sanborn Fire Insurance Map



**Figure 11:** Tax appraisal photograph of property at 424 Woodside dating to ca. 1941, facing southeast.



- Asbestos shingle siding was also noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
- The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
- Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds (which likely was created by enclosing the ca. 1968 front porch), covering the original doorway and north window. The interior floor plan indicates that these historic openings were completely removed or covered at the time. As well, the south window on the east façade was enlarged to accommodate two one-over-one windows (see as-built drawings in Exhibit I). The asbestos shingles were also removed during this period and replaced with new drop siding; on the west and north elevations this was applied over the original 1 x 12 vertical plank sheathing. It appears that all original windows and doors were replaced as well (see as-built drawings in Exhibit I).
- The historic house was extensively rehabilitated and altered in 1993, when the large south addition was built. The south wall of the historic house (between the historic house and the addition) was completely rebuilt and no original materials remain in the east wall. The south addition was enlarged with an east-facing dormer in about 2005 (see as-built drawings in Exhibit I).
- Through time, as Woodside Avenue has been paved, improved, and widened with curb, gutter, and sewer, the level of the road has risen higher above the rear (west) wall and terrace of the house at 424 Woodside. The change in width is uncertain, as is the change in historic grade, but it is likely to be a few feet in both cases.

**Analysis:**

**At this time, the HPB is only being asked to review the Reorientation.** The applicant proposes to reorient (rotate) the Historic Structure towards Woodside Avenue. As a part of the reorientation, the applicant is also asking the structure will be lifted 7 feet 7 ¾ inches from its existing floor elevation. (see below section III for discussion of

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

Staff has provided analysis based on the following three (3) Chapters of the Land Management:

- I. [LMC 15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure](#)
  - II. [LMC 15-11-10 Park City Historic Sites Inventory](#)
  - III. [LMC 15-13 Design Guidelines For Historic Districts And Historic Sites as described in the Design Guidelines for Historic Sites](#)
- I. **Land Management Code 15-11-13 RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE.**

Any relocation of a historic building or historic structure must comply with LMC 15-11-13. The HPB must find that the project complies with the following criteria in order for the relocation to occur. Language from the LMC is in **bold**. Excerpts from the applicant's supplementary analysis (Exhibit M) have been included in [blue](#). Staff commentary and analysis is in *italics*.

**15-11-13. RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE.**

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

1. For either a Landmark or Significant Site all the following shall be met:
  - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
  - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

[Applicant's Analysis:](#)

[Henry Shen](#), a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented. The licensed structural engineer has reviewed the proposed plans (dated April 6, 2017) and determined the relocation/reorientation will not have a detrimental effect on the structural soundness of the historic building.

*Staff's Analysis:*

*The proposal does comply as the applicant has submitted a plan for rotation and a Structural Engineer's report. The structure is currently structurally sound and panelization is only necessary in order to facilitate the reorientation. Any reorientation will have to comply with the applicable Building Codes.*

- 2. Landmark structures shall only be permitted to be relocated on its existing site if:**
  - a. the relocation will abate demolition; or**
  - b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.**

*Applicant's Analysis:*

*This section is not applicable.*

*Staff's Analysis:*

*This is not applicable as the structure is designated as "Significant" on the Park City Historic Sites Inventory.*

- 3. For Significant sites, at least one of the following shall be met:**
  - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or**

*Applicant's Analysis:*

*The Historic building is not currently threatened by demolition.*

*Staff's Analysis:*

*The proposal does not comply as the Historic Structure is currently structurally sound and is not threatened by demolition.*

- b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or**

*Applicant's Analysis:*

*A site visit with the Chief Building Official Dave Thacker (Aug 28, 2017) suggested the proposed project would resolve the current threat of damage due to poor site drainage, would eliminate the potential risk of damage from snow removal and other activity along the encroaching and raised roadway and would facilitate compliance with current building codes.*

*In addition, the preservation of the building will be enhanced by relocating it because the applicants propose retaining the historic elements that remain but also restoring the character-defining historic elements that have been lost, including the primary façade and original and compatible fenestration patterns on the secondary façade.*



*Staff's Analysis:*

*The proposal does not comply as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location. See Exhibit L for the Planning Director and Chief Building Official's Determination Letter. Staff does not find that the preservation of the building can be enhanced by relocating it – all improvements and/or restoration can be made in its current location.*

- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:**
- (1) The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and**

*Applicant's Analysis:*

*The historic context of the Historic Site has been radically altered by 1) the construction of additions to the historic structure both on the south, but particularly on the east (primary façade), 2) the residential infill that surrounds the historic site, and 3) the build-up and encroachment of the roadway.*

*The relocation and reorientation will strengthen the ability to interpret the historic character of the site. The project proposes retaining the few character-defining features that remain and to restore critical historic features that have been lost. Interpretation of historic sites is enhanced when the Essential Historic Form is visible from the public right-of-way.*

*Staff's Analysis:*

*The proposal does not comply as the Planning Director and Chief Building Official did not find Unique Conditions that would warrant the proposed reorientation – including that the integrity of the site context has not been lost. See Exhibit L for the Planning Director and Chief Building Official's Determination Letter. The present setting is important in the development pattern of the Historic District.*

*Staff and the Design Review Team find that the Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic*

*development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.*

- (2) The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and**

**Applicant's Analysis:**

The proposed relocation will enhance the overall physical integrity of the Historic District. Physical integrity is based on respecting and following the historic development pattern, preserving the remaining extant historic buildings, rehabilitating historic buildings so they will remain in active use and encouraging infill development that is visually compatible with the significant historic elements.

The building's Essential Historic Form will be enhanced by the proposed project and will, therefore, enhance the physical integrity of the Historic District. The historical associations that define the boundaries of the district are based on the mining era. This historic building currently possesses only a few of the telltale characteristics that identify it as a mining era cottage, including the roof form, mass, scale and treatment. The proposed project intends to retain those elements but also to restore historically accurate architectural elements that will strengthen the associations within the context of the historic district.

**Staff's Analysis:**

*Staff finds that the proposal does not comply as the proposed relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The home is within the Historic District and has other historic homes in the vicinity which give context to each other. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form. Staff finds that the restoration of the Historic Materials could occur in the Historic Structure's current location and siting without the need for reorientation and further loss of Historic material.*

- (3) The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and**

**Applicant's Analysis:**

The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10 below).

The proposed project will actually strengthen the integrity of the Historic Building because the Essential Historic form will be enhanced; the physical characteristics that make it identifiable as existing in and relating to the mining era in Park City will be retained and/or restored.

**Staff's Analysis:**

*The proposal does not comply as the historical integrity and significant of the Historic Structure will be diminished by the reorientation. Staff finds that reorienting the Historic Structure towards Woodside Avenue will diminish the site's significance and association with Park City's mining history by removing the last few historic character-defining features it retains. This Historic Structure's orientation towards Main Street articulates a very important development pattern in the Historic Districts. The Historic designation of the site is tied to the remaining historical integrity of the site – this would be lost if the structure were lifted and reoriented. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines.*

**(4) The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.**

**Applicant's Analysis:**

The potential to preserve the Historic Building will be greatly enhanced by its relocation/reorientation. Long-term preservation is dependent on the ability to adapt the historic building to contemporary use without diminishing the Site's significance or Essential Historic Form. The proposed project achieves these desired outcomes; accommodating contemporary residential use, maintaining designation as a Significant Site, enhancing the Essential Historic Form by retaining key historic architectural elements and restoring many character-defining elements as well as making the historic and newer additions visually compatible on the site.

Without the reorientation/relocation, the potential to preserve the building diminishes as time passes. Additions, which would normally be a common approach to both accommodating new living space and achieving greater visual compatibility on the site could never occur. Rear additions would destroy the already diminished integrity of the primary façade and an addition on the top of the current historic building would likely be structurally infeasible but would destroy the scale, mass and historic form. Both would result in the building no longer meeting the criteria for designation as a Significant Site.

Remaining as is, the historic building continues to be threatened by physical damage due to drainage issues and the inability to adapt the site to contemporary standards because of the orientation and location on the site.

**Staff's Analysis:**

*The proposal does not comply as the potential to preserve the Historic Structure will not be enhanced by its relocation. Staff finds that the restoration of the Historic Materials could occur in the Historic Structure's current location and siting without the need for reorientation and further loss of Historic material. The applicant could maximize*

*development (maximum footprint, etc.) while maintaining the location of the Historic Structure in its current location and siting.*

**II. LMC 15-11-10 Park City Historic Sites Inventory**

424 Woodside Avenue is designated as a Significant Site on the Historic Sites Inventory. The site is designated as Significant based on criteria listed in the [LMC 15-11-10\(A\)\(2\)](#). Staff would like to specifically address LMC 15-11-10(A)(2)(c) and 15-11-10(A)(2)(d) specifically as the related to the criteria discussed above in LMC 15-11-13 (3)(c)(3) (“The historical integrity and **significance** of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation”) (emphasis added). Staff has omitted analysis on the rest of the Significant Site criteria as there are no direct impacts that would result from the proposal nor inconsistencies between the applicant’s supplemental analysis (Exhibit M) and staff’s findings from the initial designation in 2009.

The applicant provided commentary on this section of the LMC addressing the reasons for which this site is listed as a Significant Site on the Historic Sites Inventory and the potential impacts of the proposed design on that designation. Staff finds that the proposed reorientation will directly impact the site, specifically in the assessment of 15-11-10(A)(2)(c) and 15-11-10(A)(2)(d). Language from the LMC is in **bold**. Excerpts from the applicant’s supplementary analysis (Exhibit M) have been included in [blue](#). Staff commentary and analysis is in *italics*.

**LMC 15-11-10(A) CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.**

(...)

**(2). SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:**

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

*This specific language has not been analyzed as there are no direct impacts that would result from the proposal nor inconsistencies between the applicant’s supplemental analysis (Exhibit M) and staff’s findings from the initial designation in 2009.*

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

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

*This specific language has not been analyzed as there are no direct impacts that would result from the proposal nor inconsistencies between the applicant's supplemental analysis (Exhibit M) and staff's findings from the initial designation in 2009.*

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

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

**Applicant's Analysis:**

The Site currently retains its Essential Historic Form, which will be improved by the proposed project. The historic portion retains its scale and context with the larger Historic District; however, it is not clear how much historic material remains.

The Site will retain the physical characteristics that make it identifiable as existing in and relating to the mining era.

**Staff's Analysis:**

*Staff finds that this site retains its Essential Historic Form when the Historic Structure is situated in its current context. The Land Management Code 15-15 defines Essential Historic Form as:*

*The physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past.*

*Aspects of the Essential Historic Form that this site retains include:*

- *Historic scale*
- *Historic context*
- *Historic material*

*Staff, with input from the Design Review Team and the City's Historic Preservation Consultant, have determined that it is crucial to retain the remaining aspects of the Essential Historic Form if the site is to remain a Significant Site on the Historic Sites Inventory. Staff finds that the following aspects of the Essential Historic Form will be lost if the Historic Structure is reoriented.*

- *Historic scale:*

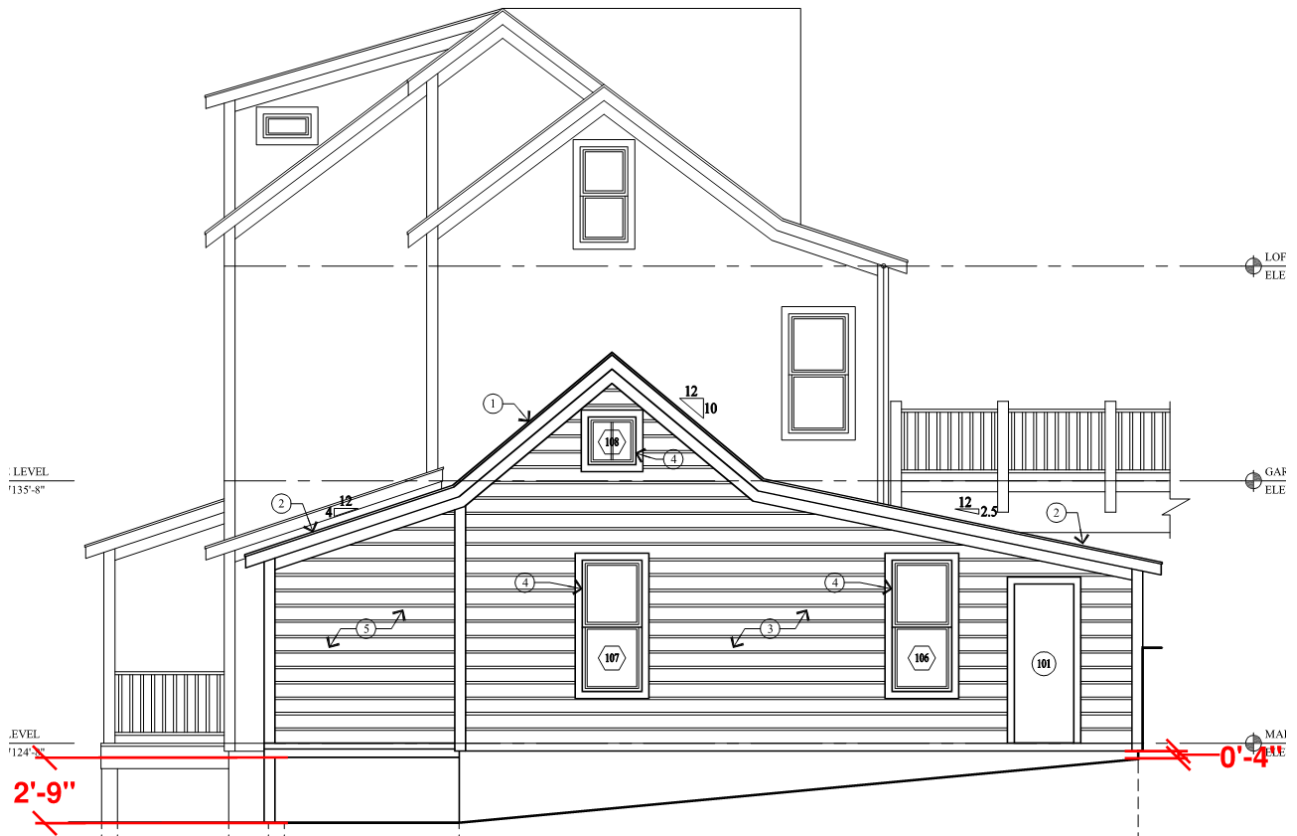
*The existing Historic Structure is nestled on a small terrace below the Woodside Avenue. The front façade of the Historic Structure is facing Main Street. The Historic Structure is shadowed by an existing non-historic addition to the south. Despite the existing out-of-scale non-historic addition on the south, the Historic Structure still reads as a single-story structure and is clearly separated from the non-historic addition, so it is clearly readable.*

If the reorientation and proposed design is approved, the house will no longer read as a single-story structure and will appear larger and out-of-scale with its historic form. The proposed design, visible in Figure 2b articulates the scale and multi-level appearance of the proposed design once the Historic Structure is lifted and rotated.

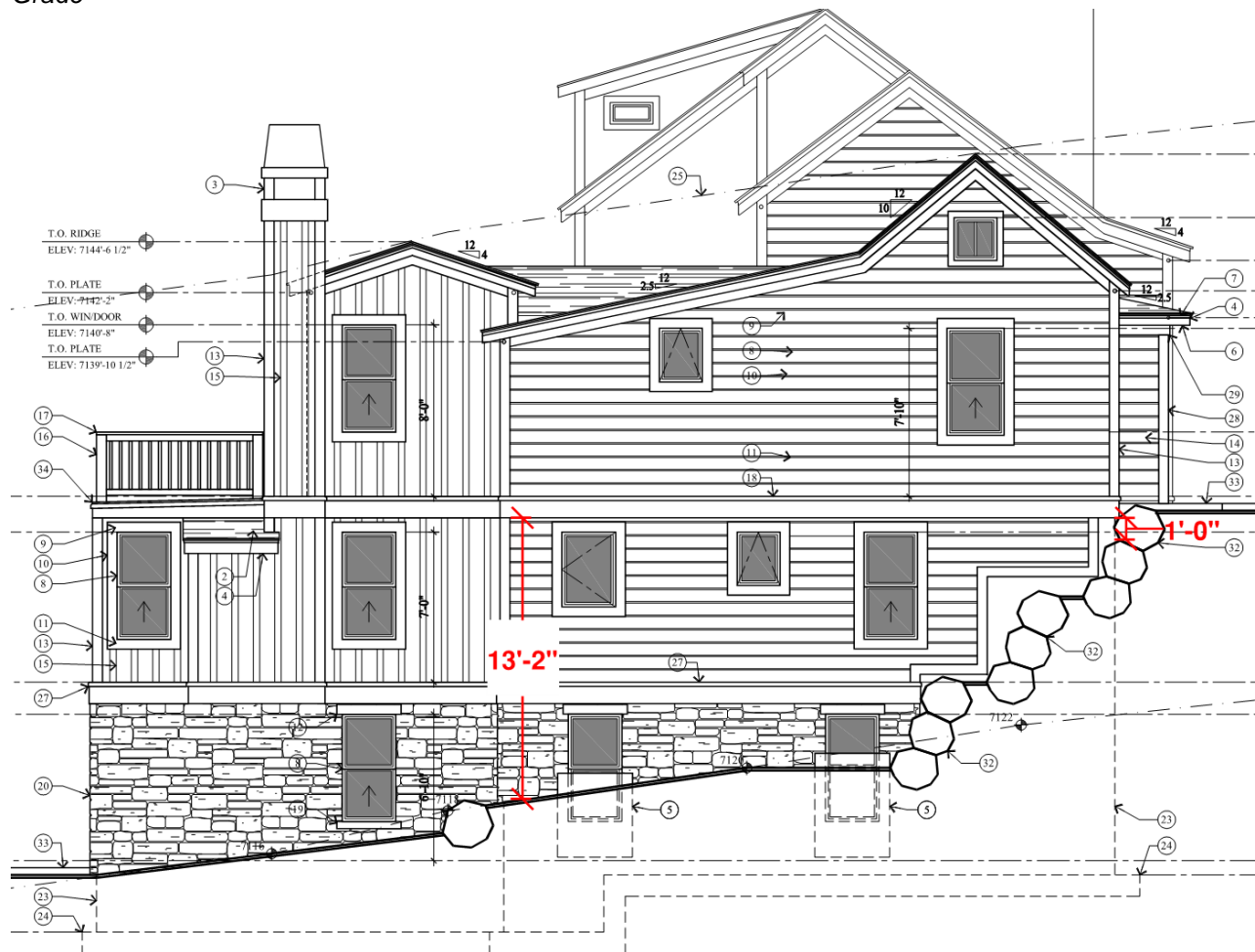
The Historic Structure's main floor level will go from being between approximately 4 inches and 2 feet 9 inches above existing grade to between approximately 1 foot and 13 feet 2 inches above Final Grade. Staff has identified this change in Figure 12 and 13.

Staff finds that the combination of reorientation and lifting (beyond what is specified in the Design Guidelines) results in the loss of Historic scale

**Figure 12:** Existing Conditions of the North Elevation – Approximate Measurement Of Main Floor Level Above Existing Grade.



**Figure 13: Proposed North Elevation – Approximate Measurement of Main Floor Level Above Final Grade**



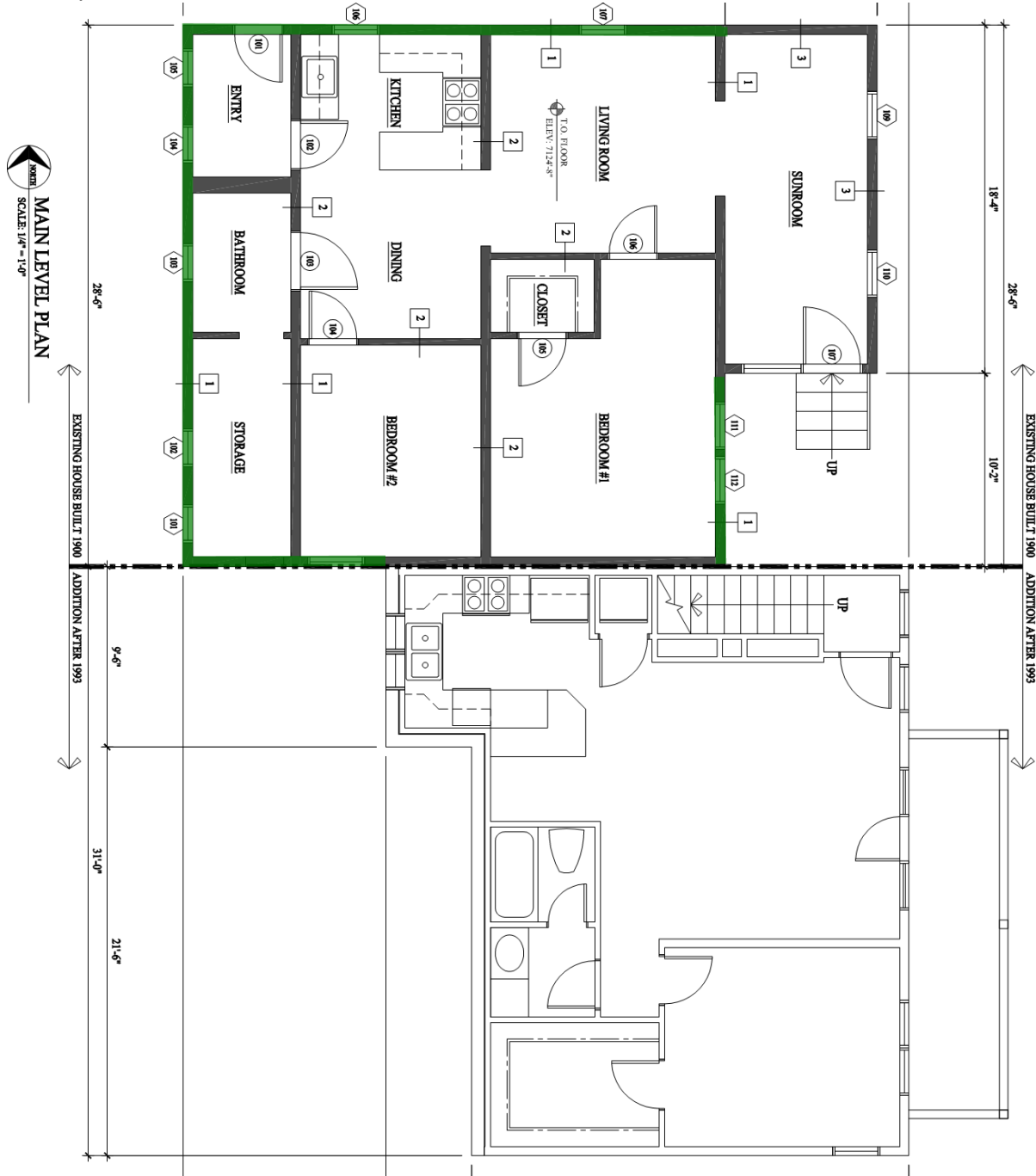
- Historic context:**

The Historic site retains its Historic context. Context is an aspect of integrity – in this case, the context is defined in part by the orientation towards Main Street which was typical of the Historic Period. The reorientation and lifting of the structure will not result or aid in the interpretation of the history of the Historic Structure and/or site as the original orientation is crucial to maintaining the remaining context that the site retains. The reorientation of the Historic Structure will diminish the integrity and significance of the site and its context.
- Historic material:**

**If the Historic Structure is reoriented towards Woodside Avenue, the Historic Structure will lose its remaining historic material additions** (see Exhibits F and G for the applicant’s Historic Preservation Plan and Physical Conditions Report). Over the years, the Historic Structure has lost Historic material through remodel. Because of this, it is essential to retain what Historic material is remaining; otherwise this would be a Historic site with little to no Historic material remaining. While the LMC does allow for

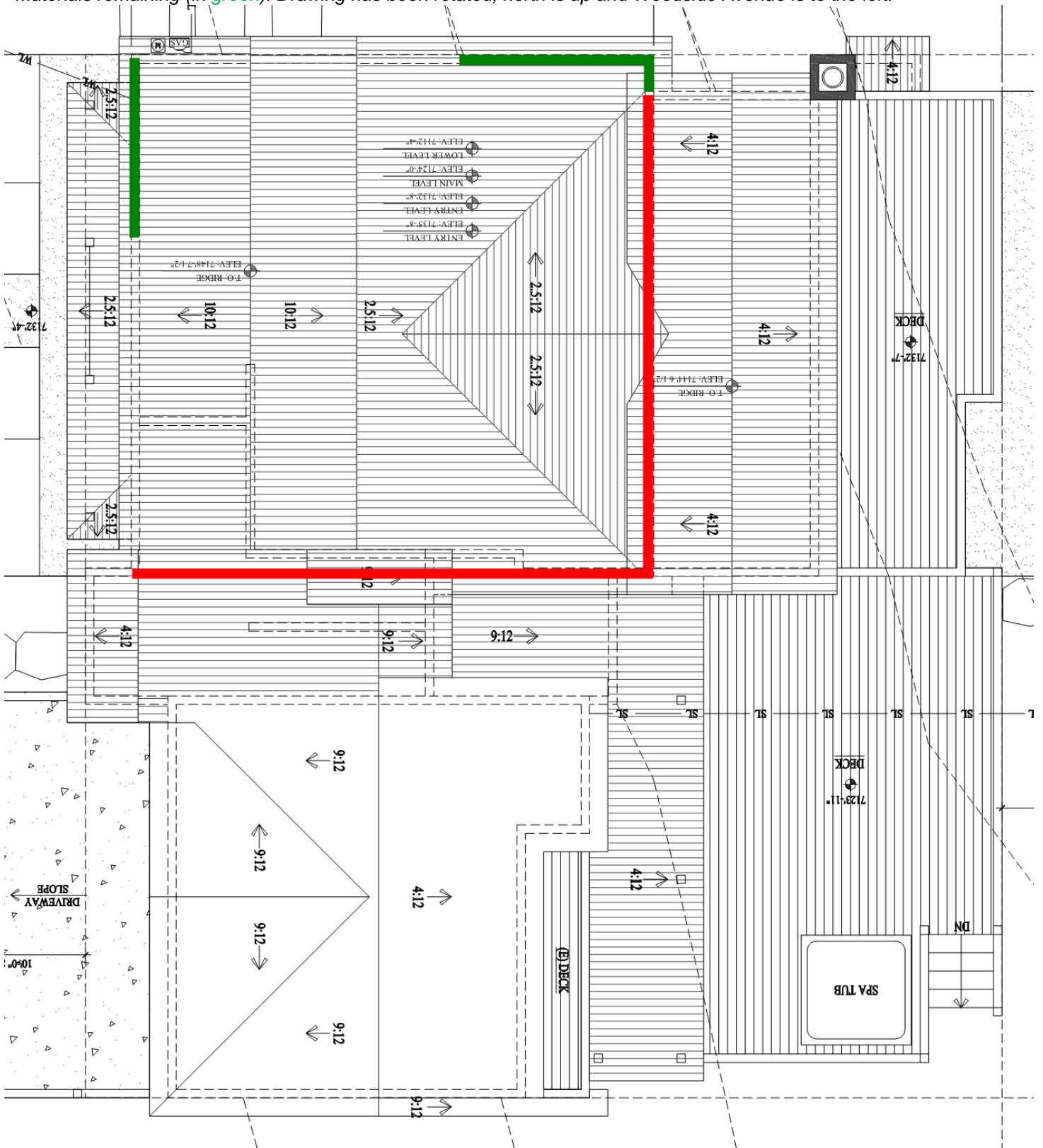
reconstruction – meaning sites built with non-historic materials to match the historic materials – this proposal does not meet the criteria for Reconstruction. Staff has not determined unique conditions to warrant further loss of the remaining Historic materials and find that this aspect of Essential Historic Form will be lost if the Historic Structure is reoriented. Figure 14a and 14b articulates the approximate existing Historic material of the existing Historic Structure and the impact on Historic material after reorientation.

**Figure 14a:** Existing Site Plan identifying the presumed remaining Historic Materials (in green). Drawing has been rotated, north is up and Woodside Avenue is to the left.





**Figure 14b:** Reoriented the Historic Structure – Presumed Historic Materials Lost (in red). The presumed Historic Materials remaining (in green). Drawing has been rotated, north is up and Woodside Avenue is to the left.



*In summary, if rotated, staff and the Design Review Team find that the Historic Structure will lose the three (3) aspects of Essential Historic Form that this site retains, including, Historic scale, context, and material.*

**(2) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and**

**Applicant's Analysis:**

The proposed project will retain the historic building's character-defining mass and scale. The composition of historic elements will be improved by restoring important historic architectural elements like the front porch, fenestration pattern, and prominence of the primary façade. In addition, the proposed project intends to retain any existing historic materials that are found to be safe and/or serviceable.

The proposed treatment and other architectural features will be visually compatible with the Mining Era Residences National Register District. The proposed project will retain the non-historic addition to the south but the relationship between the historic and newer addition will be more visually compatible. The incompatible addition on the east will be removed and the character-defining features of the primary façade will be restored.

**Staff's Analysis:**

*Staff finds that the Historic Structure retains the Historical character of the site through specific design characteristics despite the non-historic additions. As is listed in the language of the LMC above, the sample list of design characteristics is just that – a sample list. The “such as” language in the code above is intended to broaden the scope of design characteristics that can reflect the Historic character of a site. The additional character-defining aspects are encompassed by aspects of integrity not explicitly listed here, like location, site design, setting, feeling, association.*

*The applicant states that “composition of historic elements will be improved by restoring important historic architectural elements like the front porch, fenestration pattern, prominence of the primary façade.” All of this can be achieved without reorienting the structure. Staff finds that the reorientation is not required to restore any of the materials or architectural features that have been lost through past incompatible alterations. Staff will encourage the restoration of lost architectural elements in the Historic Structures current contextual setting.*

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

- (1) An era of Historic Importance to the community, or**
- (2) Lives of Persons who were of Historic importance to the community, or**
- (3) Noteworthy methods of construction, materials, or craftsmanship used during the historic period.**

#### Applicant's Analysis:

The site represents the history of the mining era in Park City, one of the top three metal mining areas in the state during the mining boom period in the late nineteenth and early twentieth century. The proposed project will enrich the site's association with the mining era in Park City.

#### Staff's Analysis:

*To summarize previous comments and analysis found throughout this report, staff finds that reorienting the Historic Structure towards Woodside Avenue will diminish the site's significance and association with Park City's mining history by removing the last few historic character-defining features it retains. This Historic Structure's orientation towards Main Street articulates a very important development pattern in the Historic Districts.*

### III. Design Guidelines for Historic Sites

In August 2017, the Design Guidelines were formally adopted and incorporated into the LMC as Title 13. The *Design Guidelines for Historic Sites* provide specific language addressing the lifting of Historic Structures (page 31-32), the Relocation and/or Reorientation of Intact Buildings (pages 36-37), and Disassembly/Reassembly of all or part of Historic Structures (page 37-38).

Staff and the Design Review Team have reviewed the proposed reorientation and lifting of the Historic Structure using the Design Guidelines for Historic Sites. Staff and the Design Review team do not find that the proposal complies with Design Guidelines B.3 Foundations, E.1 Protection for the Historic Site and F. Disassembly/Reassembly of all or part of a Historic Structure. As stated previously in this staff report, the relationship between the orientation of the Historic Structure and Main Street is important in conveying the history of the Historic District and this site. Anne Oliver provided an in-depth analysis of the site significance and integrity using the National Park Service (NPS) definition of Significance and Integrity. She stated:

“The house at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting.

(...)

In summary, the house at 424 Woodside retains integrity in the component aspect of location, as well as diminished but significant integrity in the aspects of setting and design. Because the property has already been so altered, it will be critical to preserve these aspects if 424 Woodside is to remain a Significant Site on the HSI and a contributing resource in the historic district.”

Language from the Design Guidelines for Historic Sites is in **bold**. Excerpts from the applicant's supplementary analysis (Exhibit M) have been included in **blue** when provided for the specific sections of the Design Guidelines. Staff commentary and analysis is in *italics*.

The Design Guidelines address lifting Historic Structures to accommodate a foundation. The guidelines specifically state:

## **B. PRIMARY STRUCTURES**

### **B.3. Foundations**

**B.3.1 A new foundation should not raise or lower the historic structure generally more than two (2) feet from its original floor elevation. See D.4 for exceptions.**

**B.3.2 The original placement, orientation, and grade of the historic building should be retained.**

**B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.**

*The proposal does not comply with Design Guideline B.3.1 as the proposed lifting will lift the structure 7 feet 7 ¾ inches from its original floor elevation rather than the permitted 2 feet. Staff has not determined any exceptions listed in D.4 or adverse or unique conditions that would warrant the disproportionate lifting.*

*The current site conditions listed in the Findings of Fact of the 2011 Variance are still applicable.*

*The proposal would not comply with Design Guideline B.3.2 as the original placement, orientation, and grade of the historic building would not be retained. As stated previously, the original placement and orientation are essential to the integrity and significance of the site and prominence within the Historic District.*

*The proposal does not comply with Design Guideline B.3.3 as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.*

*Therefore, under the Title 13 of the LMC, the HDDR only would permit the structure to be lifted two feet (2').*

*The Design Guidelines also address the reorientation of Historic Structures. The guidelines specifically state:*

## **E. RELOCATION AND/OR REORIENTATION OF INTACT BUILDINGS**

### **E.1. Protection for the Historic Site**

**E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has been determined by the Design Review Team**

that the integrity and significance of the historic building will not be diminished by such action and the application meets one of the criterion listed in the sidebar to the left.

**“SIDE BAR”:**

In the HRL, HR1, HR2, HRM, and HRC zones, existing Historic Sites that do not comply with building setbacks are considered valid complying structures. Therefore, proposals to relocate and/or reorient a historic building may be considered ONLY:

- if a portion of the historic building encroaches on an adjacent property and an easement cannot be secured; or
- if relocating the building onto a different site is the only alternative to demolition; or
- if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site

**E.1.2 Relocation and/or reorientation of historic buildings should be considered only after it has been determined that the structural soundness of the building will not be negatively impacted.**

**E.1.3 The structure should be protected from adverse weather conditions, water infiltration, and vandalism before, during, and after the relocation/reorientation process.**

**E.1.4 If rehabilitation of the structure will be delayed, temporary improvements should be made—roof repairs, windows/doors secured and/or covered, adequate ventilation—to the structure to protect the historic fabric until rehabilitation can commence.**

**E.1.5 A written plan detailing the steps and procedures should be completed and approved by the Planning and Building Departments.**

**Applicant’s Analysis:**

E1.1: The historical integrity and significance of the historic site will not be diminished because the site will continue to meet the criteria for designation as a Significant Site (see analysis in Section 11-15-10).The proposed project will actually strengthen the Essential Historic Form of the Historic Building because important historic architectural elements will be restored and the exiting substandard conditions.

Side Bar Bullet Point #1: The historic building does not encroach on an adjacent property.

Side Bar Bullet Point #2: Applicants are not proposing to relocate the building onto a new site.

Side Bar Bullet Point #3: The analysis provided above under LMC 15-11-13C(1-4) endeavors to make the case for ‘unique conditions’, as defined in the LMC, that would allow for the reorientation/relocation of the historic building.

E1.2: Henry Shen, a licensed structural engineer, is part of the project team. His report suggests the Historic Building can be successfully relocated/reoriented.

E1.3-E1.5: The Historic Preservation Plan anticipates the intention to comply with this guideline if the request for reorientation/relocation is approved.

**Staff's Analysis:**

*The proposal does not comply with Design Guideline E.1.1 because the reorientation of the Historic Structure will diminish the integrity and significance of the site and its context (this has been discussed at length previously in this staff report and in Exhibit K). Bullet points 1 and 2 of the "Side Bars" are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition. The Planning Director and Chief Building Official have not found unique conditions that would warrant the reorientation (see Exhibit L).*

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

**Process:**

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Relocation and/or Reorientation of the Historic Structure." The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. Appeal requests shall be submitted to the Planning Department ten (10) days of the Historic Preservation Board decision. Appeals shall be considered only on the record made before the HPB and will be reviewed for correctness.

**Notice:**

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

**Recommendation:**

Staff recommends the Historic Preservation Board review the Reorientation (Rotation) of the Significant Structure at 424 Woodside Avenue, conduct a public hearing, and deny the Reorientation pursuant to the following findings of fact, conclusions of law, and conditions of approval.

**Finding of Fact:**

1. The applicant, Jon and Heather Berkley (Represented by Jonathan DeGray, Architect), are proposing to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards

Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The Historic Structure will be lifted 7 feet 7 <sup>3</sup>/<sub>4</sub> inches upon reorientation.

2. The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.
5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal triggered a Variance.
7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment.
9. The 2011 Historic District Design Review application was Denied.
10. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
11. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west); Lift the Historic Structure 7 feet 7 <sup>3</sup>/<sub>4</sub> inches upon reorientation to “align with Woodside Avenue” and accommodate a basement addition; Panelize the Historic Structure in order to facilitate the reorientation; Remodel the existing non-historic addition; and Construct an addition to the rear (now east facing) façade of the Historic Structure.
12. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017.
13. The HDDR application is currently under review and has not yet been approved, as it is dependent on Historic Preservation Board’s (HPB) review for Reorientation and Material Deconstruction.
14. The Historic Preservation Board held a public hearing and continued this item on July 19<sup>th</sup>, 2017.
15. On July 1, 2017 and November 18, 2017, Legal Notice of the first and second HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017 and November 21, 2017.
16. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).
17. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.

18. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.
19. By 1900, the original shed-roofed wing had been extended across the rear (west) side.
20. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.
21. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.
22. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.
23. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.
24. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.
25. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.
26. The proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.
27. The proposal does not comply with Design Guideline B.3.1 as the proposed lifting will lift the structure 7 feet 7 ¾ inches from its original floor elevation rather than the permitted 2 feet. Staff has not determined adverse or unique conditions that would warrant the disproportionate lifting.
28. The current site conditions listed in the Findings of Fact of the 2011 Variance are still applicable. The Board of Adjustment based their Denial on conditions of the site that are still existent and are common to the neighborhood, including the elevation of Woodside Avenue.
29. The proposal would not comply with Design Guideline B.3.2 as the original placement, orientation, and grade of the historic building would not be retained. The relationship between the orientation of the Historic Structure and Main Street is important in conveying the history of the Historic District and this site.



30. The proposal does not comply with Design Guideline B.3.3 as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.
31. The proposal does not comply with Design Guideline E.1.1 because the reorientation of the Historic Structure will diminish the integrity and significance of the site and its context.
32. Bullet points 1 and 2 of the “Side Bars” for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.
33. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.
34. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.
35. LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.
36. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.
37. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.
38. The proposal does not comply with LMC 15-11-13(A)(3)(c)(1) as the Planning Director and Chief Building Official did not find Unique Conditions that would warrant the proposed reorientation – including that the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.
39. The proposal does not comply with LMC 15-11-13(A)(3)(c)(2) as the proposed relocation will diminish the overall physical integrity of the Historic District and the site’s association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure’s siting on the lot and the remaining pieces of its Essential Historic Form. All restoration of lost Historic Materials could occur in the Historic Structure’s current location and siting.
40. LMC 15-11-13(A)(3)(c)(4) as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure’s current location and siting.
41. The reorientation of the historic house at 424 Woodside Avenue will have a significant effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer be considered a Significant Site as defined in the LMC and Design Guidelines.

**Conclusions of Law:**

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

**Exhibits:**

- Exhibit A HPB Criteria for Relocation of Historic Structures
- Exhibit B Historic Sites Inventory Form
- Exhibit C Intensive Level Survey Draft Form
- Exhibit D 2011 Variance Staff Report
- Exhibit E 2011 Variance Minutes
- Exhibit F Historic District Design Review Historic Preservation Plan
- Exhibit G Historic District Design Review Physical Conditions Report
- Exhibit H Historic District Design Review Existing and Proposed Plans
- Exhibit I Applicant's Reorientation Analysis – submitted May 19, 2017
- Exhibit J Park City Municipal Corporation's Historic Preservation Consultant, Anne Oliver, SWCA - Assessment of Proposed Reorientation
- Exhibit K Public Comment
- Exhibit L Planning Director and Chief Building Official Determination
- Exhibit M Applicant's Supplemental HDDR Analysis – submitted September 13, 2017
- Exhibit N 2011 Historic District Design Review Denial Letter

## Exhibit A: HPB Criteria for Relocation of Historic Structures

The Historic Preservation Board shall find the project complies with the following criteria (Exhibit A):

### 15-11-13 Relocation And/Or Reorientation Of A Historic Building Or Historic Structure

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the relocation and/or orientation of Historic Buildings, Structures, and Sites.

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

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

1. For either a Landmark or Significant Site all the following shall be met:
  - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
  - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. Landmark structures shall only be permitted to be relocated on its existing site if:
  - a. the relocation will abate demolition; or
  - b. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.
3. For Significant sites, at least one of the following shall be met:
  - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
  - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
  - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:

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

# **Exhibit B**

## Historic Sites Inventory Form

# HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

## 1 IDENTIFICATION

Name of Property:

Address: 424 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: 424-WS-1

Current Owner Name: Heather Berkley

Parent Parcel(s): PC-66

Current Owner Address: 9308 Tournament Canyon Drive, Las Vegas, NV 89144

Legal Description (include acreage): 0.13 acres; LOT 1 424 WOODSIDE AVENUE SUBDIVISION.

## 2 STATUS/USE

### Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

### Evaluation\*

- Landmark Site
- Significant Site
- Not Historic

### Reconstruction

- Date: \_\_\_\_\_  
Permit #: \_\_\_\_\_  
 Full  Partial

### Use

Original Use: Residential  
Current Use: Residential

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

## 3 DOCUMENTATION

### Photos: Dates

- tax photo:
- prints: 1995 & 2006
- 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
- tax card
- original building permit
- sewer permit
- Sanborn Maps
- obituary index
- city directories/gazetteers
- census records
- biographical encyclopedias
- newspapers
- city/county histories
- personal interviews
- Utah Hist. Research Center
- USHS Preservation Files
- USHS Architects File
- 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. "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 / Vernacular style

No. Stories: 1 & 1 ½

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: Dina Blaes/Park City Municipal Corporation Date: November, 08

- 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.):

Site: Site drops sharply from the finished roadway. Includes mature trees and shrubs.

Foundation: Assumed to be concrete based on an early photograph.

Walls: Clad in wood drop siding and corner boards.

Roof: Side gable with long rear shed extension is sheathed in metal standing seam material.

Windows: Windows include small fixed casement windows on the rear elevation and doubled-hung wood units on the side.

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 has been modified significantly. A 1978 Structure/Site form indicates possible minor additions the original house, but pre-1995 a large addition was constructed to the south. The changes to the original house are minor but the construction of such a large side addition diminishes the site's original character.

**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has been significantly altered by the construction of a 1 ½ story addition to the south side of the original structure. The addition includes a two-car garage and large paved parking area.

**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the physical evidence from the period that defines this as a typical Park City mining era house--the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes--remain on original part of the house.

**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively 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.

## 5 SIGNIFICANCE

Architect:  Not Known  Known: (source: )

Date of Construction: c. 1900<sup>1</sup>

Builder:  Not Known  Known: (source: )

<sup>1</sup> Summit County Tax Assessor.

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.<sup>2</sup>

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:** Northwest oblique. Camera facing southeast, 2006.

**Photo No. 2:** Addition. Camera facing northeast, 2006.

**Photo No. 3:** Northwest oblique. Camera facing southeast, 1995.

**Photo No. 4:** Addition. Camera facing northeast, 1995.

**Photo No. 5:** Northwest oblique. Camera facing southeast, tax photo.

<sup>2</sup> From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.



Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 724 Woodside  
 Class 3 Type 1 3 4. Cost \$ \_\_\_\_\_ X \_\_\_\_\_ %

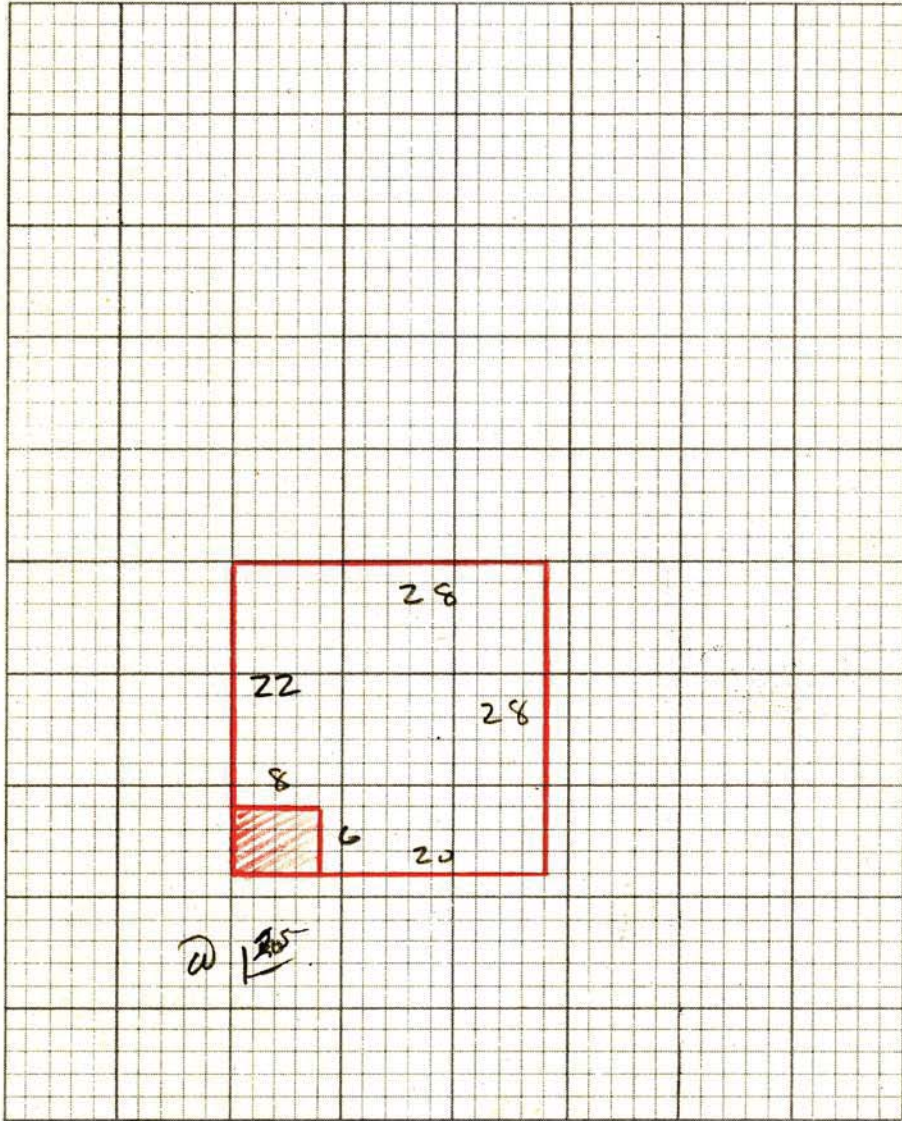
Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		736		\$ 1504
	x x				
	x x				

Gar.—Carport x Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	
Foundation—Stone _____ Conc. <u>1/2</u> None <u>1/2</u>		
Ext. Walls <u>Asst Sides on Sid</u>		
Insulation—Floors _____ Walls <u>✓</u> Cigs. _____		
Roof Type <u>gab</u> Mtl. <u>pat</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med. _____ Large _____		
Porches—Front <u>48</u> @ <u>100</u>	48	
Rear _____ @ _____		
Porch _____ @ _____		
Metal Awnings _____ Mtl. Rail _____		
Basement Entr. _____ @ _____		
Planters _____ @ _____		
Cellar-Bsmt. — <u>1/4</u> <u>1/3</u> <u>1/2</u> <u>3/4</u> Full _____ Floor <u>conc</u>	50	
Bsmt. Apt. _____ Rooms Fin. _____ Unfin. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	315	
		Class <u>1</u> Tub <u>1</u> Trays _____
		Basin _____ Sink <u>1</u> Toilet <u>1</u>
		Wtr. Sfr. _____ Shr. St. _____ O.T. _____
Dishwasher _____ Garbage Disp. _____		
Built-in-Appliances _____		
Heat—Stove <u>✓</u> H.A. _____ Steam _____ Stkr. _____ Blr. <u>X</u>		
Oil _____ Gas <u>X</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. _____		
Finish—Fir <u>✓</u> Hd. Wd. _____		
Floor—Fir <u>✓</u> Hd. Wd. _____ Other _____		
Cabinets _____ Mantels _____		
Tile—Walls _____ Wainseot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Total Additions	413	

Year Built _____	Avg. Age <u>59</u>	Current Value	\$ 1917
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u>		Commission Adj. _____ %	
Remodel Year _____	Est. Cost _____	Bldg. Value	
		Depr. Co. <u>1</u> 2 3 4 5 6 <u>30</u> %	
		Current Value Minus Depr.	\$ 575
Garage—Class <u>1</u> Depr. 2% 3% _____		Carport—Factor _____	
Cars <u>1</u> Floor <u>wd</u> Walls <u>slit</u> Roof <u>G I</u> Doors <u>1</u>			
Size— <u>10</u> x <u>18</u> Age <u>26</u> Cost <u>123</u> x <u>30</u> %			37
Other _____			
Total Building Value			\$ _____

Appraised 11-28 1957 By 1331



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
<b>TOTAL</b>						

Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

KIND OF BUILDING	19	19	19	19	19	19	19	19	19	19	19	19
GARAGE												
RESIDENCE												
TOTAL												
ASSESSED VALUE												

KIND OF BUILDING	1958	1959	1960	1961	1962	19	19	19	19	19	19	19
GARAGE	37	37	37	37	37							
RESIDENCE	575	575	575	575	575							
TOTAL	612	612	612	612	612							
ASSESSED VALUE	245	245	245	245	245							

PC 66  
Serial Number

OF  
Card Number

Owners Name \_\_\_\_\_  
 Location \_\_\_\_\_  
 Kind of Bldg. Res St. No. 424 Woodside  
 Class 3- Type 1 2 3 4. Cost \$ 3310 x 94%

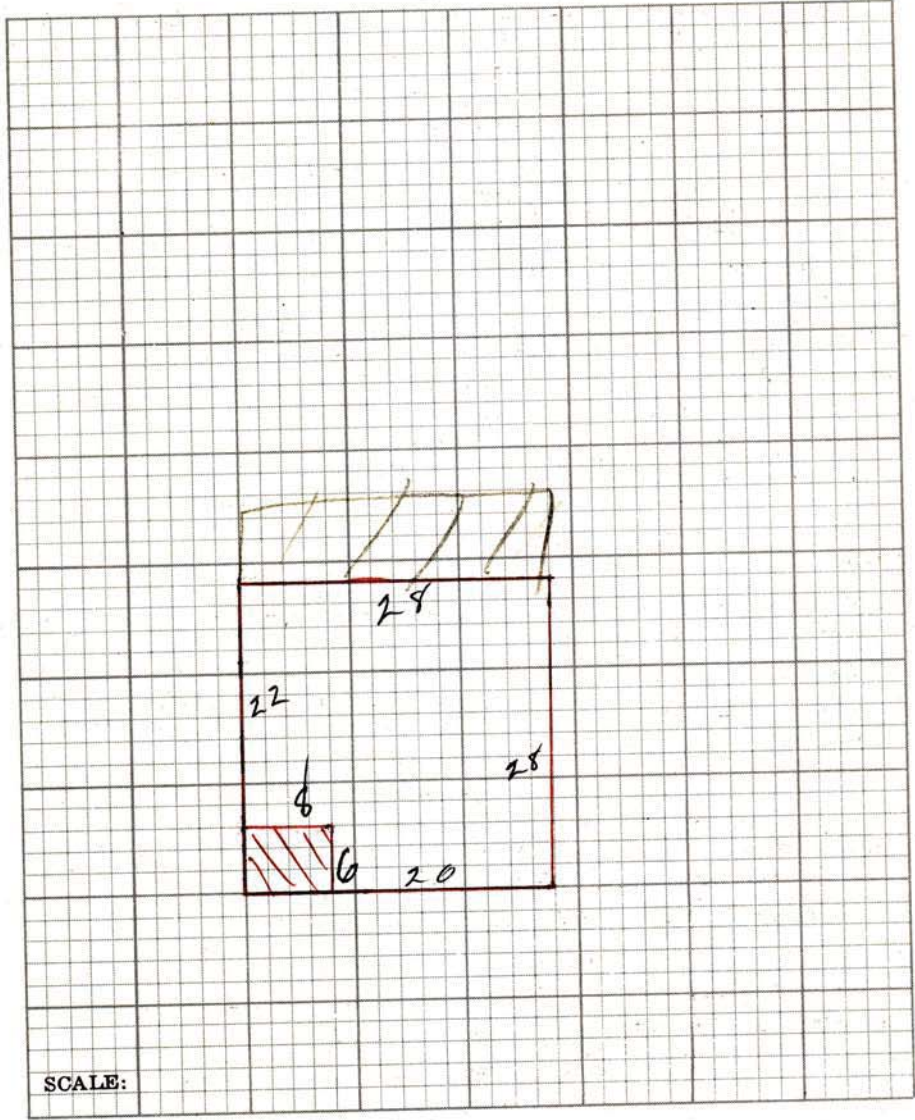
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
	x x	736		\$ 3111	\$
	x x				
	x x				

Att. Gar.  C.P.  Flr. \_\_\_\_\_ Walls \_\_\_\_\_ Cl. \_\_\_\_\_

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____		
Ext. Walls <u>sid</u> (A)		
Roof Type <u>Gab</u> Mtl. <u>pat &amp; Rh</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____ 48' @ 125 60		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar/Bsmt. — 1/4 1/3 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement—Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	460
	Basin _____ Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	326	
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <u>1</u> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		
Total Additions	846	

Year Built <u>1898</u>	Avg. 1. <u>1898</u>	Replacement Cost	3957
	Age 2.	Obsolescence	
Inf. by <u>Owner</u> <u>Tenant</u>	<u>Neighbor</u> <u>Record</u> - Est.	Adj. Bld. Value	12%
		Conv. Factor	
Replacement Cost—1940 Base			
Depreciation Column <u>1</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 10-17- 19 68 By 1708 **DEC 13 1968**  
 Appraised ② \_\_\_\_\_ 19 \_\_\_\_\_ By \_\_\_\_\_ 1268



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class \_\_\_\_\_ Depr. 2% 3% \_\_\_\_\_

Cars \_\_\_\_\_ Floor \_\_\_\_\_ Walls \_\_\_\_\_ Roof \_\_\_\_\_ Doors \_\_\_\_\_

Size \_\_\_\_\_ x \_\_\_\_\_ Age \_\_\_\_\_ Cost \_\_\_\_\_ x 47% \_\_\_\_\_

\_\_\_\_\_ 1940 Base Cost \_\_\_\_\_ x \_\_\_\_\_ % Depr. \_\_\_\_\_

Total \_\_\_\_\_

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Researcher: Philip F. Notarianni  
Date: August, 1978

Site No. SU-10-157

Utah State Historical Society  
Historic Preservation Research Office  
**Structure/Site Information Form**

IDENTIFICATION 1

Street Address: 424 Woodside Ave. Plat PCS Bl. 4 Lot 26-27  
Name of Structure: T. R. S.  
Present Owner: Esther Anderson UTM:  
Owner Address: P.O. Box, Park City, 84060 Tax #: PC-66

AGE/CONDITION/USE 2

Original Owner: Construction Date: @1898 Demolition Date:  
Original Use: residential  
Present Use: Occupants:  
 Single-Family  Park  Vacant  
 Multi-Family  Industrial  Religious  
 Public  Agricultural  Other  
 Commercial

Building Condition: Integrity:  
 Excellent  Site  Unaltered  
 Good  Ruins  Minor Alterations  
 Deteriorated  Major Alterations

STATUS 3

Preliminary Evaluation: Final Register Status:  
 Significant  National Landmark  District  
 Contributory  National Register  Multi-Resource  
 Not Contributory  State Register  Thematic  
 Intrusion

DOCUMENTATION 4

Photography: Date of Slides: 11/77 Date of Photographs:  
Views: Front  Side  Rear  Other  Views: Front  Side  Rear  Other

Research Sources:  
 Abstract of Title  City Directories  LDS Church Archives  
 Plat Records  Biographical Encyclopedias  LDS Genealogical Society  
 Plat Map  Obituary Index  U of U Library  
 Tax Card & Photo  County & City Histories  BYU Library  
 Building Permit  Personal Interviews  USU Library  
 Sewer Permit  Newspapers  SLC Library  
 Sanborn Maps 1889, 1900,  Utah State Historical Society Library  Other  
1907.

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County Records.  
Deseret News, April 3, 1915, p. 3.

5  
ARCHITECTURE

Architect/Builder: unknown

Building Materials: wood

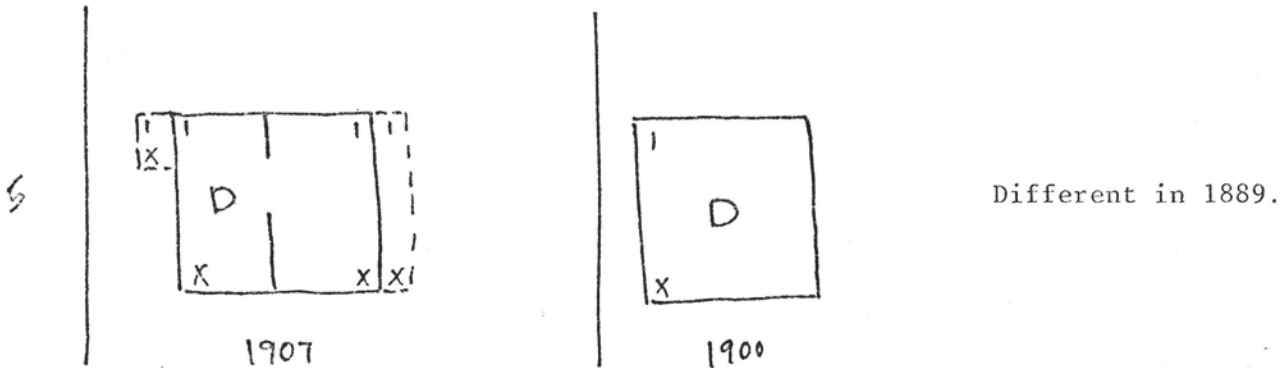
Building Type/Style: residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

One-story frame with a gable roof and sloping rear. Window placements appear to have changed little. Tax photographs indicate that the chimney, located on the north end, has remained the same since the 1940's.

Sanborn Map sketches show a possible alteration and/or additions between 1900-1907.



6  
HISTORY

Statement of Historical Significance:

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aboriginal Americans | <input type="checkbox"/> Communication          | <input type="checkbox"/> Military        | <input type="checkbox"/> Religion           |
| <input type="checkbox"/> Agriculture          | <input type="checkbox"/> Conservation           | <input type="checkbox"/> Mining          | <input type="checkbox"/> Science            |
| <input type="checkbox"/> Architecture         | <input type="checkbox"/> Education              | <input type="checkbox"/> Minority Groups | <input type="checkbox"/> Socio-Humanitarian |
| <input type="checkbox"/> The Arts             | <input type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Political       | <input type="checkbox"/> Transportation     |
| <input type="checkbox"/> Commerce             | <input type="checkbox"/> Industry               | <input type="checkbox"/> Recreation      |   |

This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area.

In the early 189's the lot belonged to C.W. Allen; and in 1896 sold by Charles Allen to Chelsey C. Barker. William T. Backus became an owner in the 1900's. Fraser Buck, of the firm Welsh, Driscoll and Buck, and local author, purchased the property in 1914 from William Dickett, Finally, in 1916 sold to Erick Anderson.

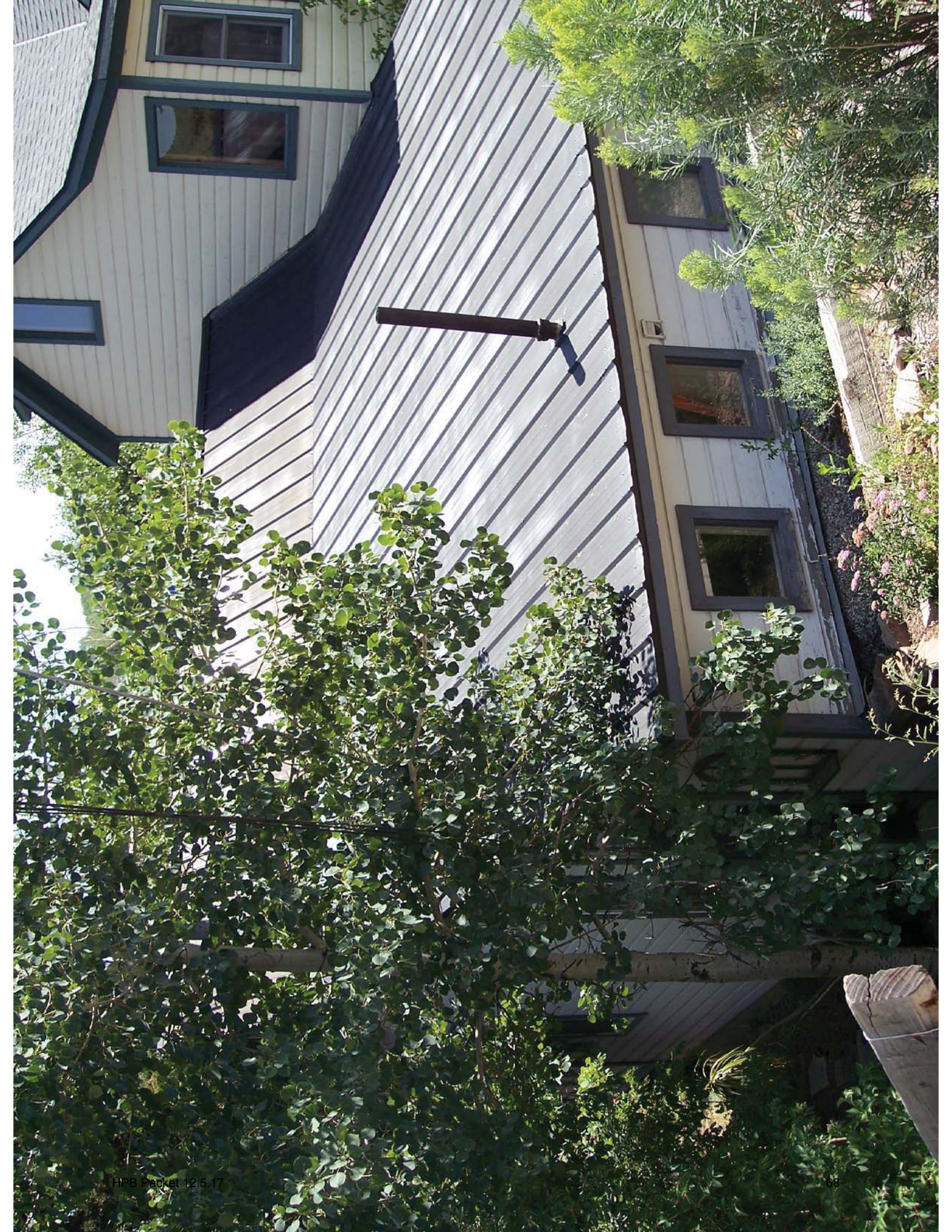
Chesley C. Barker was an engineer for the Daly-West Mine for more than twenty-five years, and was considered well versed in mine hoists and pumps. He was also a member of the Park City lodge Knights of Pythias.











# **Exhibit C**

Intensive Level Survey DRAFT Form

HISTORIC SITE FORM  
UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: William T. Backus House

Address: 424 Woodside Avenue

Twtnshp Range Section:

City, County: Park City, Summit, Utah

UTM:

Current Owner Name: Heather Berkley

USGS Map Name & Date: Park City East

Current Owner Address: 9308 Tournament Canyon Drive

Quad/2011

Las Vegas, NV 89144

Tax Number: 424-WS-1

Legal Description (include acreage): LOT 1 424 WOODSIDE AVENUE SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 5625 SQ FT OR 0.13 AC

2 STATUS/USE

Property Category

building(s)

structure

site

object

Evaluation

eligible/contributing

ineligible/non-contributing

out-of-period

Use

Original Use: single dwelling

Current Use: single dwelling

3 DOCUMENTATION

Photos: Dates

digital: Nov. 2013 (4)

prints: 2006 (2), 1995 (2)

historic:

Drawings and Plans

measured floor plans

site sketch map

Historic American Bldg. Survey

original plans available at:

other:

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

abstract of title

tax card & photo

building permit

sewer permit

Sanborn Maps

obituary index

city directories/gazetteers

census records

biographical encyclopedias

newspapers

city/county histories

personal interviews

USHS History Research Center

USHS Preservation Files

USHS Architects File

LDS Family History Library

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 / vernacular style No. Stories: 1.5

Foundation Material: concrete Wall Material(s): drop-novelty wood siding

Additions: none minor  major (describe below) Alterations: none  minor 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.

424 Woodside is a hall-parlor type house that has been modified significantly. The hall-parlor is one of the main three house types built during the historic Park City mining era, and is the earliest of those three, occurring mostly toward the beginning of that period. A large addition has been built to the side at the street level above the original house which is well below the road grade. The side gable roof of the original house is sheathed with standing seam metal, while the complex roof of the addition is sheathed with composition shingles. The walls of both the original house and the addition are clad with drop-novelty wood siding. The façade of the original house that is facing the street has at least four casement windows spaced across it, while the side has several one-over-one double hung sash windows. The addition has a one-over-one double hung sash window in its gable and two of the same type in the front most section. The addition has a two-car garage that is on the same level as the street. The original house is much lower than the road grade, and a concrete stair leads down to the primary façade of the house. Although the overall form remains legible, the cumulative formal and material changes have diminished its historic value.

#### 5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1900**

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

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input checked="" type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Law	<input type="checkbox"/> Social History
<input type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input type="checkbox"/> Communications	<input type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Maritime History	<input checked="" type="checkbox"/> Other: <b>Mining</b>
<input type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation		<input type="checkbox"/> 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 brief history of the house was given in a 1978 National Register nomination:

“This structure is also contributory to the Park City residential district; but in addition helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area.

“In the early 1890's the lot belonged to C.W. Allen; and in 1896 sold by Charles Allen to Chelsey C. Barker. William T. Backus became an owner in the 1900's. Fraser Buck, of the firm Welsh, Driscoll and Buck, and local author, purchased the property in 1914 from William Dickett, Finally, in 1916 sold to Erick Anderson.

“Chesley C. Barker was an engineer for the Daly-West Mine for more than twenty-five years, and was considered well versed in mine hoists and pumps. He was also a member of the Park City lodge Knights of Pythias.”

Due to the commonness of the name Charles Allen, it is difficult to determine who the owner of the property was initially, as several lived in Park City at the time.

William T Backus, the owner after Charles (or Chelsey) Barker and also his nephew, had lived in Park City previously, leaving for Nevada in 1904. They returned at some point, and lived in this house for a time, before selling it to Charles Barker's wife Luella, who quickly sold it to William Dickert in 1909.

Not much information was found on William Dickert, and he does not appear on the 1910 census, so it can be assumed he did not live on the property. He transferred the property to Fraser Buck in 1914.

Fraser Buck was a salesman in the hardware industry. It is noted in the 1920 census that he lived with his parents and sister. No other information is known about him. The property was transferred to Erick Anderson in 1916.

It appears that Erick Anderson did not live at the house, at least during the time of the 1920 census, when the house was vacant. The house was also vacant during the 1930 census.

In 1931, Erick Anderson transferred the property to his daughter Esther Anderson, who retained it until 1981. It was rented by Andles Henderson and his wife Sydona during the 1940 census. Andles was a laborer in a mine, but nothing else is known of him. The property is currently owned by Heather Berkley.



*424 Woodside Avenue. Southwest oblique. November 2013.*





*424 Woodside Avenue. West elevation. November 2013.*



*424 Woodside Avenue. Northwest oblique. November 2013.*

# TITLE SEARCH FORM

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

Address: 424 Woodside Avenue

City: Park City, UT

Current Owner: Heather Berkley

Address: (see historic site form for address)

Tax Number: 424-WS-1 (parent parcel: PC-66)

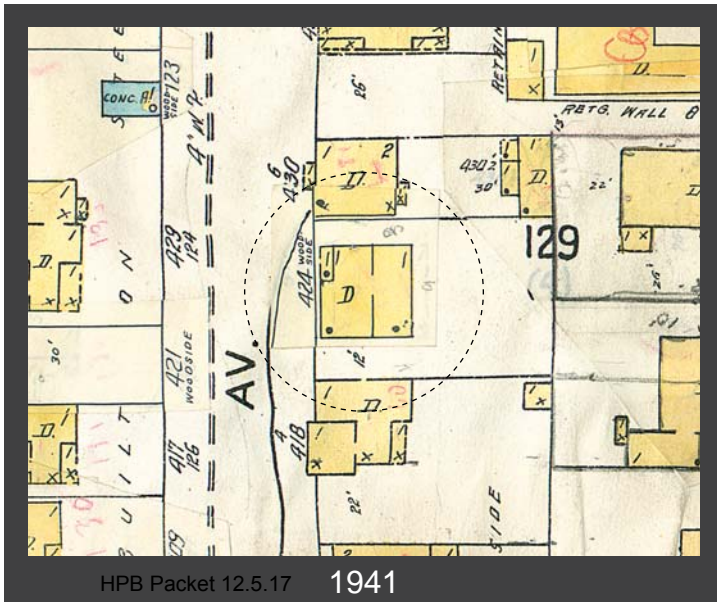
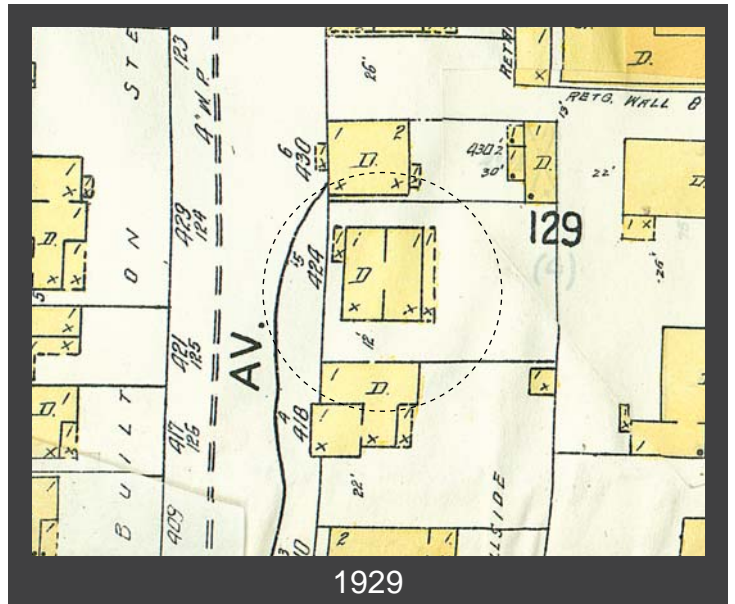
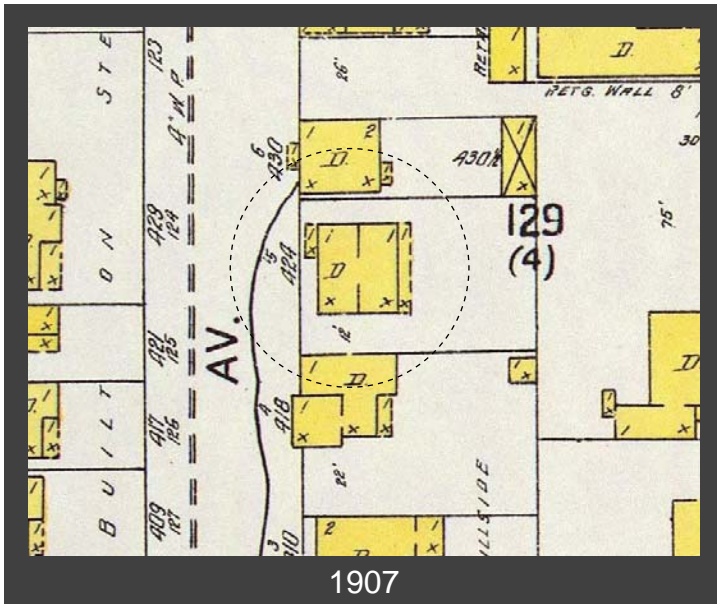
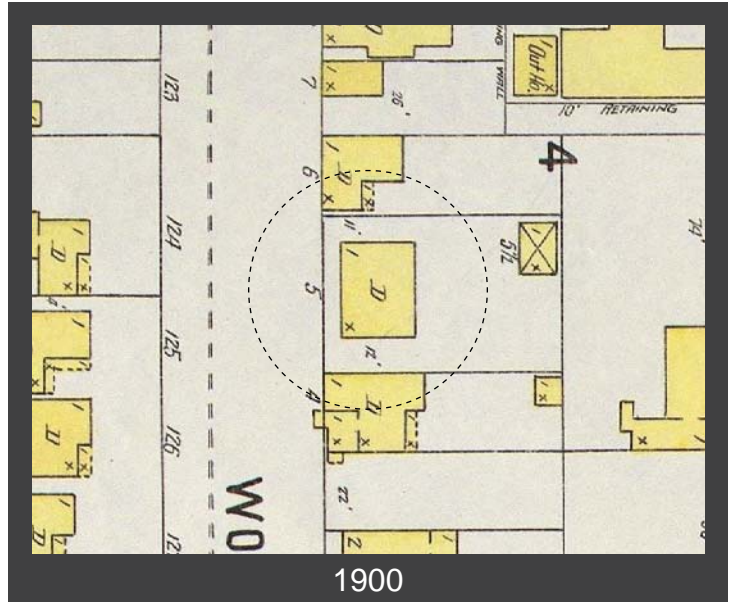
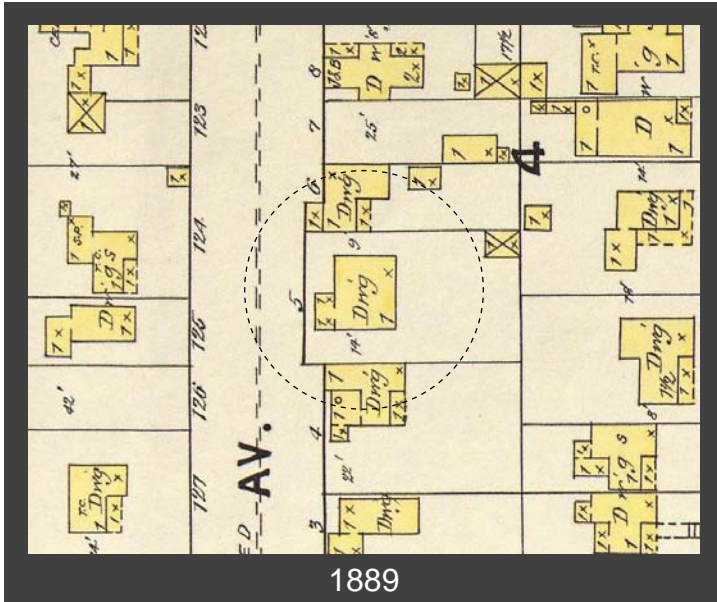
Legal Description (include acreage): Lot 1 424 Woodside Sub. (PC BK4 L26, L27, L28)  
(see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
4/12/1886	Alfred B. Mulhall (ill.)	Henry Newell	Mortgage	\$100.00	"26,27"
6/4/1886	A.B. Mulhall (ill.)	Charles W. Allen	W		"26,27"
6/8/1886	Charles W. Allen	Gilbert Gregor	Mortgage	\$200.00	"26,27"
7/17/1893	C.W. Allen & wife	John Kennedy	Mortgage	\$195.00	"26,27"
4/18/1896	Chas W. Allen	Charles C. Barker	W		"26,27"
12/19/1901	Charles C. Barker & w.	Jennie H. Backus	W.D.		"26,27"
9/25/1909	Wm. T. Backus & wife	Luella V. Barker	Deed		"26,27"
12/23/1909	Luella V. Barker	Wm. Dickert & wife	W.D.		"26,27"
12/21/1914	William Dickert & wife	Fraser Buck	W.D.		"26,27"
5/6/1916	Fraser Buck & wife	Erick Anderson	W.D.		"26,27"
12/18/1931	Erick Anderson	Esther Anderson	W.D.		"26,27"
6/16/1981	Esther Anderson	Ennis J. Gibbs	W.D.		"26,27"
2/21/1989	Ennis J. Gibbs	Richard B. & Robert L. Peek	W.D.		"26,27,28"
12/14/1989	Robert L. Peek	Richard B. Peek	W.D.		"26,27,28"
12/20/1996	Richard B. Peek	Roger D. Armstrong	W.D.		"26,27,28"
10/9/2003	Roger D. Armstrong	Heather Berkeley	W.D.		"26,27,28"

Researcher: John Ewanowski, CRSA Architecture

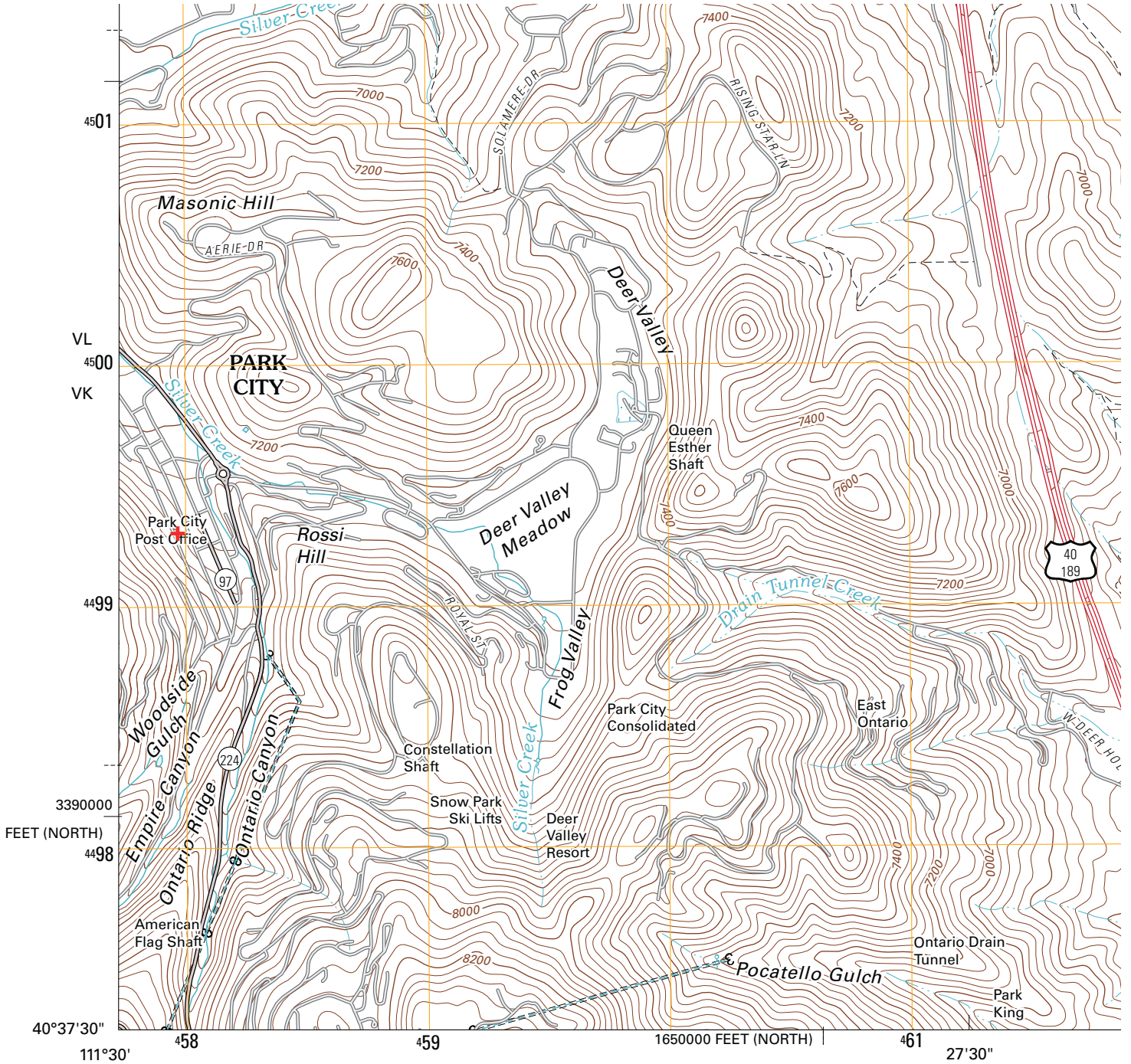
Date: 1/6/2015

424 Woodside Avenue Park City, Summit County, Utah  
 Intensive Level Survey—Sanborn Map history





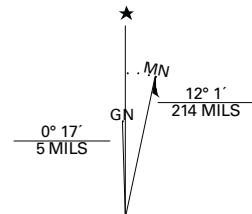
Tax photo c. 1940



Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 12T  
 10 000-foot ticks: Utah Coordinate System of 1983  
 (north and central zones)

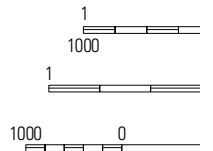
Imagery.....NAIP, July 2009 - August 2009  
 Roads.....©2006-2010 Tele Atlas  
 Names.....GNIS, 2009  
 Hydrography.....National Hydrography Dataset, 2009  
 Contours.....National Elevation Dataset, 2008

+ location on USGS Park City East 1:24000 Quadrangle Map (2011)  
 HPB Packet 12.5.17



UTM GRID AND 2011 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
VL VK
Grid Zone Designation
12T



## **Exhibit D**

2011 Variance Meeting Staff Report (link in Staff Report)

# **Exhibit E**

## 2011 Variance Meeting Minutes

MINUTES OF PARK CITY BOARD OF ADJUSTMENT  
CITY HALL, COUNCIL CHAMBERS  
OCTOBER 4, 2011

IN ATTENDANCE: Ruth Gezelius, Mary Wintzer, Hans Fuegi, Richard Miller

EX OFFICIO: Thomas Eddington, Planning Director; Polly Samuels-Mclean, City Attorney; Mathew Evans, City Planner

---

I. ROLL CALL

Chair Gezelius called the meeting to order at 5:08 PM and noted that all Board members not present were excused.

II. PUBLIC COMMUNICATION

There was no comment.

III. STAFF & BOARD COMMUNICATIONS

There was discussion among Staff and Board concerning the issue of the re-hearing for the agenda item. City Attorney Mclean explained that the applicant was notified that the ratification was scheduled but the date of the hearing and staff report was not made available to the applicant three days prior to the meeting as required by Code. The applicant did have the ability to wave the three day period but chose not to. It was noticed that neither the applicant nor public was in attendance for the re-hearing. City Attorney Mclean made the Board aware that the vote of the ratification on September 27, 2011 should be vacated by the Board prior to hearing the item on regular agenda.

City Attorney Mclean updated the Board of Adjustment on 129 Main Street, a Variance and Special Exception that was heard before the Board and recently ruled on at District Court. The settlement by the Court upheld the denial of the Variance by the Board of Adjustment though the Special Exception was overturned. Staff was concerned with the broad language in the Land Management Code regarding Special Exceptions and that the language may be amended in the future.

Board member Miller directed Staff to deliver packets to all members of the Board whether they were scheduled to be present at the meeting or not. He further asked that emails be sent to confirm meetings to all members, not just those that confirmed they were available on the scheduled dates.

IV. REGULAR AGENDA

MOTION: Board member Fuegi moved to vacate the vote of the Board of Adjustment on September 27, 2011 on the matter of the ratification of Findings of Facts, Conclusions of Law, and Order for 424 Woodside Avenue. Board member Wintzer seconded.

VOTE: 4-0. Unanimously carried.

PL-11-01317 424 Woodside Avenue – Ratification of Findings



The Board reviewed and made changes to the Findings of Facts as follows:

- Finding of Fact #13 as pointed out by Board member Miller should have the singular “prevent” instead of “prevents”.
- Finding of Fact #15 was amended by Board member Miller to read “All three variance requests are based upon self- imposed design hardships...”

MOTION: Board member Wintzer moved to ratify the Findings of Facts. Conclusions of Law and Order as amended for 424 Woodside Avenue Variances to height, front setback, and side yard setback. Board member Fuegi seconded the motion.

VOTE: 4-0. Motion carries unanimously.

#### Finding of Fact

1. The property is located in the Historic Residential (HR-1) zone.
2. Records indicate that in 1900 a 956 square foot Historic home was built at 424 Woodside Avenue and is currently listed as Significant on the Historic Sites Inventory.
3. In 1993, two additional lots adjacent to the property were combined into one lot and a building permit was issued for a 700 square foot addition which would be used as a duplex.
4. The 1993 addition was built to a height of 28 feet which was the permitted zone height at the time.
5. Because of the topography of the site, a height of 29 feet would be required of the portion of the historic house in order to match the height of the 1993 addition.
6. The duplex is located on a lot that is 75 feet wide and 75 feet deep, the existing historic home is located approximately 6 feet below the top grade of Woodside Avenue.
7. The maximum height in the HR-1 Zone is 27 feet, the applicant proposed to raise the historic portion of their home to 29 feet, thus the applicant needed a 2 foot variance to the maximum height allowed in the HR-1 Zone.
8. The maximum front yard setback in the HR-1 Zone is 10 feet as measured from the property line; the applicant proposed to raise and rotate the historic portion of the home and place additional living space directly under the historic home with a 0 foot front yard setback, thus the applicant needed a 10 foot variance for the front yard setback for the proposed addition as required in the HR-1 Zone.
9. The combined total side yard setback requirements for a lot that is 75' wide by 75' feet deep is 18 feet with each side having a minimum 5 foot setback. The existing combined setbacks are 15 feet, with 5 feet on the south-side property line, and 10 feet on the north-side property line. The applicant was proposing to have a 10 foot setback for the additional living space below the historic portion of the home on the north side of the property after it was to be raised and rotated, thus necessitating a need for a three foot variance to the total side-yard setback standards in the HR-1 Zone.
10. The applicant requested to raise the home a total of 10 feet to bring the overall height to 29 feet in order to match the floor elevation of the 1993 addition and bring it to street level.
11. Applicant failed to show specifically why raising the house to a height of 29 feet as opposed to the zone height of 27 feet was necessary and created a hardship.
12. Matching the height of a historic house to a modern addition is not a hardship and does not meet the spirit of the zoning ordinance or the general plan.

13. Applicants failed to show how a two foot difference (i.e. raising the house to 29 feet as opposed to the zone height of 27 feet) creates a hardship. Two feet would not require an exposed staircase or prevent the house from being close to street elevation.
14. Raising the home 27 feet would bring the historic portion of the home to the same elevation as the street. The 2 foot variance to the maximum height allowed would have raised the home to one-foot (1') above the street elevation.
15. All three variance requests are based upon self- imposed design hardships due to the fact that the applicant could achieve the lifting and rotating of the home without the addition of living space below the building, and without matching the exact floor elevation of the 1993 addition to the home. The applicants request for additional living space below the historic portion of the building, and matching the existing floor elevation of the 1993 addition is not a hardship created by special circumstances associated with the property.
16. The alleged hardship comes from conditions general to the neighborhood, not from circumstances peculiar to the property. Several houses on the downhill side of the street are situated in much the same way as the applicant's home. The positioning of the home on the lot is not unique to this area as many homes were constructed in a manner that allowed the home to face downward towards Main Street. The applicant previously combined three lots and has ample room to expand the existing non-historic portion of the home to add additional living space.
17. Any life-safety issues related to the existing location of the home on the property and its proximity to the street and position below the established grade of the street can be mitigated without the need for a variance, including raising the historic portion of home without the addition of living space underneath and without violating the maximum height requirement. The matching of the floor elevation of the existing home, or bringing the home up to above street level is not a necessity; the applicant can accomplish the rising of the home with a "step-down" from the 1993 addition.
18. The determination whether to raise and rotate the existing home is made as part of the Design Guidelines for Historic Districts and Historic Sites determination. However, raising and rotating the historic house can be achieved without the need for the variance.
19. Additional living space is also proposed behind (in the rear yard) of the existing historic portion of the home. Due to the size of the lot and current placement of the historic home, additional living space can be achieved without the need for the variance.

#### Conclusions of Law

1. Literal enforcement of the HR-1 zone requirements for a maximum height of 27 feet, front-yard setback requirements of 10 feet and a combined sideyard requirements of 18 feet does not cause an unreasonable hardship. This is not necessary to carry out the general purpose of the zoning ordinance.
2. There are no special circumstances attached to the property that do not generally apply to other properties in the same district
3. Granting the variances is not essential to the enjoyment of substantial property right possessed by other property owners in the same district.
4. The proposal is inconsistent with the General Plan.
5. The spirit of the zoning ordinance is not observed by this application.
6. All of the criteria needed to allow for a variance for each request, pursuant to LMC section 15-10-9, have not been met, thus the variances are not justified.

Order: The variances to LMC section 15-2.2-5 (A) and 15-2.2-3 (D) are hereby denied for:

# **Exhibit F**

## 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 TURPEN APPLICATION #: PL-16-03379  
DATE RECEIVED: 11/16/16

PLANNING DIRECTOR \_\_\_\_\_ CHIEF BUILDING OFFICIAL \_\_\_\_\_  
APPROVAL DATE/INITIALS: \_\_\_\_\_ APPROVAL DATE/INITIALS: \_\_\_\_\_

**PROJECT INFORMATION**

LANDMARK  SIGNIFICANT DISTRICT: \_\_\_\_\_

NAME: JOHN & HEATHER BERKLEY  
ADDRESS: 424 WOODSIDE AVE  
\_\_\_\_\_  
\_\_\_\_\_  
TAX ID: 424.WS.1 OR \_\_\_\_\_  
SUBDIVISION: \_\_\_\_\_ OR \_\_\_\_\_  
SURVEY: \_\_\_\_\_ LOT #: \_\_\_\_\_ BLOCK #: \_\_\_\_\_

**APPLICANT INFORMATION**

NAME: JONATHAN DEGRAY  
PHONE #: (435) 649-7263 FAX #: ( )  
EMAIL: degrayarch@guestoffice.net

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](http://www.parkcity.org). Updated 10/2014.



**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 Design

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 existing historic form is oriented so that the front of the building faces the back yard, or rear of the site. The historic form is a full story below the street level of Woodside Avenue so the only thing visible of the historic form from the street is the metal roof. This condition along with the scale of the addition to the south places the historic form in a hole. Per the Site Inventory 424 Woodside Ave. has been extensively modified creating a situation where the historic form is dwarfed by surrounding structures and is a full level below street level. By raising and rotating the historic form we will establish it as a visually prominent element along the street. The new location will fit in with the current rhythm of building forms along the street. The proposed addition, located below the historic form, will not be visible from the street. The proposed changes outlined here are all intended to improve the appearance of the historic form and reestablish its presence along Woodside Avenue making it once again a valuable asset to the district for years to come.



## Structural

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: Structure

This involves:  Preservation  Restoration  
 Reconstruction  Rehabilitation

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

It is our intention to strip the existing historic form building down, removing all the contemporary material and then see what we have. We anticipate not finding any historic material other than 1x12 exterior wall sheathing attached to new stud walls.

If this is the case we would propose to proceed as follows.

1. Panelize the exterior north and east walls.
2. Change the orientation of the building so that it faces Woodside Avenue and is raised to the street level, **9' from its existing location**, so the front of the historic building faces the street, not the back yard.
3. Construct a new foundation
4. Re-build the structural frame placing the historic form on top, front facing Woodside Ave.

Through the renovation and addition of this residence we will:

- a. Provide a foundation to the structure.
- b. Re-orient the building so the front faces the street and is elevated to have a relationship to the street that is currently not present

## Roof

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

Element/Feature: Roof

This involves:  Preservation  Restoration  
 Reconstruction  Rehabilitation

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

The roof will be rebuilt to meet the structural requirements of code and retain the historic form and appearance.

## 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: None



**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: Exterior walls

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

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

It is our intention to strip the existing historic form building down, removing all the contemporary material and then see what we have. We anticipate not finding any historic material other than 1x12 exterior wall sheathing attached to new stud walls.

If this is the case we would propose to proceed as follows.

5. Panelize the exterior north and east walls.
  6. Change the orientation of the building so that it faces Woodside Avenue and is raised to the street level, **9' from its existing location**, so the front of the historic building faces the street, not the back yard.
  7. Construct a new foundation
  8. Re-build the structural frame placing the historic form on top, front facing Woodside Ave.
- Through the renovation and addition of this residence we will:
- c. Provide a foundation to the structure.
  - d. Re-orient the building so the front faces the street and is elevated to have a relationship to the street that is currently not present
  - e. Replace the non-historic windows with period correct units Replace/repair siding.

**Foundation**

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

Element/Feature: Foundation

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

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

A new foundation will be built that is code compliant.



## **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: 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 front porch, currently facing the rear of the site, has been walled in to create more interior living space. We would propose to bring the porch back to its historic appearance and use.

## **Doors**

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

Element/Feature: Doors

This involves:     Preservation     Restoration  
                          Reconstruction     Rehabilitation

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

All historic doors have been replaced, see physical condition report. All new doors will be historic in appearance.

## **Windows**

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

Element/Feature: Windows

This involves:     Preservation     Restoration  
                          Reconstruction     Rehabilitation

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

All historic windows have been replaced, see physical condition report. All new windows will be historic in appearance.



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](http://www.parkcity.org). Updated 10/2014.



**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 & Electrical 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:

All Mechanical and Electrical systems will be new and code compliant.

**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: Addition

- This involves:     Preservation     Restoration  
                           Reconstruction     Rehabilitation

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

The new addition will be placed below and to the rear of the historic form and be distinctive from the exiting home.



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](http://www.parkcity.org). Updated 10/2014.

**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.

- 1. Architect: Jonathan DeGray Architect, 435-649-7263, [degrayarch@qwestoffice.net](mailto:degrayarch@qwestoffice.net).
- 2. Structural Engineer: Shen Engineers, Henry Shen, 801-466-2625, [sheneng@msn.com](mailto:sheneng@msn.com)
- 3. Contractor: None chosen at this phase in the project.

**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.

- 1. See Historic Site Inventory

**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.

- 1. Owner will place a lien on the property in favor of the city.

**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: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_



# **Exhibit G**

## Physical Conditions Report

PARK CITY MUNICIPAL CORPORATION  
PLANNING DEPARTMENT  
445 MARSAC AVE ° PO BOX 1480  
PARK CITY, UT 84060  
(435) 615-5060 ° (435) 615-4906 FAX



# PHYSICAL CONDITION REPORT

For use with the Historic District/Site Design Review Application

For Office Use Only	
PROJECT PLANNER	APPLICATION #
	DATE RECEIVED

**PROJECT INFORMATION**

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

NAME: Berkley Residence	
ADDRESS: 424 Woodside Avenue	
TAX ID #: 424-WS-1	OR
SUBIVISION:	OR
SURVEY:	LOT #:                      BLOCK #:

**CONTACT INFORMATION**

NAME: Jonathan DeGray Architect	
PHONE #: 435-649-7263	FAX #:
EMAIL: degrayarch@qwestoffice.net	

**Instructions for Completing the PHYSICAL CONDITION REPORT**

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

**WRITTEN DESCRIPTION**

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

**PHOTOGRAPHS**

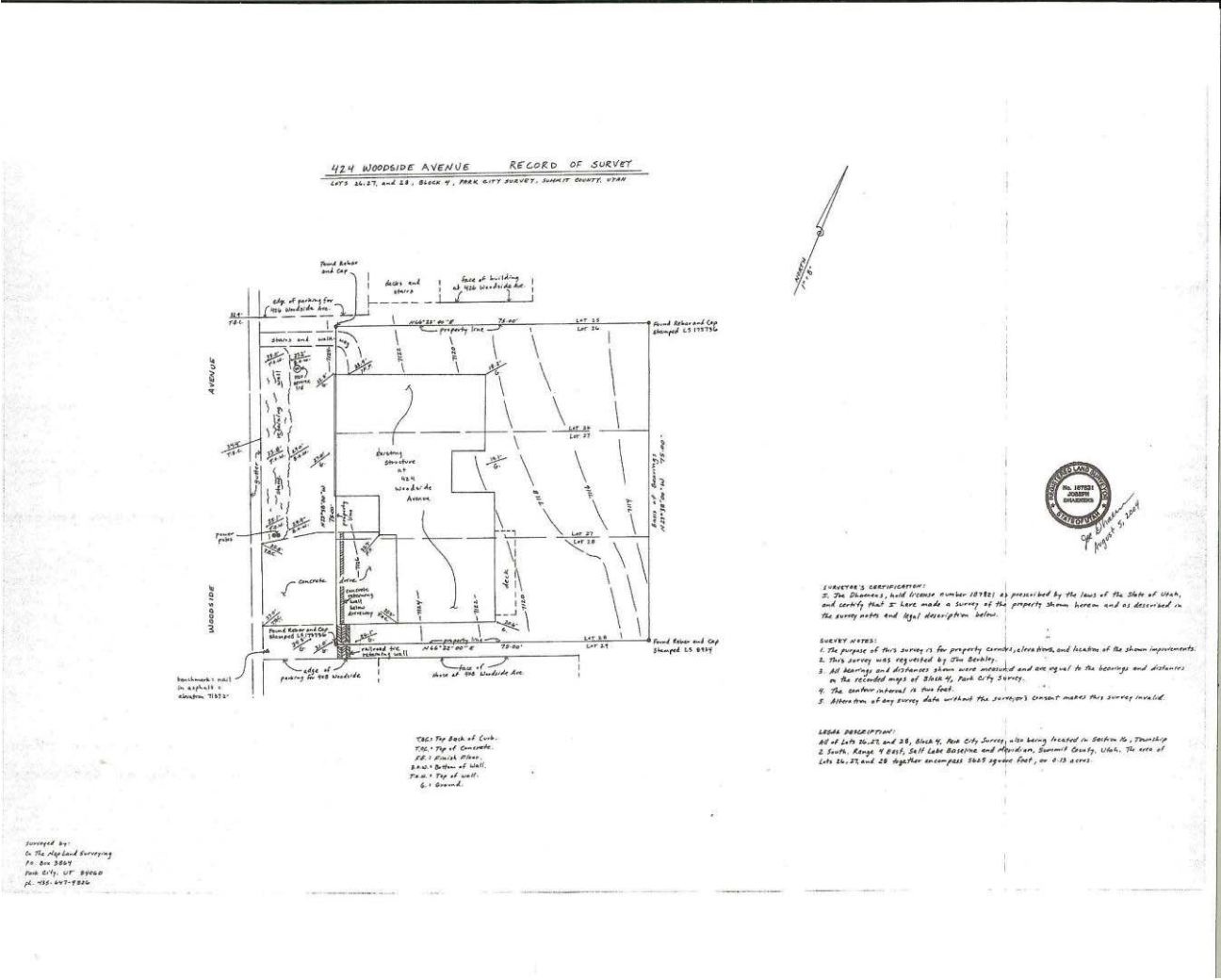
Digital photographs must be included with this report. Specifications and a template for organizing and labeling photographs are provided on the last page of this report.

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

# SITE FEATURES

**A.1. TOPOGRAPHY** - Describe the topography of the site, including any unusual conditions. Describe the existing feature(s) and condition:

**The property slopes downhill from west to east off Woodside Avenue. From Woodside Avenue to the front property line is approximately 17.5 feet and slopes down 8' with a rock retaining wall that runs parallel to Woodside Avenue. From front property line to back property line is 75 feet and slopes downhill approximately 13 feet.**



## Site Survey

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

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

***The front of the property off Woodside Avenue has rock retaining wall that runs parallel with the street. The entry stairs are wood and are in fair shape. Stone walkway leads from the entry to the rear yard. All vegetation is natural and maintained.***



***Rock retaining wall and entry stairs along west elevation***

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



***Stone walkway at entry leading to rear yard (north elevation)***



***Rear yard looking southeast***

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

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

Describe the existing feature(s) and condition:

**See A.2 Landscaping**

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

Describe the existing feature(s) and condition:

**See A.2 Landscaping**

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

Describe the existing feature(s) and condition:

***The rear fence (owned by adjacent property) runs north to south and is 4x4 wood post with 1x4 wood slats in need of repair. The wood fence along the north property line is 6' length sections of 1x6 dog eared cedar slats and in need of repair.***



***Rear yard fence***

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





***Fence on north side of property***

**A.6. OTHER SITE FEATURES (SPECIFY):**  
Describe the existing feature(s) and condition: ***None***

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

## MAIN BUILDING

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

Describe the existing feature(s) and condition:

***The roof is simple gable with a 10/12 pitch with a shed running west at a 2.5/12 pitch. This form was the original built about 1900. The shed roof running east off the main gable is a 4/12 pitch and was added after 1978. The roof material is standing seam metal applied after 1978. The main gable form is standing seam metal roof over historic wood shake over historic 1x8 skip plank over historic 2x4 truss at 24" o.c., the truss has 2x4 bottom chord with 1x4 kickers. The two sheds of the gable running east and west were updated after 1978 with standing seam metal over 5/8" plywood over 2x12 joist at 24" o.c.***



***Roof looking east***

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



***Roof looking southeast***

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

**B.2. EXTERIOR WALL -PRIMARY FACADE** - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction. Describe the existing feature(s) and condition:

***The north elevation is 1x8 horizontal lap siding applied after 1978, over historic 1x12 vertical plank on 2x4 studs at 24" o.c.***



***North elevation***

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

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

Describe the existing feature(s) and condition:

***The west elevation is 1x8 horizontal lap siding applied after 1978, over historic 1x12 vertical plank on 2x4 studs at 24" o.c***



***West elevation***

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

**B.4. EXTERIOR WALL -SECONDARY FACADE 2** - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.  
Describe the existing feature(s) and condition:

***The south elevation has an addition built after 1993.***



***Addition on the south elevation built after 1993***

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

**B.5. EXTERIOR WALL -REAR FACADE** - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction. Describe the existing feature(s) and condition:

***The east elevation is 1x8 horizontal lap siding applied after 1978, over 5/8" plywood on 2x4 studs at 24" o.c***



***East elevation***

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

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

Describe the existing feature(s) and condition:

**The foundation under the historic house is 8" thick concrete, due to it's age we are assuming it has no steel reinforcing. Concrete is in fair condition.**

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

Describe the existing feature(s) and condition:

**The rear porch was enclosed after 1978 and built into interior living space. See east elevation on previous page.**

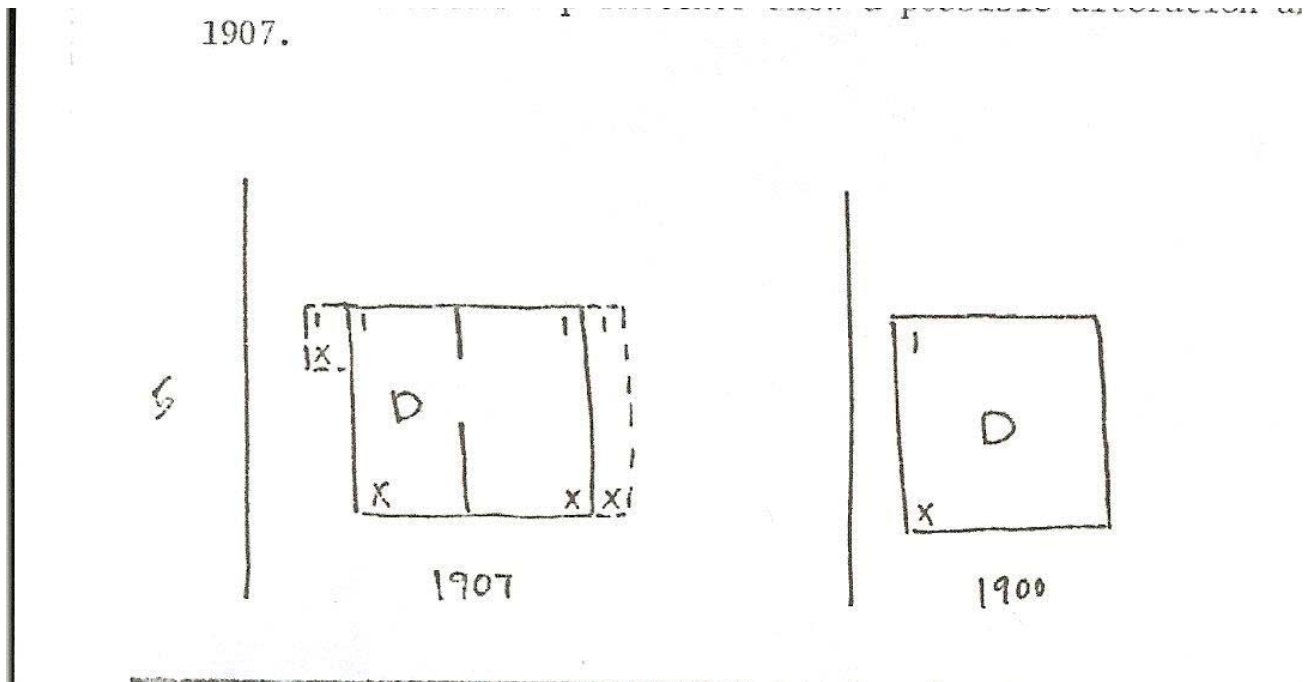
**B.8. DORMER(S) / BAY(S)** - Describe any projecting dormers or bays noting the location, materials, finishes, dimensions and approximate date of construction.

Describe the existing feature(s) and condition: **None**

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

Describe the existing feature(s) and condition:

**The Sanborn maps show an alteration or addition between 1900-1907. No changes were made through 1941. There were updates/additions after 1978 to the east and west elevation. The addition on the south elevation was built after 1993.**



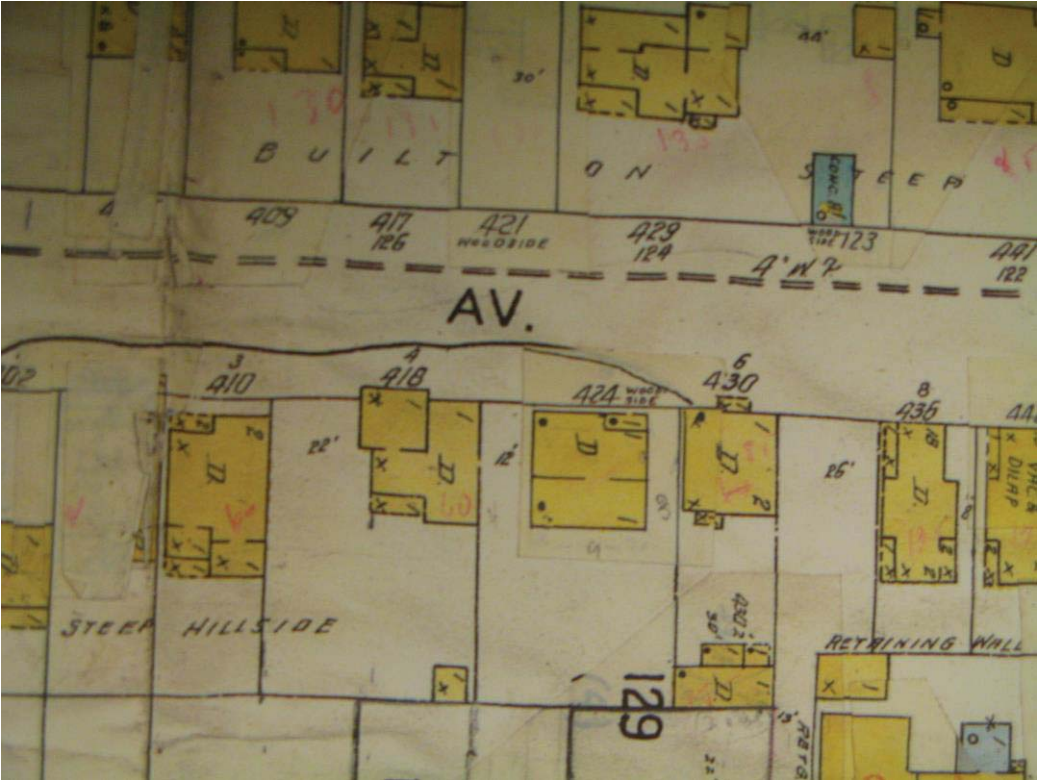
**1900-1907 Sanborn maps**

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





1929 Sanborn map



1941 Sanborn maps

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

**B.10. MECHANICAL SYSTEM**

Describe the existing mechanical system and condition:

***The mechanical system was updated after 1978 and is fair condition and appears to be up to code.***

**B.11. ELECTRICAL SYSTEM**

Describe the existing electrical system and condition:

***The electrical system was updated after 1978 and is fair condition and appears to be up to code.***

**B.12. STRUCTURAL SYSTEM**

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

Describe the existing structural system and condition:

***The structural system was updated after 1978 and is fair condition. See framing plans on sheet A1.1.***

**B.13. HAZARDOUS MATERIALS**

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

***The house was built before 1978, the presence of lead-based paint according to the EPA can be assumed. The regulations for working in the presence of lead-based paint is covered in the April 22, 2010 RRP rule.***

***The house appears to be dry and free of mold.***

**B.14. OTHER (SPECIFY):**

Describe the existing feature(s) and condition: ***None***

**MAIN BUILDING -DETAILS**

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

***The windows were updated after 1978 with insulated wood aluminum clad. No historic windows remain.***



***Wood aluminum clad window- typical***

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

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

Describe the existing feature(s) and condition:

***The doors were updated after 1978 with solid core interior doors and the exterior patio door is insulated wood clad aluminum. No historic doors remain.***



***Interior doors***

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

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

***All exterior and interior trim was replaced after 1978. No historic trim remains.***



***Typical base and window casing***

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



***Typical ceiling trim and door casing***



***Typical exterior trim***

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

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

Describe the existing feature(s) and condition: **None**

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

Describe the existing feature(s) and condition: **None**

**ACCESSORY BUILDING(S)**

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

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

Describe existing accessory building(s) and condition: **None**

**STRUCTURE(S)**

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

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

Describe existing structure(s) and condition: **None**

**ACKNOWLEDGEMENT OF RESPONSIBILITY**

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

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

Name of Applicant: \_\_\_\_\_

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