

# **Exhibit I**

## Applicant's Analysis for Reorientation

Jonathan DeGray - Architect

---

May 19, 2017

Park City Municipal Corporation  
442 Marsac Avenue  
Park City, Utah

Attn: Bruce Erickson, Planning Director  
Hannah Taylor, Planner

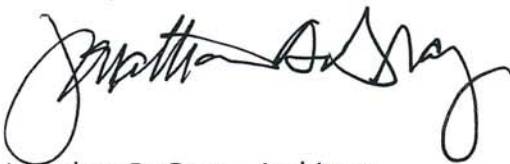
Re: Berkley Residence, 424 Woodside

Dear Bruce and Hannah,

Please find attached; Historic Site Analysis and Code Compliance Response for the purpose of determining "Unique Conditions" as they relate to the lifting and reorientation of the significant historic home at 424 Woodside Avenue.

Please let me know if you have any questions or would like additional information.

Sincerely,



Jonathan DeGray – Architect

614 Main Street, Suite 302  
P.O. Box 1674, Park City, Utah 84060 Tel./Fax 435-649-7263  
Email: [degrayarch@qwestoffice.net](mailto:degrayarch@qwestoffice.net) Web: [www.degrayarchitect.com](http://www.degrayarchitect.com)



## 424 Woodside, Historic Site Analysis

424 Woodside sits in an area between Park Avenue and Woodside Avenue that has experienced great change in both building types and access over the past 120 years. The following analysis will discuss the unique conditions that surround this property and why re-orientation of the building to face Woodside Avenue is warranted in this situation.

### Historic Context

424 Woodside is a single-story hall parlor that has been modified significantly over the years. The Historic Sites Inventory notes the date of construction as 1900 but Sanborn maps indicate it dates to 1889. The original form on the Sanborn's show a simple rectangle with attached smaller form to the rear. By 1907 the rear add on form has changed location and size and a front porch appears. By 1941 The front porch is gone but the rear additions have grown. Sometime after this period a front porch was added again and has since been enclosed and included in to the main building as living area. In the early 1990 a large addition with two car garage was added to the south side of the existing home.

The home at 424 Woodside was constructed with its primary front façade facing east towards Park Avenue. This is a similar orientation to a number of adjacent homes built in the same period but that have since been demolished. Area photo dated 1907 and 1930 provided by the Park City Museum, (see attached Exhibits A, B, C & D), clearly shows 424 Woodside as well as homes to the south, at what are now 400, 402, 408 Woodside, and to the north, at what is now 426 Woodside, with their front facades facing east towards Park Avenue. Closer examination of the photo shows access to the east side of these Woodside properties via a stair case and foot path entering from Park Avenue just south of the home at 421 Park Avenue, (see Exhibit A & B). In the early 1900, during the mining period and pre-automobile, transportation in town was primarily by foot with some residents having horse and wagon.

It is also interesting to note that 4<sup>th</sup> street is actually a street at this point in time with a stair/sidewalk running along its north side, (see Exhibit B). The roadway at 4<sup>th</sup> street is now gone and in its place a public stair.

In 1907 Woodside Avenue was no more than a narrow path used for wagons and foot traffic, primary access to Main Street was by foot from the front of these homes via the footpaths and stair access. By 1930 this access seems to be diminished or no longer exists. Review of the attached 1930 area photo shows the orientation of the homes shown in the 1907 photo remains but it is unclear if the path access remains, (see Exhibits C & D). With the access from the front of the home to Park Avenue lost and with the development of Woodside Avenue to accommodate automobiles Woodside Avenue becomes the primary access to 424 Woodside.

From the 1930's forward the rear, or Woodside Avenue side, of 424 Woodside becomes the main access point to the home and the rear porch side entry becomes the primary entry door.



As time has progressed the surrounding homes that appeared in the 1907 and 1930 photo have been demolished and replaced with newer, larger homes that orient to Woodside Avenue. The redevelopment of the area has caused the loss of the historic mining period access to the front, east facing side of 424 Woodside.

The home at 424 Woodside along Woodside Avenue, west side of the property, has always been below the street elevation. Street improvements by the city along Woodside Avenue over the years has raised the grade and widened Woodside Avenue. (see Exhibit E & F for comparison). These improvements to the street have placed the home approx. 10' below the roadway elevation, (see 424 Woodside Record of Survey, dated 8-8-2004). These factors add up to a situation where the historic mining period context that 424 Woodside was originally built is lost and the home as it sits today is lost among the newer and larger redeveloped residential properties that face Woodside Avenue, (see Exhibit G).

### Code Compliance

Land Management Code, Section 15-11-13, Relocation and/or Reorientation of Historic Buildings or Historic Structures, Section A, Item #3c, The Historic Preservation Board, with input from the planning director and 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 and or structure has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the historic building and/or structure and the Historic District or its present setting. *The following finding apply.*
  - a. *The historic front yard access to the home has been lost*
  - b. *The surrounding homes of the same era and orientation have been replaced with larger contemporary homes with different orientation*
  - c. *The scale of the adjacent structures dwarf 424 Woodside and creates a visual disconnect in the street scape.*
  - d. *The street has been widened and elevation raised.*
  - e. *The existing home is 10' below street level*
  - f. *By raising and rotating the home the historic front elevation will face the street and be at street level. This will enhance the visibility of the home and It will allow the character of the historic home to be viewed from the street. This will also infill and add to the street scape, (see exhibit G).*



- (2) The propose 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. *The following findings apply:*
- a. *The historic front yard, east side, access has been lost.*
  - b. *At present, due to the buildings orientation the form and character of the historic home are lost behind a non-descript roof form located well below the roadway elevation.*
  - c. *The building is dwarfed by the surrounding newer buildings and its own 1990's addition.*
  - d. *By lifting and rotating the home to face Woodside Avenue the historic homes form and character will be presented to the public.*
  - e. *By having the building face the street, the street scape will be filled in with this historic building and the physical integrity of the historic district will be increased, (see Exhibit G).*
  - f. *The building is presently listed as significant. The proposed relocation and reorientation will not change that listing.*
- (3) The historic integrity and significance of the historic building and or structure will not be diminished by relocation and or reorientation. *The following findings apply:*
- a. *The building is presently listed as significant. The proposed relocation and reorientation will not change that listing.*
- (4) The potential to preserve the historic building and or structure will be enhanced by its relocation. *The following findings apply:*
- a. *Currently the home located 10' below street level*
  - b. *The home is surrounded by larger contemporary homes and its own 1990's addition.*
  - c. *Lifting and rotating the home will bring it to street level and will allow the home to be seen and appreciated by the public as a historic structure. It will also greatly improve its livability and put it in line with the livability of the contemporary homes that surround it.*
  - d. *If the home is required to remain where it is, it will always be considered a substandard property. Motivation to invest in a substandard property that cannot be improved in any meaningful way will be limited and ultimately detrimental to its long-term preservation.*



Summary:

The Historic Context discussion presented here details the evolution of this site and clearly shows how the mining period site context has irreversibly been lost. By applying these facts to the Code Compliance section, it is further made clear that lifting and reorienting the home is the best possible solution going forward to insure the historic form is preserved in a meaningful way for years to come.

Attachments:

Exhibit A, 1907 Photo

Exhibit B, 1907 Photo, Enlarged Area

Exhibit C, 1930, Photo

Exhibit D, 1930 Photo, Enlarged Area

Exhibit E, 1940 Tax Photo

Exhibit F, 2010 Photo

Exhibit G, Street Scape



424 WOODSIDE



RECEIVED  
MAY 24 2017  
PARK CITY  
PLANNING DEPT.

EXHIBIT A  
1907 PHOTO

FOOT PATH

424 WOODSIDE



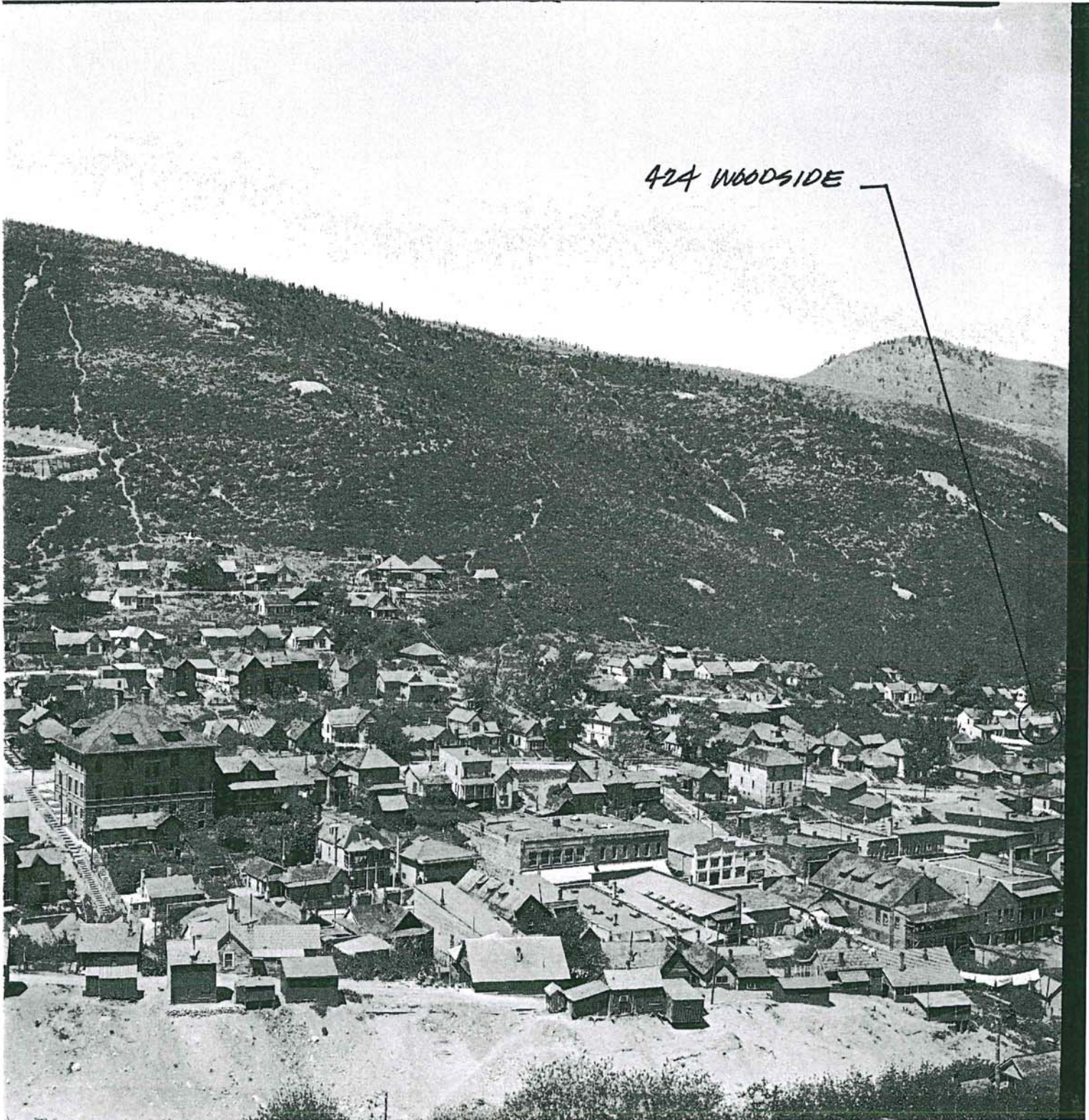
4TH ST.

STAIR

RECEIVED  
MAY 24 2017  
PARK CITY  
PLANNING DEPT.

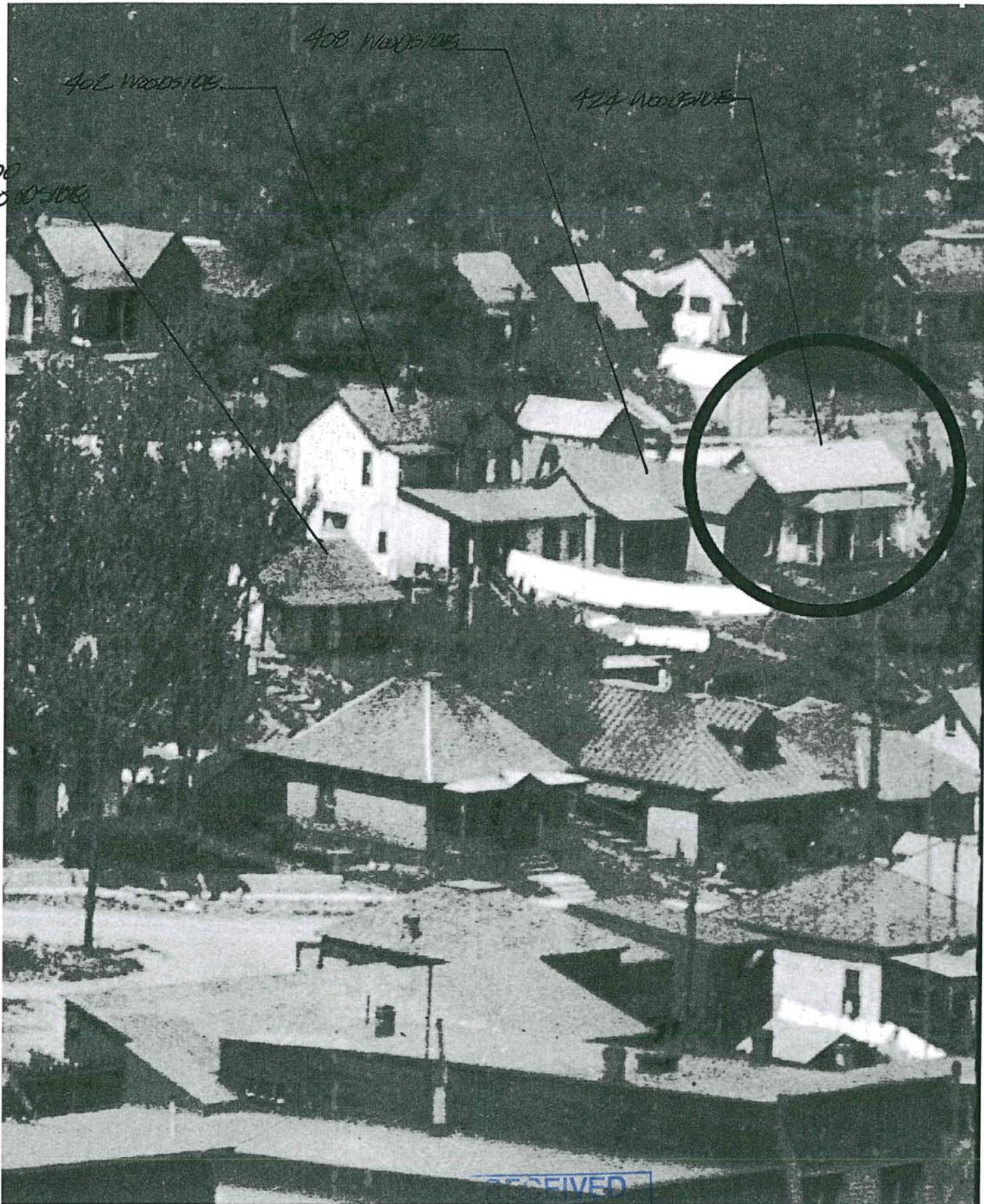
EXHIBIT B  
1907 PHOTO





RECEIVED  
MAY 24 2017  
PARK CITY  
PLANNING DEPT.

EXHIBIT C  
136  
1930 PHOTO



RECEIVED  
MAY 24 2017  
PARK CITY  
PLANNING DEPT.

EXHIBIT D  
1930 PHOTO



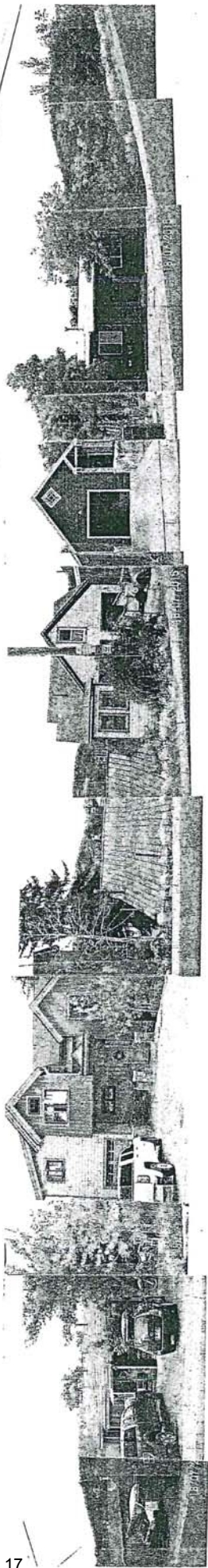
RECEIVED  
MAY 24 2017  
PARK CITY  
PLANNING DEPT.

EXHIBIT E  
1940 TAX PHOTO



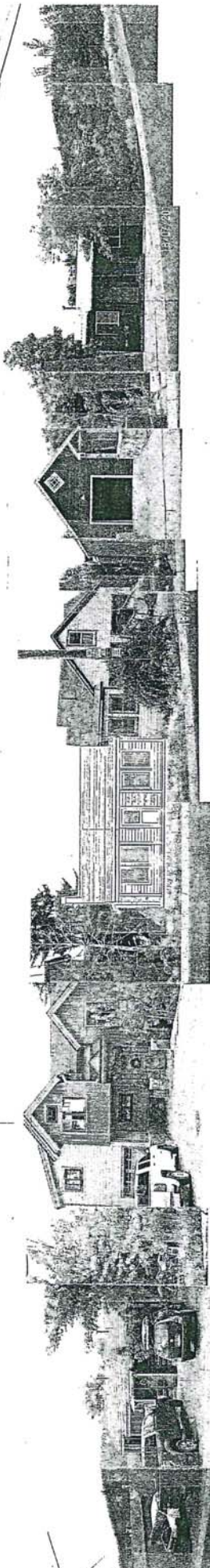
RECEIVED  
MAY 24 2017

**EXHIBIT F**  
**2010 PHOTO**



ASA 1/20/14/16

STREET SCAPES - EXISTING  
NO SCALE



ASA 1/20/14/16

STREET SCAPES - PROPOSED  
NO SCALE

RECEIVED  
MAY 24 2017  
PARK CITY  
PLANNING DEPT.

EXHIBIT G

## **Exhibit J**

Park City Municipal Corporation's Historic Preservation  
Consultant, Anne Oliver, SWCA - Assessment of  
Proposed Reorientation



ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.

Salt Lake City Office  
257 East 200 South, Suite 200  
Salt Lake City, Utah 84111  
Tel 801.322.4307 Fax 801.322.4308  
www.swca.com

# Memorandum

**To:** Planning Department, Park City Municipal Corporation, Utah  
**From:** Anne Oliver, Principal Investigator, SWCA Environmental Consultants  
**Date:** June 20, 2017  
**Re:** Assessment of Proposed Reorientation of Significant Site at 424 Woodside Avenue

---

## Introduction

The property at 424 Woodside Avenue in Park City, Utah, is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory (HSI) as a Significant Site. The building on the property comprises a historic one-story residence built ca. 1886 and a large two-and-one-half story addition abutting it on the south, which was built in 1993.<sup>1</sup> Presently the historic house and the addition do not have an interior connection and the property is used as a duplex. The original principal façade of the historic house faced east but it is currently accessed via a staircase leading down from Woodside to an older secondary door on the north side. The addition faces west onto Woodside Avenue and includes a driveway and two-car garage.

The property owners wish to rehabilitate the property and convert the duplex into a single-family home. Toward this end, proposed work on the historic house includes the following: demolish smaller non-historic additions, identify any extant historic features and materials, panelize the house, reorient it so that the historic façade faces Woodside Avenue, lift it by 9 feet to align the historic main floor with the garage level of the south addition (bringing the historic house up to street level), add a foundation and basement-level addition, and construct a two-story addition on the east side. Additional work is proposed for the 1993 south addition.

The Planning Department has requested a formal assessment of the proposed reorientation of the historic house, its degree of compliance with PCMC's Historic District Design Guidelines and Land Management Code, the effects that reorientation will have on the historic significance and integrity of the house, and ultimately whether the property will remain eligible for listing on the HSI as a Significant Site and contributing resource in the HR-1 Zone. The nature and effects of other proposed work will not be considered here.

Background information on the property includes a Utah State Historical Society Structure/Site Information Form (Notarianni 1978); a PCMC HSI form (Blaes 2008) with associated ca. 1940 tax photograph and Utah State Tax Commission appraisal cards; a Utah Historic Preservation Office Historic Site Form (Carmen 2015) with associated Sanborn Fire Insurance Company maps from 1889, 1900, 1907, 1929, and 1941; a Historic Preservation Plan (HPP) and Physical Conditions Report prepared by the applicant's representative Jonathan DeGray (2016); updated Historic District Design Review (HDDR)

---

<sup>1</sup> Title research indicates that several mortgages were taken out on the property in 1886, likely for the construction of a house, and the building is shown on the 1889 Sanborn map (Carmen 2015).

drawings for the proposed remodel and addition to the property (2017a); and a historic site analysis prepared by DeGray (2017b) with associated historic photographs and as-built drawings.

### **Property History and Description**

Originally, the historic building 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. Information from historic photographs, Sanborn maps, and current as-built drawings documents the following:

- The 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 (see 1889 Sanborn in Figure 1).
- As visible in historic photographs, the principal façade was composed of a central doorway flanked by a window on each side (Figures 2 and 3). Woodside Avenue was present to the west but, in the pedestrian-oriented city of the time, access to the house was also 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 the street and others the canyon.
- By 1900, the original shed-roofed wing had been extended across the rear (west) side (see 1900 Sanborn in Figure 1).
- 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 (Figure 4; see also Figure 1).
- 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 (Figure 5; see also Figure 1). The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time (see Figures 1 and 5).
- Asbestos shingle siding was also noted on the 1957 tax appraisal card, which also documents the absence of an east porch (Blaes 2008).
- The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade (Blaes 2008).
- 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 DeGray 2016). 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 (Figure 6). It appears that all original windows and doors were replaced as well (DeGray 2016).



- 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 (DeGray 2016).
- 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 (Figure 7).

### Significance and Integrity

As defined by the National Park Service (1997), a resource may be significant and considered eligible for the NRHP if it:

- is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); or
- is associated with the lives of persons significant in our past (Criterion B); or
- embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or
- yields, or may be likely to yield, information important in prehistory or history (Criterion D).

A resource that meets one or more of these criteria must also be evaluated for integrity of location, design, setting, materials, workmanship, feeling, and association. To be eligible for the NRHP, a resource must possess integrity of those elements directly related to the criterion or criteria under which it would be determined eligible.

In order to best preserve its historic resources and character, PCMC includes two types of sites on the HSI: Landmark and Significant. As noted in PCMC's "Design Guidelines for Historic Districts and Historic Sites," which are based closely on National Park Service standards, "Park City's Landmark Sites have structures that possess the highest level of historic integrity" and that meet the NRHP criteria for both significance and integrity. "Significant Sites have structures that retain their essential historical form, meaning that [a building] must retain the physical characteristics that make it identifiable as existing in or relating to an important era in Park City's past" but that it does not retain enough integrity to make it eligible for the NRHP (PCMC 2009:5). However, a Significant Site must still retain one or a few aspects of integrity in order to convey its significance.

The significance and integrity of the property at 424 Woodside have been evaluated four times over the years:

- In 1978, only minor alterations had been made to the property and it was considered "Contributory" to the National Register of Historic Places (NRHP) as part of a potential historic district or thematic nomination on the Structure/Site Information Form. In the Statement of Historical Significance it was noted, "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" (Notarianni 1978).

- In 1984, the property was listed on the NRHP as a contributing eligible resource under the “Residences of Mining Boom Era, Park City – Thematic Nomination” prepared by Roger Roper and Deborah Randall. Significance criteria were not noted, but the property would have been eligible under Criteria A and C.
- In 2008, due to the large south addition and other modifications made to the property, 424 Woodside was recommended ineligible for the NRHP but was listed as a Significant Site at the local level and was included in PCMC’s HSI. The Site Form noted that the building retained integrity in the component aspects of location and workmanship but that integrity had been diminished in the aspects of design, setting, feeling, and association (Blaes 2008).
- In 2015, the property was again noted as ineligible for the NRHP but remained a Significant Site on the HSI (Carmen 2015).

Today the house at 424 Woodside continues to retain integrity in enough aspects to convey its historic significance; applicable aspects include location, setting, workmanship, and design, and these are discussed further below. The National Park Service notes the following:

**Location is the place where the historic property was constructed or the place where the historic event occurred.** The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (National Park Service 1997)

Setting, while highly diminished at 424 Woodside, is an important complement to location and is defined by the NPS as follows:

**Setting is the physical environment of a historic property.** Whereas location refers to the specific place where a property was built... setting refers to the character of the place in which the property played its historic role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space. (National Park Service 1997)

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.

Previous evaluations have indicated that the house retains integrity in the component aspect of workmanship:

**Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.** It is evidence of artisans’ labor and skill in constructing or altering a building. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques. (National Park Service 1997)

However, as noted in the Physical Conditions Report prepared by DeGray (2106), all exterior materials including siding, roofing, windows and doors have been replaced since 1978. Therefore the property lacks integrity in terms of materials, but it does retain sufficient integrity in the aspect of design to reflect its original form.

**Design is the combination of elements that create the form, plan, space, structure, and style of a property...** Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials. (National Park Service 1997)

On the exterior, the house retains much of its original form especially as viewed from Woodside Avenue, including its 28' x 28' footprint (minus the east and south additions), roof form, and fenestration pattern on the north and west walls. And although exterior materials have been replaced, they continue to reflect the simple style of the historic period. Finally, the house's placement on a man-made terrace below street level and with the primary façade facing east is another important aspect of property design.

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.

### **Application of Land Management Code and Historic District Design Guidelines**

Park City's historic preservation ordinances are contained in Chapter 15-11 of the Land Management Code (LMC); the criteria for relocating and/or reorienting historic buildings on existing Landmark and Significant Sites are contained in Section 13. Pertinent sections of Chapter 15-11-13 are excerpted here (in italics) and discussed in relation to the property at 424 Woodside (in regular font).

1. **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:*~~
    1. ~~*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*~~
    2. ~~*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:*~~
    1. ~~*the relocation will abate demolition; or*~~
    2. ~~*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:*
    1. ~~*The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or*~~

- ~~2. 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~~
3. 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;

The historic context of 424 Woodside has been radically altered through the construction of additions to the historic house and associated development of non-historic residential infill along the street and on surrounding lots. However, reorienting the building will destroy its remaining integrity, which lies solely in the aspects of location, setting, and design. Reorientation will render the property incapable of conveying its significance in the history of Park City and make it impossible to interpret its historic character.

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;

The proposed reorientation of the house at 424 Woodside will result in a loss of integrity and significance to the extent that the property is no longer eligible as a Significant Site. Therefore its reorientation will diminish the overall physical integrity of the Historic District because this will result in the loss of a contributing Significant Site. The historical associations used to define the boundaries of the district, which are formed by the integrity of the component Landmark and Significant Sites, will also be diminished by the loss of this contributing property.

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

As discussed in the "Significance and Integrity" section above, the remaining integrity of this property lies solely in the aspects of location, setting, and design. Reorientation will diminish integrity to such an extent that the property will no longer convey any historic significance.

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

The historic house at 424 Woodside is not currently threatened by demolition and its *in situ* preservation can be enhanced through existing and less detrimental means outlined in the LMC and the Historic District

Design Guidelines, which are incorporated into the code by reference (see below).

## Conclusions and Recommendations

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. In fact reorientation will diminish integrity to the degree that the property can no longer be considered a Significant Site as defined in PCMC's LMC and Design Guidelines.

An option consistent with PCMC's LMC and Historic District Design Guidelines would be to raise the house two feet while maintaining its original orientation (see Section B.3. Foundations). This will allow for the addition of a modern foundation, promote material preservation of the house, and improve visibility from Woodside, thereby counteracting the adverse effects of the raised and widened roadbed to a significant degree. Raising the historic house two feet is also encouraged because it will improve the relationship with the south addition by making the historic house less visually and physically subordinate and increasing general compatibility, as discussed in Section D (Additions to Historic Structures) of the Design Guidelines.

## References

Blaes, Dina

2008 Historic Site Form – Historic Sites Inventory form for 424 Woodside Avenue, Park City, Summit County, Utah. On file at Planning Department, Park City Municipal Corporation, Park City, Utah.

Carmen, Daniel

2015 Historic Site Form for William T. Backus House, 424 Woodside Avenue, Park City, Summit County, Utah. Utah State Historic Preservation Office, Salt Lake City.

DeGray, Jonathan

2016 Historic District/Site Design Review Application No. PL-16-03379 (November 16, 2016). Includes Historic Preservation Plan and Physical Conditions Report. On file at Planning Department, Park City Municipal Corporation, Park City, Utah.

2017a 424 Woodside, Historic Site Analysis. Letter to Bruce Erickson, Planning Director, and Hannah Tyler, Planner, 19 May 2017. On file at Planning Department, Park City Municipal Corporation, Park City, Utah.

2017b Berkley Residence – HDDR Set. Plans for remodel and addition at 424 Woodside Avenue, Park City, Utah, 15 February 2017. On file at Planning Department, Park City Municipal Corporation, Park City, Utah.

National Park Service

1997 National Register Bulletin: How to Apply the National Register Criteria for Evaluation. U.S. Department of the Interior, Washington, DC.

Notarianni, Philip F.

1978 Utah State Historical Society Structure/Site Information form for 424 Woodside Ave., Park City, Utah. Utah State Historic Preservation Office, Salt Lake City, Utah.

Park City Municipal Corporation

2009 Design Guidelines for Historic Districts and Historic Sites. On file at Planning Department, Park City Municipal Corporation, Park City, Utah.

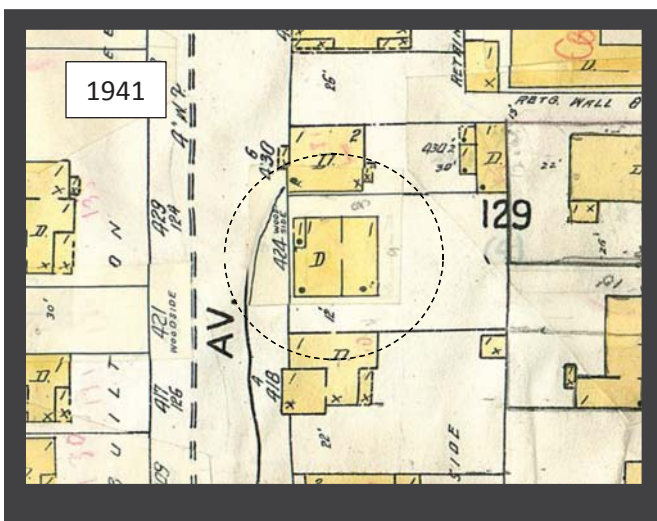
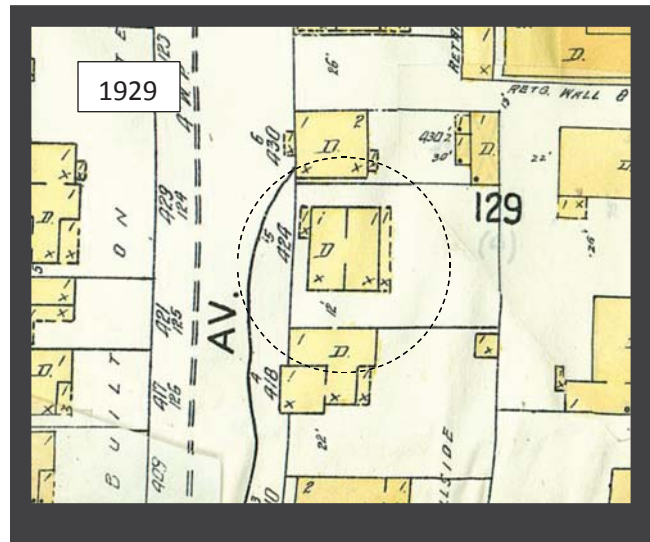
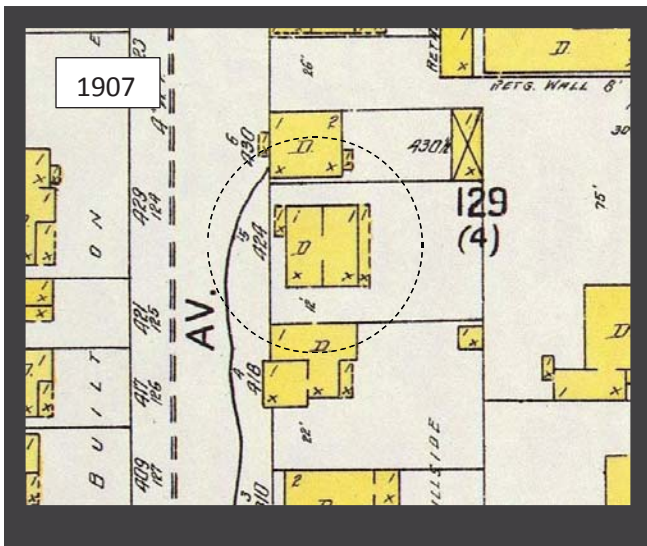
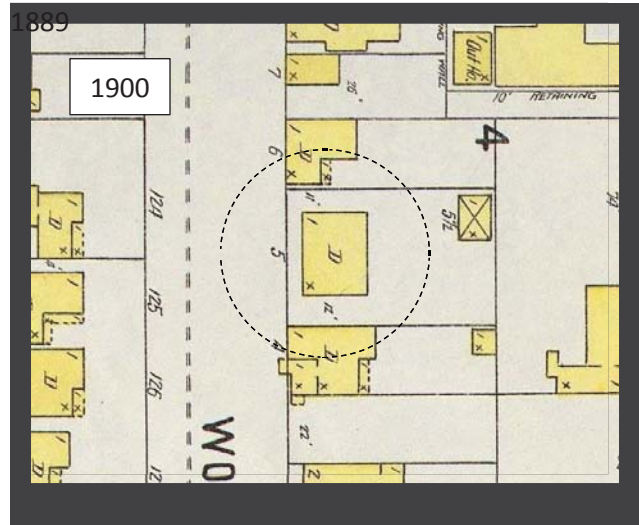
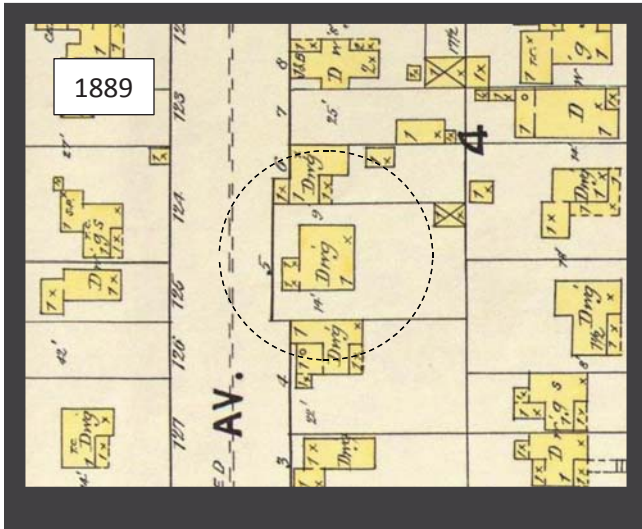


Figure 1. Sanborn Fire Insurance maps showing property at 424 Woodside 1889-1941 (from Carmen 2015).



**Figure 2.** View of property at 424 Woodside ca. 1905-1907, facing west-northwest. Note retention of simple hall-parlor form and continued absence of front porch on east side. Photograph no. 1985-6-001.



**Figure 3.** View of property at 424 Woodside in 1907, facing west-northwest. 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.





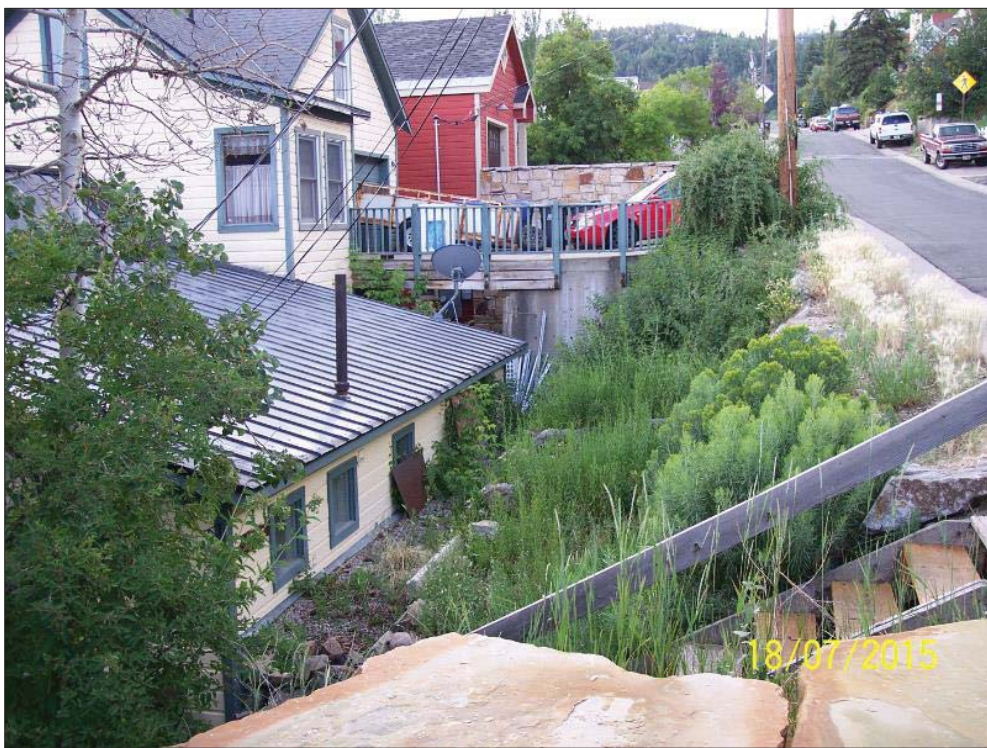
**Figure 4.** View of property at 424 Woodside in 1930, facing northwest. Note the retention of the simple hall-parlor form and addition of hip-roofed front porch, which was removed by 1941 according to the Sanborn map. Photograph no. 1987-2-134.



**Figure 5.** Tax appraisal photograph of property at 424 Woodside dating to ca. 1941, facing southeast.



**Figure 6.** North and west sides of historic house at 424 Woodside, facing east-southeast, 2015.



**Figure 7.** West side of historic house at 424 Woodside, facing south, 2015. South addition dating to 1993 is visible at upper left.

# **Exhibit K**

Public Comment

## 424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS

### Site Design

"The existing historic form is oriented so that the front of the building faces the back yard, or rear of the site."

**(Comment # 1.)** *It would be difficult to define which elevation of this particular historic structure is actually the 'front'. In the PHYSICAL CONDITIONS REPORT the north elevation is indicated as the Primary Façade, probably because the primary entrance is located on the north elevation. It could be concluded that from 1889 to 1900 (and possibly to 1907) the location of the primary entrance would have had to be on the west 'end' of the structure, similar to where it is now, because of its relationship to grade. If there was an entrance on the east 'end' of the structure during these years it would have been indicated on the Sanborn maps because it would have had to be above grade. It would be difficult to assume that the only entrance to the structure would be defined as the 'back door'. The primary entrance would define the front of structure. To say that the structure is oriented to the 'back yard' is not necessarily accurate; homes on the hillsides (in particular, as opposed to areas of less steep terrain) were predominately oriented toward Town. Even structures on the uphill side of Woodside were oriented similarly: the uphill homes were oriented toward 'Town' and not necessarily toward the street, or Woodside Avenue.*

### HDDG - SPECIFIC GUIDELINES

#### A. SITE DESIGN

A.1.2 Preserve the original location of the main entry, if extant.

A.1.3 Maintain the original path or steps leading to the main entry, if extant.

"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."

**(Comment # 2.)** *There are still several historic structures on Upper Woodside that are below street level: 664 Woodside is close to a story and a half below street level "in a hole", 564 Woodside is about 2/3 of a story below street level, 332 Woodside is far below the connecting street-level garage and the adjacent homes, 316 Woodside is well below street level looking down on the roof, 232 Woodside has a second-story gable to almost to street level, but the front entrance is at least a story below street level and is not facing the street. The 1978 Utah State Historical Society Structure/Site Information Form states about 424 Woodside, "This structure . . . helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area." Development on particularly steep slopes in Old Town was quite different from the development on the relatively flat areas especially on the downhill side of streets. This difference on the downhill side of a street manifested in irregular access (entrances) to structures, unique and irregular relationships of structures to streets, irregular rhythm of streetscape, unique front yard setbacks. More examples of these downhill very steep-slope-development characteristics, like looking down onto the roofs (at times not being able to see any of the structure façades at all) can be seen on Ontario Avenue (317, 323, 341, 413, 417).*

*Addressing the relationship of the current addition (garage and duplex) to the south of the 424 Woodside historic structure, this 'high/low' relationship can be compared to a somewhat similar historic juxtaposition of 424 Woodside to an adjoining garage. In 1957, a 10' x 18' garage was listed on the 424 Woodside tax card valued at \$37 (the house was valued at \$1,917) and was assigned an age of 26 years (The garage does not appear on the 1941 Sanborn map so perhaps the garage was closer to 16 years old in 1957.). This simple single-walled gabled garage can be seen in the 1977 Utah State Historic Society photo where it sits, in order to be accessible at street level, a floor higher and proud toward the street by about 14' from, and attached to, the historic home. This historic notable shift in height from one structure to another is another example of the irregular rhythm unique to the historic steep-slope development in Old Town. When walking north downhill on Woodside in the 40s, the street-level garage would obscure the view of (or 'hide') the 424 Woodside home more than the current garage-duplex addition does when walking down Woodside today.*

## HDDG - SPECIFIC GUIDELINES

### B. PRIMARY STRUCTURES

#### B.3 Foundations

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

"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."

**(Comment # 3.)** *This reference to the HISTORIC SITE FORM is somewhat misleading and definitely out of context. The HISTORIC SITE FORM does state that the historic structure has been modified significantly (not "extensively"), but goes on to qualify this statement saying "The changes to the original house are minor but the construction of such a large side addition diminishes the site's original character." It can be argued that historic character of the site, not the historic character of the structure, has been diminished (but not lost). The HISTORIC SITE FORM goes on to say "the physical evidence from the period that defines this as a typical Park City mining-era house . . . remain on original part of the house."*

*As to the historic form being "dwarfed" by surrounding structures, see the above comments with regard to the south addition and with regard to unique conditions of historic development on particularly steep hillsides and the resulting historic 'high-and-low rhythm' of these streetscapes in Old Town. The current below-street position of 424 Woodside explicitly conveys the historic character of Old Town living on the steep hillside regardless of the large structure to the north.*

"By raising and rotating the historic form we will establish it as a visually prominent element 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."

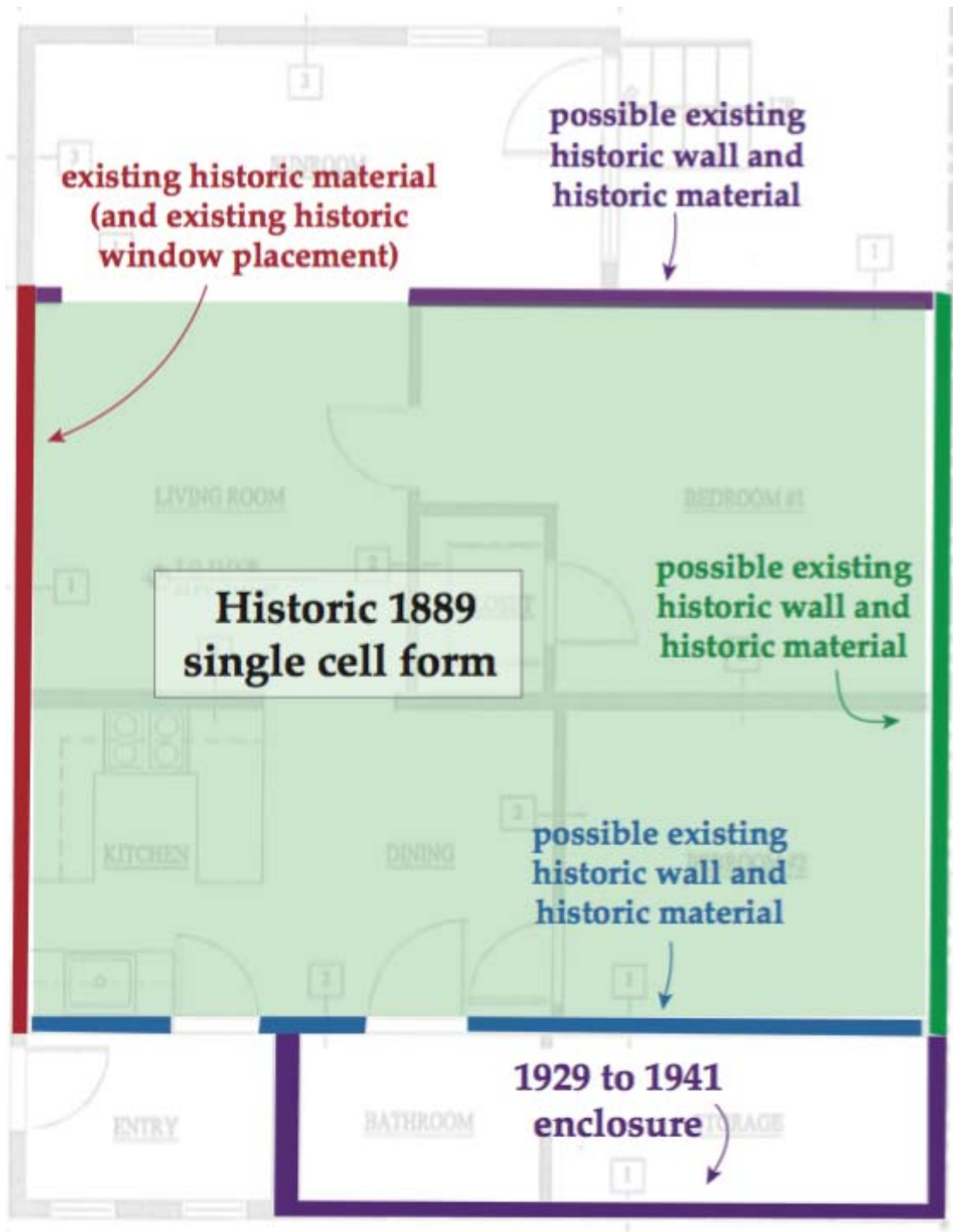
**(Comment # 4.)** *The "historic form", as it is currently situated in its historic location, historic orientation, and historic relationship to (a story below) Woodside Avenue is astonishingly "a visually prominent element along the street" (A rare day passes that a pedestrian -- tourist, skier just off the mountain -- does not hesitate at 424 Woodside to photograph the structure.). There are less invasive*

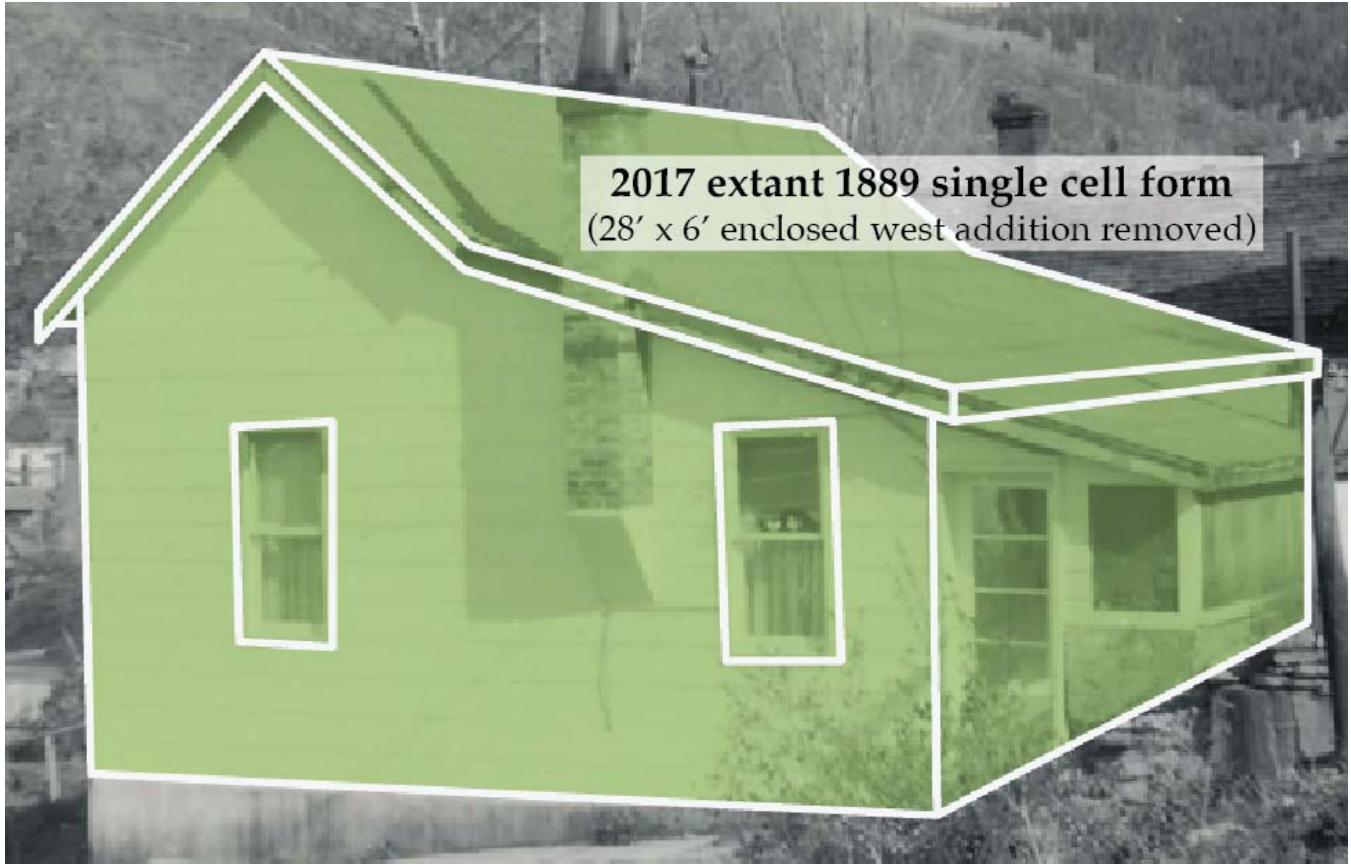
*measures than "raising [to the proposed 9'] and rotating the historic form" that could **better** "improve the appearance of the historic form" (Raising the structure the recommended 2' -- in its historic location and orientation -- would "improve the appearance of the historic form"). The "presence [of historic 424 Woodside] along Woodside Avenue" does not need to be "reestablished" because its presence has, in fact, been solidly established since 1889. 424 Woodside does not need to be made "once again a valuable asset to the district" because the historic structure, as it currently stands, strongly relays historic life on a steep hillside of a booming mining town.*

## Structural

"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 1 x 12 exterior wall sheathing attached to new stud walls. If this is the case we would propose to proceed as follows."

**(Comment # 5.)** *See 'PHYSICAL CONDITIONS REPORT, 2016 (2011) COMMENTS' for analysis of existing historic material. Considering that the 1889 single cell roof form still exists entirely and unaltered, the 1889 single cell form still exists with no changes to the north façade other than superficial, minimal changes to the 1889 west façade (inside the newer west façade), some removal of the 1889 east façade, and with the possibility that south-façade historic material may still exist as a portion of the wall between the historic structure and the new addition (After soliciting the opinion of two local historic-preservation experienced contractors and one local project manager with prolific similar experience, the consensus is that south façade historic material probably still exists between the historic structure and the addition.), there may be a considerable amount of extant historic material. See the two images below that exhibit the current presence of the 1889 single cell form and the possibility of currently existing historic material.*





"1. Panelize the exterior north and east walls."

**(Comment # 6.)** *Should the north wall be panelized, the historic form, the history material, and the historic character of the north façade can be saved only if it is replaced in its original location. If the north wall is reoriented 180 degrees, the wall, the form, the historic window placement, and the historic material will be completely lost; the panelized north façade would be discarded because it would be redundant as a south wall between the historic structure and the addition.*

*The minimal historic material of the east façade (partially enclosed in a circa 1991 enclosure and then removed to create interior space) need not be saved if the structure is not reoriented 180 degrees and the new construction is added to the east elevation. However, the extant 1889 exterior west façade (enclosed within the newer west façade) historic material and structure could be panelized and saved; if the structure is reoriented 180 degrees this 1889 west façade wall and historic material will be lost.*

**HDDG - SPECIFIC GUIDELINES**

**B. PRIMARY STRUCTURES**

**B.2 Exterior Walls**

**B.2.1** *Primary and secondary façade components, such as window/door configuration, wall planes, steps, porches, and entryways should be maintained in their original location on the façade.*



"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."

**(Comment # 7.)** *Raising the structure 9' to the street level would be historically inaccurate in the context of the unique character (streetscape rhythm, front yard setback, orientation to town) of residential structures on very steep hillsides on the downhill side of Old Town streets. The level at which the historic structure sits now gives it an expressly historically accurate prominence from the street. Raising the structure 2' would give the structure a 'boost' of presence and removing the 1929 to 1941 west façade enclosure would reduce the mass of the west-running shed roof to give the prominently-seen-from-the-street roof a more pleasing, yet historically accurate, proportion. Reorienting the historic form would be inconsistent with the predominately Town-oriented nature of residential structures on very steep hillside sites on the downhill side of the streets.*

## HDDG - SPECIFIC GUIDELINES

### B. PRIMARY STRUCTURES

#### B.3 Foundations

**B.3.1** A new foundation should not raise the historic structure generally more than two (2) feet from its original floor elevation.

"4. Through the renovation and addition of this residence we will:

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. The structure reoriented to have a porch."

**(Comment # 8.)** *The structure should not be changed to the point that it has a relationship to the street that it never had in history and that most structures on very steep downhill-from-the-street sites did not have historically. Historic structures on steep downhill lots were predominately oriented to Town, not to the street. A (possible) porch on the east façade that looks (on Sanborn maps) as though it existed for sometime between 21 to 41 years (appearing on the 1907 Sanborn map but not on the 1900 Sanborn map, still showing on the 1929 map but not on the 1941 map) was not a front entrance, not a primary entrance, and therefore not a front porch because the structure was without the porch for at least as many or perhaps more years (38 to 48 years) than it was with the porch (the east elevation porch was not present from 1889 through 1900 possibly up to 1907 and not present in 1941 and possibly any time after 1929). A 'front porch' would be a front entrance or primary entrance to the structure and would be significant and critical to the function of the structure. The lack of a porch on the east façade of the structure for so many years shows that it was at most a secondary but evidently a non-essential entrance, and not an entrance at all when there was no porch because the living level was too far from grade on the east elevation oriented toward Town. Historically, the structure had only a 6' by 8' front porch on the north end of the west façade so should have no more than the same location and dimensions for a primary entrance porch when the structure is renovated.*

## HDDG - SPECIFIC GUIDELINES

### A. SITE DESIGN

**A.4.1** Maintain historic hillside steps that may be an integral part of the landscape.

## Roof

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

**(Comment # 9.)** *The current design proposal shows the historic roof form altered to the point where it barely resembles the historic roof form as it exists now and has existed for 127 years.*

## HDDG - SPECIFIC GUIDELINES

### B. PRIMARY STRUCTURES

#### B.1 Roofs

B.1.1 Maintain the original roof form.

## Exterior Walls

"8. Through the renovation and addition of this residence we will:

e. Replace the non-historic windows with period correct units Replace/repair siding"

**(Comment # 10.)** *Reorienting the structure 180 degrees would eliminate any possibility of preserving the structure's only remaining original, historically placed window openings on the north façade that is viewable from the street. It would also result in a loss all historic material except the small portion of east elevation wall, a wall that shows no evidence of historic window placement.*

## HDDG - UNIVERSAL GUIDELINES

3. The exterior features of a building should be retained and preserved.

## Porches

"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."

**(Comment # 11.)** *The porch that now exists on the east façade first appeared sometime after 1978 so is not historic. There must be documented evidence in order to 'bring back' a historic element to a structure. There is no evidence of window or door placement to recreate "its historical appearance". The only possible historic use would be as a secondary entrance, not a primary or front entrance.*

## HDDG - UNIVERSAL GUIDELINES

4. Physical or photographic evidence should be used to substantiate the reproduction of missing features.

## Doors

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

**(Comment # 12.)** *The interior west façade (the 1889 west façade) has a door that appears to be historic in proportion. This door (opening) could have been the original entrance to the structure and could be preserved and used as it was historically.*

### HDDG - SPECIFIC GUIDELINES

#### B. PRIMARY STRUCTURES

##### B.4. Doors

###### B.4.1 Maintain historic door openings.

## Windows

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

**(Comment # 13.)** *The historically located, proportioned, and oriented window openings on the north façade should be maintained.*

### HDDG - SPECIFIC GUIDELINES

#### B. PRIMARY STRUCTURES

##### B.4. Windows

###### B.4.1 Maintain historic window openings.

Ruth Meintsma  
305 Woodside Avenue  
Park City 84060  
ruthworldwide@gmail.com

## 424 WOODSIDE - UNIQUE CONDITIONS FOR REORIENTATION COMMENTS

November 7, 2016

Per the Preservation Plan we are proposing to disassemble and reorient 424 Woodside. Per 15-11-13 (A) we are requesting approval to reorient the home. We are proposing this base on the information in the Preservation Plan and the following:

1. The building has been significantly altered over the years and **little historic material remains.**  
See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)  
[424 Woodside HDDR.COMMENTS.Physical Conditions Report 2011, 2016](#)  
[424 Woodside TIMELINE](#)
2. As part of the 1993 addition work the floor and **roof systems of the existing historic form have been rebuilt.**  
See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)  
[424 Woodside HDDR.COMMENTS.Physical Conditions Report 2011, 2016](#)  
[424 Woodside TIMELINE](#)
3. The **existing home faces the rear yard.**  
See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)
4. The existing home is 11' below the existing street elevation of Woodside Avenue  
See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)
5. The **historic form is surrounded by larger homes that dwarf the historic form.**  
See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)
6. By **raising and rotating the historic form the building will be raised up out of the hole it is in and will face Woodside.** This will provide for a greatly **improved presence on the street and fit in to the existing rhythm of buildings along Woodside Avenue.**  
See: [424 WOODSIDE - HISTORIC PRESERVATION PLAN - COMMENTS](#)
7. Due to the **constraints of the site**, the desire to lift the home and rotate the home, and **the limited historic material** present on the existing home, the only feasible method to accomplish the reorientation is to disassemble the building. Lifting the building as a single element is not possible.

There are no unique constraints associated with this site:

The site consists of three Old Town lots (75' x 75') allowing a larger area to accomplish creative design for two residences. The historic structure is on a zero lot line front yard and a reduced side yard setback by 3' allowing a larger area for the Building Pad.

The steep sloped lot is similar to or less steep than many steep sloped lots in Old Town. The historic structure still retains a notable amount of historic material.

Per LMC 15-11-13, (A), (3), There are **unique conditions** associated to this property; the fact that **the home faces the rear yard** and is **not visible from Woodside Avenue**, the fact that **the home is 11' below the existing street level**, and the fact that the building has been remodeled and improved to the extent that **little historic material is present**. These facts add up to a unique condition that could be vastly improved with the implementation of the proposed Preservation Plan and reorientation of the building.

The home faces, or is oriented toward Town, which is a common characteristic of historic structures on steep sloped hillside sites downhill from the street. ***This is not a unique condition.***

The home **is** visible from Woodside Avenue. It is visible enough to draw the attention of pedestrians, skiers coming off the mountain, bikers, and tourists who pause to photograph the structure. The historic structure is visible in a way different from contemporary infill structures therefore providing an anchor for historic character in the neighborhood. The roof, obviously historic, is a primary feature that speaks to the historic character of life in a turn-of-the-century mountainside boomtown. The north façade is also visible from the street and conveys the simple vernacular form that was typical to the mining era. There are several steep slope downhill-from-the-street historic structures on Upper Woodside that have similar visibility from the street and more historic structures in the steep slope areas of Old Town that are less visible (a few structures where only the roofs, no façades, are visible) from the street. ***This is not a unique condition.*** The visibility of 424 Woodside could be augmented by raising the structure 2' and by removing the later (1941 Sanborn, not 1929 Sanborn) west (Woodside façade) elevation to reveal the 1889 west façade, thereby reducing the mass of the west-running shed roof and increasing the height and therefore the presence of the west façade.

There are many homes in the steep sloped areas of Old Town, and several on Upper Woodside, that sit below (some less than 11', some much more than 11') street level where the roof is a primary visible element. ***This is not a unique condition.***

There is enough historic material remaining to justify the effort to preserve the historic material that still exists. ***This is not a unique condition.***

***Allowing this 424 Woodside structure to be reoriented, to be relocated as a result of the reorientation, and to be raised more than 2' would set a precedent for the many other historic structures that have similar site and structure conditions, possibly creating a run on moving all the randomly Town-oriented and hillside-situation historic structures to be turned and lifted to the street and as a result erasing the distinct historic character that these hillside structures now possess.***

Ruth Meintsma  
305 Woodside Avenue  
Park City 84060  
ruthworldwide@gmail.com

PHYSICAL CONDITIONS REPORT, 2016 (2011)  
COMMENTS

-----**2. Structure, 2016**  
**(MAIN BUILDING, 2011)**

**(B.9. ADDITIONS, 2011)** - The REPORT is inaccurate in stating there were "No changes were made through 1941; a large addition was removed from the east elevation and an enclosure was added to the west elevation between 1929 and 1941. (see: 424 Woodside Avenue TIMELINE for detailed information of additions and removal of additions to the single cell form from 1889 to 1993)

-----**3. Roof, 2016**

**(B.1. ROOF, 2011)** - The REPORT description of the original simple gable (probably built in 1889 according to the 1889 Sanborn map, not about 1900 as stated in the REPORT) states that the roof still consists of historic 1" x 8" skip plank over 2" x 4", 24" on center truss, and wood shake material.

The REPORT also states that 2.5:12 shed roof running west off the main gable was updated after 1978 with metal roofing over 5/8" plywood decking over 2" x 12", 24" on-center joists.

The roof was actually updated ten years after 1978. A 1989 HISTORIC MATCHING GRANT APPLICATION shows that a new metal roof was applied to the structure at the end of that year, and while there are no 2" x 12" joists in the materials list or in the work description for the roof there is a description of how bent rafters were straightened in the process of re-roofing.

When the structure was being re-roof in 1989, the description of any work and materials needed for replacing or reinforcing old roof rafters with new 2" x 12" joists on the west-running shed roof probably would have been included in the application because the structure was being re-roofed with matching funds. And there would have been no need for bent rafters to be straightened if new 2" x 12" joists were used for roof support. Also, the REPORT states that the new roof decking is 5/8" thick, where a low-sloped roof that requires strength for a heavy snow load would usually require a thicker 3/4" plywood decking. Therefore, there may still be some historic material in the west-running shed roof as well as the main gable. There could possibly be some historic rafters and some 1" x 8" planks (additional load support to the 5/8" decking).

The roof description does not include the fact that the 4:12 east-running shed roof covers only the north half of the east façade.

-----**5. Exterior Walls 2016**

**(B.2. EXTERIOR WALL - PRIMARY FAÇADE, 2011)** - The north elevation is the primary façade, is un-altered from the historic form, and according to the REPORT is composed of historic 1" x 12" vertical planks on 2" x 4" studs at 24" on center.

The REPORT has no description of the number, location, and orientation of the historic window placement on the historic north façade. The 1977, UTAH STATE HISTORICAL SOCIETY photo shows the two vertically oriented windows in the same locations of the current window locations, and states under 5. ARCHITECTURE that "Window placements appear to have changed little. The 1993 HISTORIC DISTRICT REVIEW states under IV. COMPLIANCE WITH DESIGN GUIDELINES that "The project demonstrates substantial compliance with the following guidelines: 52. Avoid Changing the Position of the Windows". The small square window at the top of the gable is not historic (see: 1977, UTAH STATE HISTORICAL SOCIETY photo).

The REPORT has no description of the door (historic material or historic-sized opening?) on the north elevation portion of the screened-in porch.

**(B.3. EXTERIOR WALL - SECONDARY FAÇADE 1, 2011)** - The REPORT states that the west (Woodside façade) elevation is composed of historic 1" x 12" vertical planks on 2" x 4" studs at 24" on center.

The south 20' of the west (Woodside façade) elevation was roofed (6-foot extension of the west-running shed roof) and enclosed between 1929 and 1941 (SANBORN MAPS). The 1977, UTAH STATE HISTORICAL SOCIETY photo shows the screened-in 6' x 8' porch on the north end of the west elevation. The 1989 HISTORIC MATCHING GRANT APPLICATION show an image where the 6' x 8' porch is still screened-in and not yet 'windowed'. The interior west wall, 6' east from and parallel to the exterior west Woodside façade elevation, may still be composed of the historic 1989-1900 material that was the exterior west façade before enclosed between 1929 and 1941.

The REPORT has no description of the number, location, and orientation of any historic window placement on the west elevation façade. It appears that the screened-in portion of the 6' x 8' porch on the north end has been replaced with small square windows since 1977 and the other small windows may have no historic significance.

**(B.4. EXTERIOR WALL - SECONDARY FAÇADE 2, 2011)** - The south elevation of the historic structure has either been eliminated or enclosed inside the new addition. There is no information in the REPORT as to whether the historic south-elevation wall or any south-elevation wall historic material still exists.

**(B.5. EXTERIOR WALL - REAR FAÇADE, 2011)** - The REPORT does not mention that the historic east (Town façade) elevation still exists as it did in 1889 on the south third of the east elevation. Historic material may still exist on this portion of the east elevation.

The REPORT also does not mention that the double-wide, double-hung vertically-oriented window on this historic portion of the east elevation may not be historic in size or placement. A photo of the east elevation in the 1989 HISTORIC MATCHING GRANT APPLICATION shows a contemporary, non-vertically oriented window in a similar location.

The enclosed shed-roof extension on the north two-thirds of the east elevation allowed for the removal of that section of the 1889 east (Town façade) elevation.

#### -----7. Porches, 2016

**(B.7. PORCHES, 2011)** - The REPORT states that the rear porch on the east (Town façade) elevation was *enclosed* after 1978, when actually an open, covered porch was added after 1977 (see: 1977, UTAH STATE HISTORICAL SOCIETY photo) and was enclosed in 1991 (see: 1989, HISTORIC MATCHING GRANT APPLICATION photo, and Building Permit Number 5683 for porch enclosure 3/12/91).

**(B.9. ADDITIONS, 2011)** - The REPORT is inaccurate in stating there were "No changes were made through 1941; a large addition was removed from the east elevation and an enclosure was added to the west elevation between 1929 and 1941. (see: 424 Woodside Avenue TIMELINE for detailed information of additions and removal of additions to the single cell form from 1889 to 1993)

### **(MAIN BUILDING – DETAILS, 2011)**

#### -----9. Door Survey, 2016

**(C.2. DOORS, 2011)** - The REPORT does not mention exterior historic door placement or dimensions. The door at the north elevation porch entrance may be of historic placement and dimensions and the interior (exterior historically) west elevation entrance door may also be of historic placement and dimension.

#### -----10. Window Survey, 2016

**(C.1. WINDOWS, 2011)** - The REPORT states that no historic windows remain, but historic window placement, historic dimensions and orientation, historic configuration of panes, and types evidence is still extant, relevant, and should be included (see: **B. EXTERIOR WALLS** comments on this document).



# 424 Woodside SANBORN HISTORY

## KEY



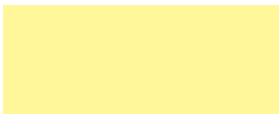
*historic single cell form*



enclosed space

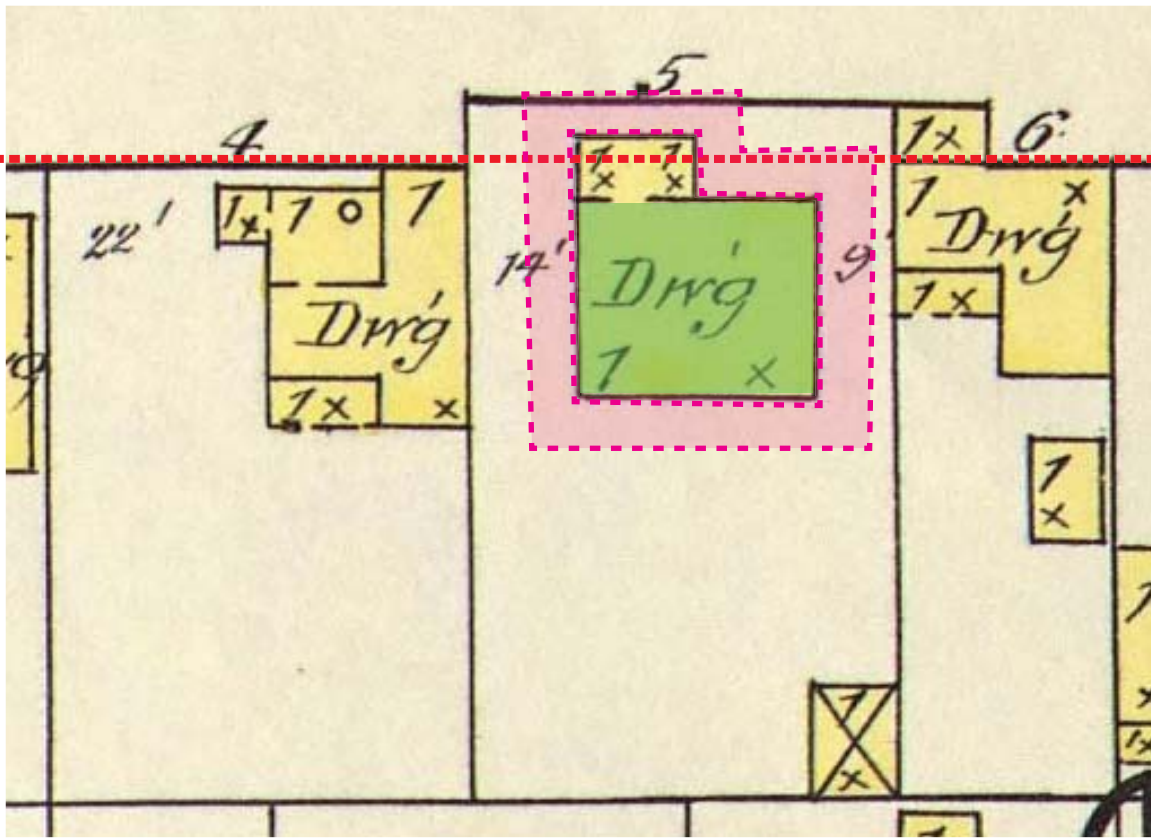


open porch

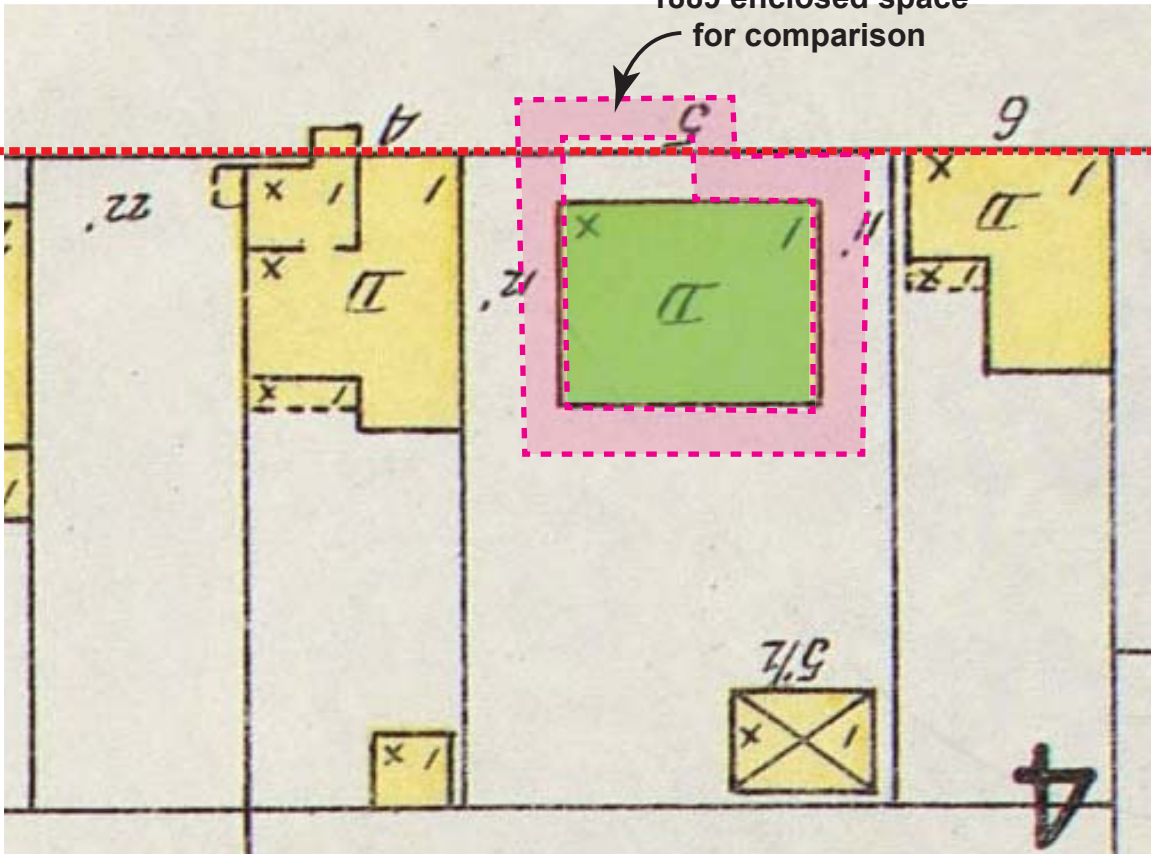


enclosed addition to *single cell*

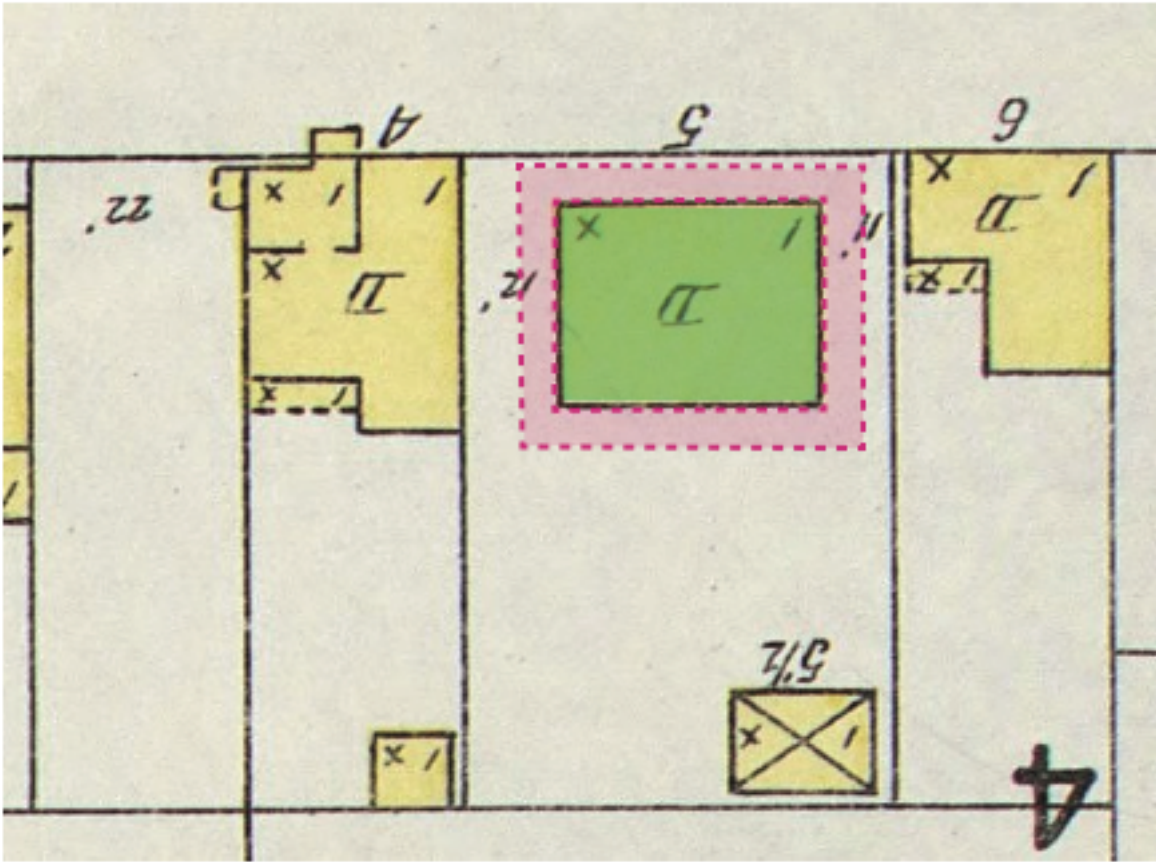
# 1889



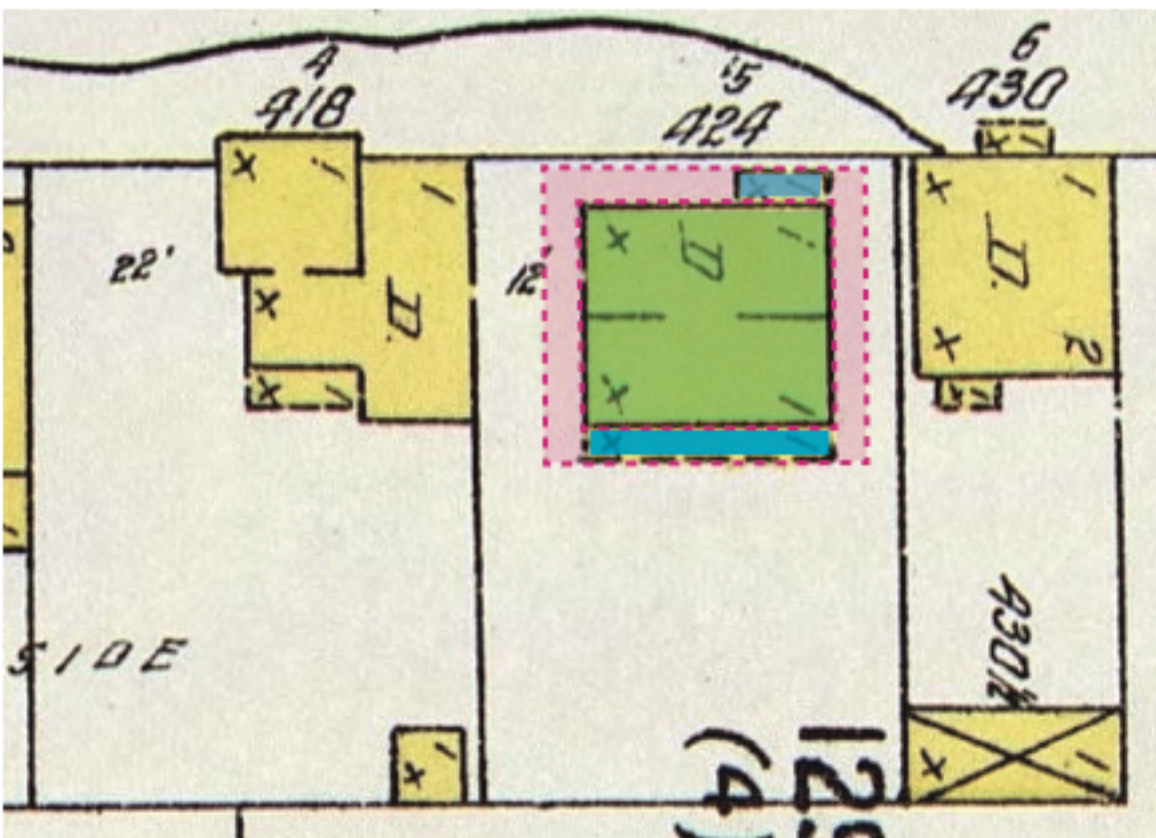
# 1900



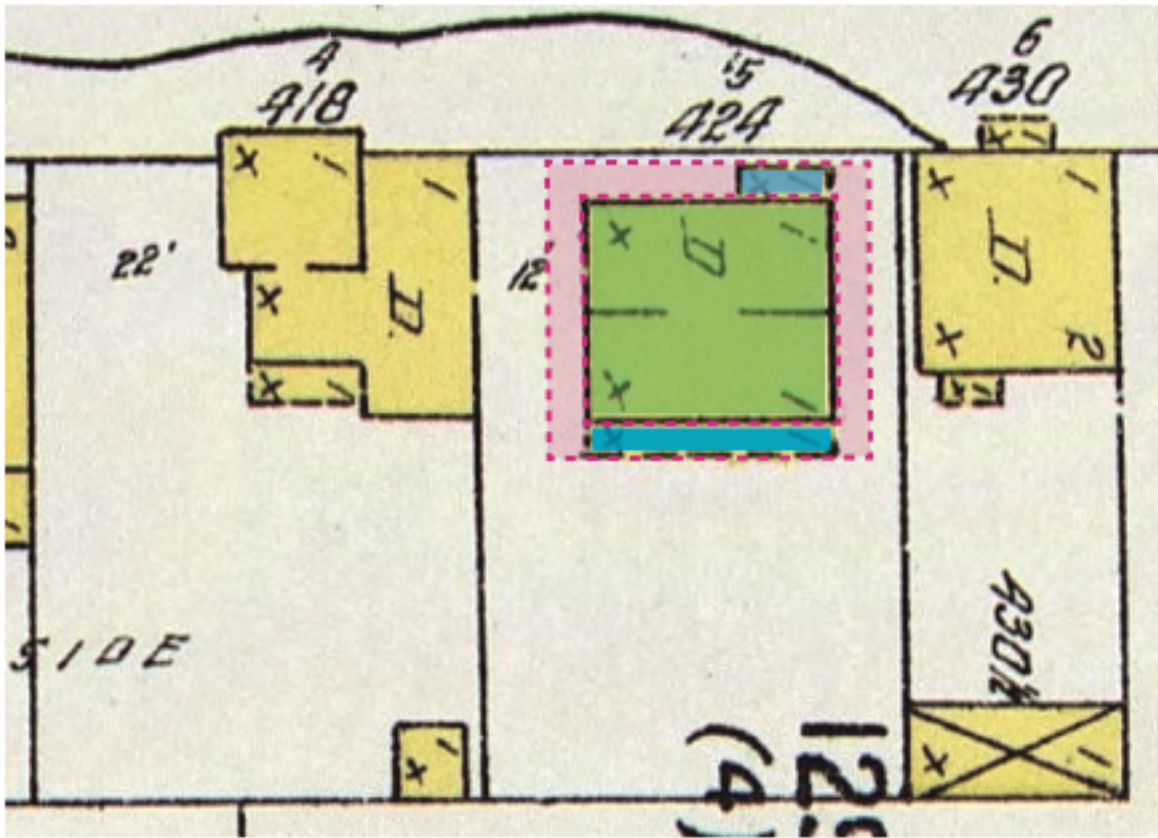
# 1900



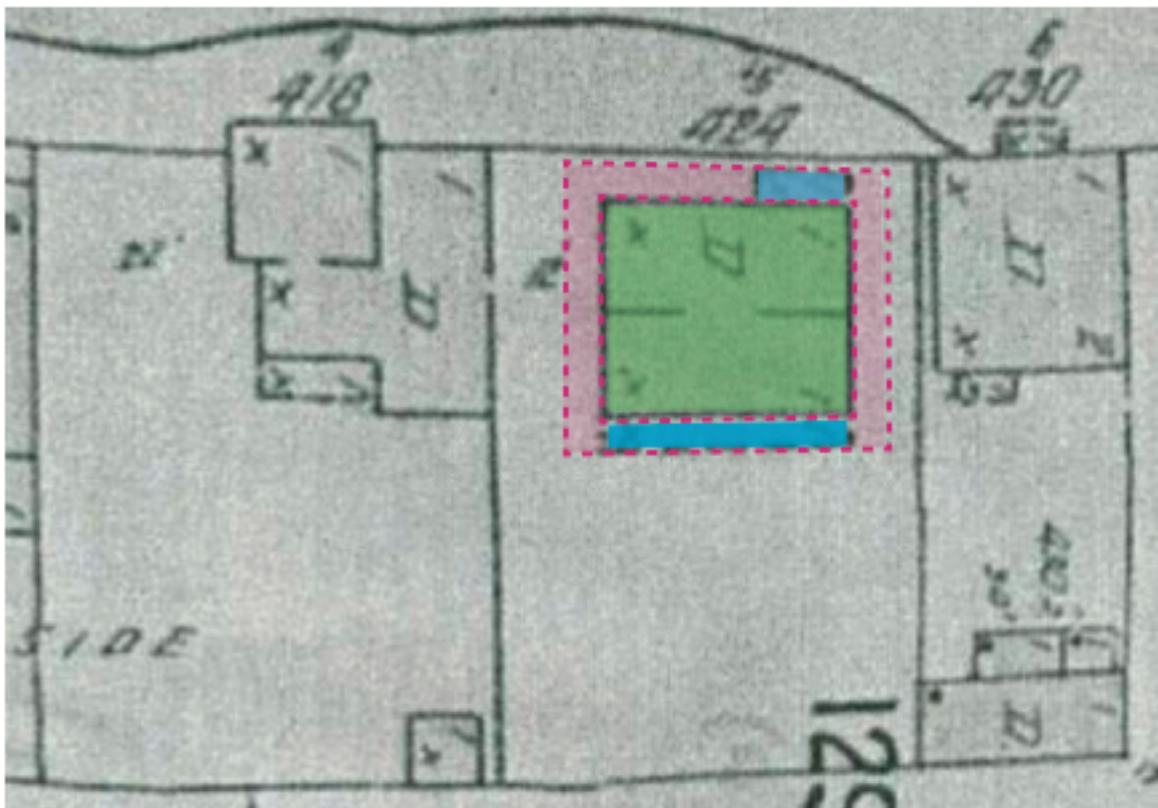
# 1907



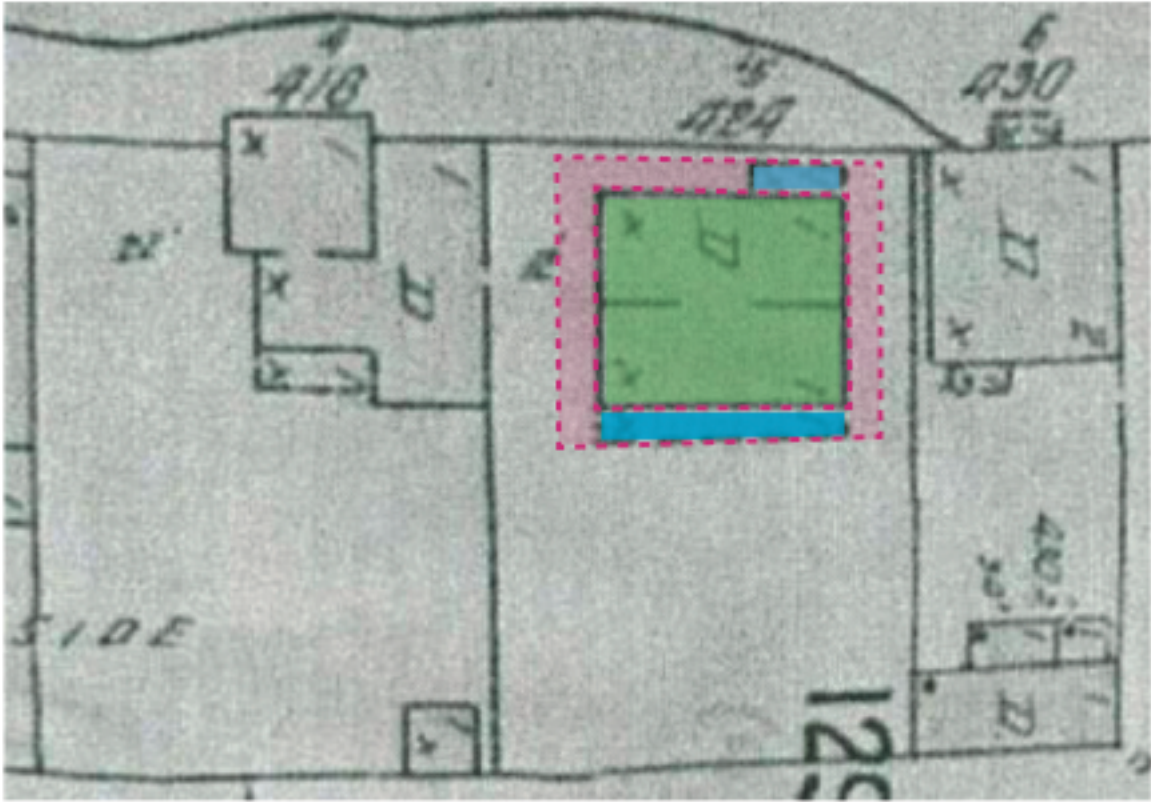
**1907**



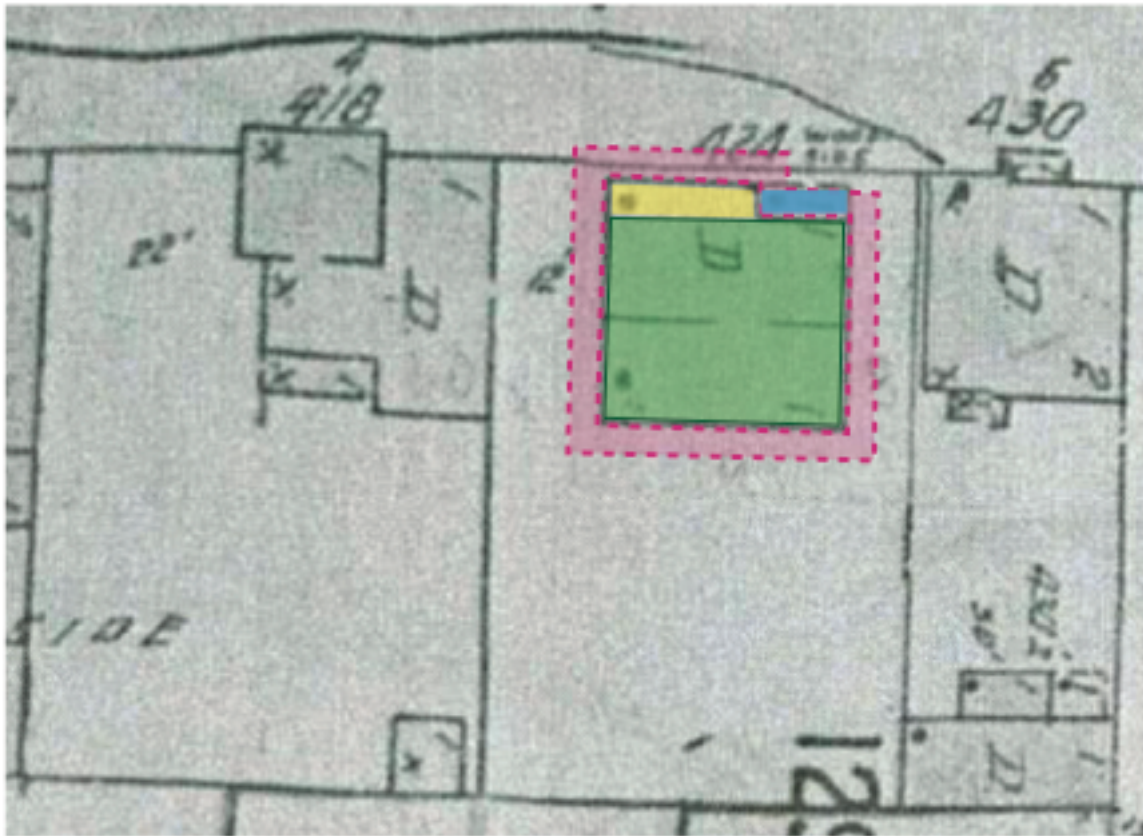
**1929**



**1929**



**1941**



## 424 Woodside Avenue TIMELINE

### 1889 SANBORN

- *Single cell form*, one story, wood-shingle roof, PLUS
  - *enclosed extension* on south half of west (Woodside façade) elevation

### 1890s (early) Utah State Historical Society, Site Information Form

- owned by C. W. Allen

### 1896 - Utah State Historical Society, Site Information Form

- sold to Chesley C. Barker, engineer for Daly-West Mine for more than twenty-five years, versed in mine hoists and pumps, member of the Park City lodge Knight of Pythias

### 1900 SANBORN

- *1889 Single cell form*, one story, wood-shingle roof
  - **REMOVED**, *enclosed extension* on south half of west (Woodside façade) elevation (NOTE: west, street property line moved east, closer to structure)

### 1900s - Utah State Historical Society, Site Information Form

- sold to William T. Backus

### 1907 SANBORN

- *1889 Single cell form*, one story, wood-shingle roof, PLUS
  - **ADDED**, *open porch* on north two-fifths (2/5) of west (Woodside façade) elevation
  - **ADDED**, *open porch* on full width of east (Town façade) elevation

### 1914 - Utah State Historical Society, Site Information Form

- sold to Frasier Buck (of 'Welsh, Driscoll and Buck'), local author

### 1916 - Utah State Historical Society, Site Information Form

- sold to Erick Anderson

## 1929 SANBORN

- 1889 *Single cell form*, one story, wood-shingle roof, PLUS
  - 1907 west (Woodside façade) elevation *open porch*
  - 1907 east (Town façade) elevation *open porch*

## 1941 SANBORN

- 1889 *Single cell form*, one story, **composition roof**, PLUS
  - *enclosed extension ADDED* to south two-fifths (2/5) of west (Woodside façade) elevation
  - 1907 west (Woodside façade) elevation *open porch*
  - **REMOVED**, 1907 east (Town façade) elevation *open porch*

## 1957 TAX CARD

- 1889 *Single cell form* (measuring 22' x 28') with 1941 SANBORN 6' x 20' enclosed extension on west elevation (736 total sq. ft.)
- TAX VALUE of \$48 given to "Porch - Front 48" sq. ft. (6' x 8') on west elevation (NO porch value on east elevation)
- TAX VALUE of \$37 given to "Garage, Single-car, Wood floor, single gable roof, Doors one (1), 10' x 18', Age: 26 (1931)
- TAX VALUE of \$50 given to "Cellar with concrete floor"

## 1958 - 1962 TAX CARD

- TAX VALUE of \$37 given to Garage

## 1968 TAX CARD

- TAX VALUE of \$48 given to "Porch - Front 48" sq. ft., (6' x 8') on west elevation
- East elevation porch roughly drawn in (different ink color) on footprint grid page - NO value given or description included regarding porch on east elevation.

## 1977 PHOTO

- west (Woodside façade) elevation screened porch
- no east (Town façade) elevation porch

## 1978 UTAH STATE HISTORICAL SOCIETY - STRUCTURE/SITE INFORMATION FORM

- "2. Building Condition: Good"
- "2. Integrity: Minor Alterations"
- "5. Description of physical appearance & significant architectural features: Window placements appear to have changed little."
- "6. Statement of Historical Significance: This structure... helps to illustrate how early housing was constructed to adapt to the steep terrain that exists in the area."

## 1989 HISTORIC GRANT APPLICATION - MATCHING FUNDS - BUILDING PERMIT NUMBER 4344, 6/30/89

- exterior **re-sided** with wood lap siding, metal chimney removed, siding trimmed along eaves, eaves boxed, cornice moulding installed, fascia replaced, porch ceiling sheeted, underside of porch closed in with same siding as house, replace edge boards and window trim
- east window restored to vertical emphasis with double-wide double hung sash, two (2) south windows restored to vertical emphasis with double hung sash, two (2) north windows **original single-wide vertical** replaced with new double hung sash
- structure re-roofed with metal roofing, bent rafters straightened
- steps to street repaired
- electrical wiring and fixtures replaced
- exterior re-painted

## 1991 BUILDING PERMIT NUMBER 5683, 3/12/91

- porch enclosure



## 1993 ADDITION TO HISTORIC STRUCTURE

HISTORIC DISTRICT REVIEW / HISTORIC DISTRICT COMMISSION (6 JULY 1993)

### I. PROJECT STATISTICS

Project Name: 424 Woodside addition  
Proposal: Addition to historic house

### II. BACKGROUND INFORMATION

The structure is orientated with the front away from the street, overlooking Old Town.

### III. PROJECT DESCRIPTION

The architect) has stepped the connection between the two houses so that there are breaks in the roof and wall planes to visually separate the historic from the new.

### IV. COMPLIANCE WITH DESIGN GUIDELINES

The project demonstrates substantial compliance with the following guidelines:

50. Maintain Front Porch (*6' x 8' entry porch*) as an Important Façade Element.
51. Preserve the Original Shape of the Roof
52. Avoid Changing the Position of the Windows.
53. Maintain Original Window Proportions
34. Maintain the Original Position of Main Entrance.

### V. STAFF ANALYSIS

ARGUMENTS IN SUPPORT OF A CONNECTED ADDITION. There are several valid arguments in favor of the addition as proposed. The roof (*of the historic house*) is the prominent elevation when viewed from Woodside Avenue. The visual impact to the house from off-site would therefore be minimal compared with other cases.

## 2007 HISTORIC SITE FORM

- "Additions: major"
- "Alterations: minor"
- "General Condition of Exterior Materials: Good (Well maintained with no serious problems apparent.) of Good, Fair, Poor, Ruin"
- "Essential Historical Form: Retains"
- "Location: Original Location"
- "Design: 1978 Structure/Site form indicates possible minor additions to the original house. The changes to the original house are minor but the construction of such a large side addition diminishes the site's original character."
- "Workmanship: Though the physical evidence from the period 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 restrained ornamentation, and the plain finishes -- remain on the original part of the house."

**From:** [BruceEMA](#)  
**To:** [Hannah Tyler](#)  
**Cc:** [EDWARDS, SUSAN](#)  
**Subject:** Re: Proposed "remodel" at 424 Woodside  
**Date:** Friday, September 15, 2017 8:10:16 AM

---

Hannah. I had a lengthy and productive conversation with our neighbor, the property owner at 424 Woodside this week, to discuss the nature and extent of his building plans. Following that discussion my wife and I are comfortable with his proposal to lift and reorient the old miners cabin on his property in contemplation of additional development. I told him that we would reserve the right to continue a discussion about the location and footprint of further expansion. If it ever gets to the stage of construction and landscaping I have every confidence that we will be able to work together on those issues as well.

Please let us know if approvals are granted so we can continue to monitor the scope of the project. Thanks for your consideration. Bruce

---

**From:** "Hannah Tyler" <[hannah.tyler@parkcity.org](mailto:hannah.tyler@parkcity.org)>  
**To:** "BruceEMA" <[bruceema@comcast.net](mailto:bruceema@comcast.net)>  
**Sent:** Tuesday, August 8, 2017 8:11:24 AM  
**Subject:** RE: Proposed "remodel" at 424 Woodside

Hi Bruce,

Thank you for your comments. I will reach out to the project architect and see if he would like to meet with you and Planning Staff.

Thanks,  
Hannah

Hannah M. Tyler | Planner  
Park City | Planning Department  
445 Marsac Avenue | P.O. Box 1480  
Park City, UT 84060-1480  
(435) 615-5059



---

**From:** BruceEMA [<mailto:bruceema@comcast.net>]  
**Sent:** Friday, August 04, 2017 1:59 PM  
**To:** Hannah Tyler  
**Subject:** Re: Proposed "remodel" at 424 Woodside

Ms Tyler,

My wife Susan and I are owners of 426 Woodside, the property adjacent to and north of the proposed remodel at 424 Woodside. My wife Susan stopped by the planning department this past week to discuss the status of the pending project with you in

person. I visited the planning department today to review and photograph key sections of the plans. Following review of those plans we wanted to provide our observations in advance of any formal plan approval or construction.

First, we note the project architect is Jonathan DeGray, a local architect who designed a home for us on Upper Norfolk almost a decade ago. Jon does excellent work and is very aware of the impact of projects on the neighborhood. Knowing Jon, I would anticipate that he is already aware of some of the anticipated concerns of a project of this scope and mass. Second, we want to be good neighbors and have nothing against the current owners, who should have the right to develop their property. Anything less would be a bit hypocritical since we built a sizable home on our lot not too long ago. (One difference with our project was that we tore down a dilapidated fourplex that covered essentially the same footprint on the lot and actually reduced the lot usage from four units to one). Separate and apart from the plans themselves, we have had recent experience with AirB&B renters from 424 Woodside using our driveway and construction workers parking and even dumping construction materials on our driveway during the recently completed construction project across the street at 429 Woodside.

With regard to the proposed project, here are our initial concerns:

- 1) Moving from an existing structure of just over 2300 square ft to more than twice that to a proposed project in excess of 5,000 square ft seems like it stretches the limits of building to lot size ratio and leaves us wondering if this is consistent with the City's idea of what's ahead for Old Town development.
- 2) More specifically, if built as planned, the rear of the build at two levels would have minimum lot clearance and allow a building mass that would block sun and views from our main floor great room, where we spend most of our time (in addition to impacting our privacy).
- 3) Equally concerning, the current plans show no less than three outdoor hot tubs including one that would be just feet away from our living room. Again, people should be free to enjoy their property but we can't help but be concerned about the impact of outdoor recreation that may extend well into the night. There is already an element to Old Town that has late night noise given our proximity to downtown and the local bars. We just don't want to create an environment that further impacts our ability to peacefully enjoy our own property.
- 4) It doesn't appear that there is any increased parking being constructed notwithstanding that the project is more than doubling in size (and the plans seem to show some ambiguity as to whether the ultimate intention is for two or three units). With no additional parking we are increasingly concerned about the probability that owners/renters/guests will continue to find our own driveway too tempting to resist.

Susan and I would be willing to discuss the details with anyone in the planning department or Mr. DeGray if that would be helpful. I think the bottom line is that we would like to see the scope of the project reduced in size, particularly as it impacts the northeast corner of the lot adjacent to our main living space. Otherwise we would generally support the current owners intention to improve their property.

Thank you for considering our comments and let us know if you have any questions.  
Bruce

# **Exhibit L**

Planning Director and Chief Building Official Determination



November 9, 2017

Jon and Heather Berkley  
9308 Tournament Canyon Drive  
Las Vegas, Nevada 89144

CC: Jonathan DeGray, Architect

**NOTICE OF PLANNING DIRECTOR & CHIEF BUILDING OFFICIAL  
DETERMINATION**

Project Address: 424 Woodside Avenue  
Project Description: Planning Director & Chief Building Official Determination for  
Reorientation of a Significant Historic Structure  
Project Number: PL-16-03379  
Date of Action: November 9, 2017

**Action Taken by Planning Director and Chief Building Official:**

Pursuant to Land Management Code (LMC) 15-11-13(A)(3), in approving a Historic District or Historic Site Design Review Application involving the Reorientation of the Historic Building(s) and/or Structure(s) on a Significant Site, such as 424 Woodside Avenue, the Planning Director and Chief Building Official shall find that the project complies with at least one of the following criteria:

LMC 15-11-13(A)(3)  
(...)

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

The Planning Director and Chief Building Official find that the proposed reorientation does not meet the criteria outlined in LMC 15-11-13(A)(3). The Planning Director and Chief Building Official have made this determination based on the following Findings Of Fact.

**Findings of Fact:**

1. The Duplex Dwelling located at 424 Woodside Avenue is listed as “Significant” on the Park City Historic Sites Inventory (HSI) and is located in the Historic Residential (HR-1) zone.
2. 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; and Construct an addition to the rear (now east facing) façade of the Historic Structure.
3. The Historic Structure currently faces towards Main Street in that the original primary entrance faces east. 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.
4. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use and provide direct access to Woodside Avenue.
5. In 2011, a 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).
6. The Variance was Denied by the Board of Adjustment. The conditions of the property in 2011, outlined specifically in Finding of Fact #16 of the 2011 Variance Staff Report have not changed to date.
  - (i) 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.”

7. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the structure is not threatened by hazardous conditions and the preservation of the building will not be enhanced by relocating it. Drainage issues have been identified as hazardous conditions; however, the Chief Building Official finds that the drainage issues can be reasonably mitigated while maintaining the Historic Structure in its current location.
8. The proposal does not comply with LMC 15-11-13(A)(3)(c) as no unique conditions have been identified that would warrant the reorientation based on the following unique conditions outlined in LMC 15-11-13(A)(3)(c):
  - (i) The proposal does not comply with unique condition (1) of LMC 15-11-13(A)(3)(c) as the Historic Structure retains its context through its original location and its relationship to the Historic Period setting. The Historic Period setting of this site is conveyed through its orientation towards Main Street 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 and context.
  - (ii) The proposal does not comply with unique condition (2) of LMC 15-11-13(A)(3)(c) as the proposed relocation will diminish the physical integrity of the Historic District and the association of 424 Woodside Avenue to the development patterns of the Historic Period. The reorientation and lifting of the structure will not result in the interpretation of the history of the Historic Building and/or site as the original orientation is crucial to maintaining the remaining integrity that the site retains. In addition the context of the site is crucial in defining the development patterns of the Historic District.
  - (iii) The proposal does not comply with unique condition (3) of LMC 15-11-13(A)(3)(c) as the Historic Structure at 424 Woodside Avenue retains integrity in the 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 Avenue is to remain a Significant Site on the HSI and a contributing resource in the Historic District.
  - (iv) The proposal does not comply with unique condition (4) of LMC 15-11-13(A)(3)(c) as the loss of the remaining Historic material through the reorientation will not enhance the preservation of the Historic Structure or Site. The reorientation of the Historic Structure 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 can no longer be considered a



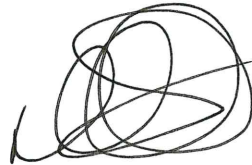
Significant Site as defined in the LMC and Design Guidelines.

If you have any questions regarding this determination, please don't hesitate to contact the Planning Department at 435-615-5060.

Sincerely,



Bruce Erickson, AICP  
Planning Director



Dave Thacker  
Chief Building Official

CC: Hannah Tyler, Project Planner  
Anya Grahn, Historic Preservation Planner  
Jonathan DeGray, Project Architect

## **Exhibit M**

Applicant's Supplemental HDDR Analysis –  
September 13, 2017

**TO:** Jonathan DeGray, Architect  
Joe Tesch, Attorney, Tesch Law Offices  
**FROM:** Dina Blaes, Consultant, The Exoro Group  
**DATE:** September 13, 2017  
**RE:** 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.

---

### PROJECT SUMMARY

The applicants are requesting approval to reorient the historic building at 424 Woodside Avenue on its existing Significant Site. The application calls for rotating the building 180 degrees and lifting it to allow the principal façade, which currently faces the rear yard, to front Woodside Avenue.

The development history of the site is well-documented and is, therefore, not restated here.

### SCOPE OF REQUEST & REVIEW

The applicants understood the HDDR process, at this stage, would be limited to Reorientation. However, the staff report dated July 19, 2017 assumes and analyzes Disassembly/Reassembly as well.

The Staff Report dated July 19, 2017 states: “After in-depth discussions with the applicant, staff determined that the first step in their review process shall be to determine if Reorientation is possible” (page 37).

The Historic Preservation Plan submitted by the applicant identifies the possibility of Reconstruction or Disassembly/Reassembly, but only after in-depth analysis of any remaining safe and serviceable historic materials. The applicants expected to present a comprehensive Material Deconstruction Application as the second step in this process if the Reorientation was approved.

The applicants are not seeking determination on Disassembly/Reassembly or Reconstruction at this time.

### LAND MANAGEMENT CODE – APPLICABLE SECTIONS

1. 15-11-12 Historic District or Historic Site Design Review.
  - (D) Public Hearing and Decision.  
Paragraph 3.
2. 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 and/or Structure on its Existing Landmark or Significant Site.
3. 15-11-10 Park City Historic Sites Inventory.
  - (A) Criteria for Designating Sites to the Park City Historic Sites Inventory.
  - (2) Significant Sites.

---

15-11-12 Historic District Or Historic Site Design Review  
D. PUBLIC HEARING AND DECISION.

An Application associated with a Significant Site shall be denied if the Planning Department finds that the proposed project will result in the Significant Site no longer meeting the criteria set forth in 15-11-10(A)(2).

The applicants recognize Park City's commitment to preserving the historic character of Old Town and the requirement that proposed projects involving a Significant Site must result in the property retaining its designation as a Significant Site.

The analysis provided in this report attempts to demonstrate the proposed project will result in the site retaining its designation as a Significant Site, but also that the proposed project will strengthen the building's Essential Historic Form by restoring important character-defining elements that have been lost.

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

The Staff Report (7/19/2017) cites and analyzes LMC 15-11-13 Section B. but the applicants are not seeking to relocate the building on a "Permanent New Site" but rather on the "Existing Site," the criteria for which is reflected in LMC 15-11-13 Section A.

**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

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

b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

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.

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.

This section is not applicable.

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

The Historic building is not currently 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

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.

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

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.

(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

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.

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

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.

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

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.

#### 15-11-10 Park City Historic Sites Inventory

The City Council may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the Preservation of Historic Sites in the community. City Council shall make the final determination on all Determination of Significance applications considering the criteria below, with the recommendation of the Historic Preservation Board.

#### A. CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

The Staff Report (7/19/2017) includes an analysis of the proposed project based on LMC 15-11-10(A)1. Landmark Site. The applicants are not proposing the site be designated a Landmark Site but rather that it retain its designation as a Significant Site, the criteria for which is reflected in LMC 15-11-10(A)2. Significant Site.

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

The building constructed c. 1889.

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

UNABLE TO VERIFY

(2) It was previously listed on the Historic Sites Inventory; or

The property was previously listed on the Historic Sites Inventory as a Significant Site.

(3) It was listed as Significant on any reconnaissance or intensive level survey of historic resources; and

The property was listed as a Contributory Building on a Historic Sites Form completed in 1978, as a Significant Site on a reconnaissance-type survey completed in 2008 and as an Ineligible/Noncontributing Site on a draft Intensive Level survey completed in 2015.

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

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

The 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 exiting in and relating to the mining era.

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

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.

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.

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.

## **DESIGN GUIDELINES FOR HISTORIC DISTRICTS AND SITES – APPLICABLE SECTIONS**

### **Universal Guidelines**

1. A site should be used as it was historically or be given a new use that requires minimal change to the distinctive materials and features.

The Site was used as a residential dwelling and will continue to be used in this manner.

2. Changes to a site or building that have acquired historic significance in their own right should be retained and preserved.

The development history of this building is well-documented.

3. The historic exterior features of a building should be retained and preserved.

The proposed project retains the extant historic features and restores many that have been lost.

4. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed. Physical or photographic evidence should be used to substantiate the reproduction of missing features.

The proposed project reflects the use of historic photographs and Sanborn Fire Insurance maps to substantiate the reproduction of missing elements.



5. Deteriorated or damaged historic features and elements should be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element should match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

The Physical Conditions Report and Historic Preservation Plan submitted as part of the HDDR application indicate the applicants' intention to follow standard preservation practices as they pertain to repairing and/or replacing historic materials.

6. Features that do not contribute to the significance of the site or building and exist prior to the adoption of these guidelines, such as incompatible windows, aluminum soffits, or iron porch supports or railings, may be maintained; however, if it is proposed they be changed, those features must be brought into compliance with these guidelines.

The proposed project intends to bring many current features that do not contribute to the significance of the site into compliance with the design guidelines (see plans dated April 6, 2017)

7. Each site should be recognized as a physical record of its time, place and use. Owners are discouraged from introducing architectural elements or details that visually modify or alter the original building design when no evidence of such elements or details exists.

The proposed project does not introduce architectural elements or details that are not based on photographic or physical evidence or other documentation.

8. Chemical or physical treatments, if appropriate, should be undertaken using recognized preservation methods. Treatments that cause damage to historic materials should not be used. Treatments that sustain and protect, but do not alter appearance, are encouraged.

The proposed project includes a Physical Condition Report and a Historic Preservation Plan that prescribe the use of recognized preservation methods and treatments.

9. New additions, exterior alterations, or related new construction should not destroy historic materials, features, and spatial relationships that characterize the site or building.

The proposed project includes alterations that will enhance the spatial relationships between the historic building and existing addition.

10. New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.

The proposed project will restore the historic hall-parlor building form along with many of the historic features, allowing the building to stand on its own merit if the south addition were removed in the future.

### **Specific Guidelines – Applicable Sections**

#### **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.

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 above).

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.

SIDEBAR – 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

The historic building does not encroach on an adjacent property.

-if relocating the building onto a different site is the only alternative to demolition; or

Applicants are not proposing to relocate the building onto a new site.

-if the Planning Director and Chief Building Official determine that unique conditions warrant the relocation or reorientation on the existing site.

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.

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.

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

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

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

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.

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

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

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

## **CONCLUSIONS**

The proposed reorientation of the Historic Building located at 424 Woodside Avenue would have a positive impact on the Significant Site's Essential Historic Form but also the integrity of the Historic District. The Significant Site has been compromised significantly by surrounding development, additions to both the east and south sides of the historic building, and the encroachment of the roadway over time. The proposed project will restore important historic and architectural elements that define the site's Essential Historic Form, will enhance the integrity of the Historic District and will improve the potential for long-term preservation of the historic resource.

The proposal is consistent with Park City's Design Guidelines for Historic Districts and Historic Sites and it substantially complies with the relevant sections of the Land Management Code.

**EXHIBIT N:**  
2011 Historic District Design Review Denial Letter



June 27, 2012

**Building • Engineering • Planning**

Jon and Heather Berkley  
9308 Tournament Canyon Drive  
Las Vegas, Nevada 89144

Notice of Planning Department Action

<u>Application #:</u>	PL-11-01317
<u>Subject:</u>	424 Woodside Avenue
<u>Description:</u>	Historic District Design Review
<u>Action Taken:</u>	Denied due to Non-Compliance with Code
<u>Date of Action:</u>	June 27, 2012

Due to your submittal not meeting the requirements for the Land Management Code, your application has been denied and the file has been closed. Upon submittal of a new application that is in compliance with the Land Management Code, staff will be able to review your application. The variances to the required height standard in the HR-1 Zone (27 feet max) and reduced setbacks for the front, and south side-yard, were denied by the Board of Adjustment on October 4, 2011, and thus the Historic District Design Review (HDDR) application does not meet Land Management Code Sections 15-2.2-3(E) (front yard setback), 15-2.2-3(H) (side-yard setbacks) and 15-2.2-5 (building height).

Therefore, due to the reasons listed above, your application with the aforementioned description above is hereby denied for the reasons stipulated in the first paragraph of this letter. You may submit a new application that complies with current code requirements. If you have any questions regarding this letter do not hesitate to contact me at (435) 615-5063

Sincerely,

A handwritten signature in black ink, appearing to read "M. Evans".

Mathew W. Evans  
Senior Planner



## Historic Preservation Board Staff Report

PLANNING DEPARTMENT

**Subject:** Annual Historic Preservation  
Award Program  
**Author:** Anya Grahn, Historic Preservation Planner  
**Date:** December 5, 2017  
**Type of Item:** Administrative  
**Project Number:** GI-15-02972

### Summary Recommendations

Staff recommends the Historic Preservation Board choose up to five (5) awardees for the annual Historic Preservation Award. One awardee shall be selected for an art piece to be commissioned to depict this award winner and the piece will be displayed in City Hall. Up to four (4) awardees may be selected for a plaque as well.

### Background

During the November 1, 2017, Historic Preservation Board (HPB) meeting [[Staff Report](#) (starting page 55) + Minutes (included in this packet)], staff discussed the background of the annual Historic Preservation Award. The HPB also selected Puggy Holmgren, John Hutchings, and Lola Beatlebrox to serve as the selection committee for choosing the artist.

Properties for the annual Historic Preservation Award are selected based on the following categories:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

During the November 1<sup>st</sup> meeting, the HPB expressed interest in developing a seventh category: stewardship. This category would honor those property owners that have worked to maintain their historic properties.

Each year, staff surveys the Planning Department to create a list of projects that were completed in the past year. Staff then presents these projects to the HPB for selection of an award. This year, staff recommended the following, as outlined in the November 1<sup>st</sup> staff report:

- 222 Sandridge—Excellence in Restoration (Exhibit A)
- 129 Main Street—Compatible Infill (Exhibit B)
- King Con Counterweight—Embodiment of Historical Context (Exhibit C)

- 438 Main Street (Flanagan’s on Main)—Embodiment of Historical Context (Exhibit D)
- 447 Main Street (No Name Saloon)—Adaptive Reuse (Exhibit E)
- 328 Main Street (Egyptian Theatre)—Embodiment of Historical Context and Sustainable Preservation (Exhibit F)

The HPB wanted additional properties to be considered and members of the HPB have sent staff a list of properties they would recommend for the award. These include:

1. **221 Main Street (Imperial Hotel and historically “Bogan Boarding House”).** This site was purchased by Irish immigrant John Bogan in 1884. In 1901, Utah passed the “Boarding House Law” which prevented mining companies from coercing unmarried miners to live in company-owned boarding houses. Seeing this as an opportunity, Bogan demolished an existing house on this property to construct the Bogan Boarding House ca.1904. In 1918, the building served as an emergency hospital during the Spanish Flu pandemic. By the 1920s, it was managed by Italian immigrants Peter and Mary Pedrotto, who catered to Italian and Spanish immigrants; it was likely renamed the “Imperial Hotel” at this time.

The building is designated as “Landmark” on Park City’s Historic Sites Inventory (HSI). (See Exhibit G.)

2. **402 Main Street (Java Cow Building).** This building was constructed in 1912 following a fire that destroyed the wood-frame buildings housing the White Front and Corner Saloons. Then-owner M.D. Hurlburt rebuilt a new drug store on the site, measuring approximately 35 ft. by 50 ft. and divided into two store rooms with a basement. This was one of the first concrete buildings built on Main Street and was only one of 6 concrete buildings depicted on the 1929 Sanborn Fire Insurance Map. A new façade was installed on one of the storefronts in 1924 by George Huddy’s bakery.

The building has had a number of different facades since 1924. The opening of “Café Ritz” in January 1976 brought about a restoration of the original façade. In 1994, the building was remodeled again to create an ice cream shop and the entrance was relocated to face Main Street and align with the storefront windows.

The site was designated as “Landmark” on HSI in 2009. (See Exhibit H.)

3. **1158 Woodside Avenue.** In 1901, William and Henrietta McEney constructed this house as a simple rectangular, hall-parlor form. From 1906 through the 1940s, it was occupied by several mining and railroad families. Between 1941 and 1949, a number of changes were made to the exterior of the building, including a front porch addition, center shed addition, and a rear porch addition. The house was then clad in stucco

between 1958 and 1968.

It was designated as “Significant” on Park City’s HSI in 2009, due to the non-historic alterations that have altered the original appearance of the wood-frame miner’s shack. (See Exhibit I.)

4. **1162 Woodside Avenue.** This house was constructed in 1904, while the property was still outside of City limits. Between 1941 and 1949, a porch was constructed across the back of the house; the porch was then enclosed or rebuilt as an addition to the house in 1956. In 1958, the front porch was removed and replaced with a front stoop; however, the full-width front porch was reconstructed c.1995. The window-door configuration of the façade has also been modified. The house received two (2) Historic District Grants in 1990 and 1998 to replace doors and windows, reroof, replace the porch railing, and replace wood trim on the exterior of the house.

It was designated as a “Landmark” structure on the City’s HSI in 2009. (See Exhibit J.)

5. **Park City High School at 1255 Park.** By 1925, Park City had outgrown its high school at the Lincoln School and began a bonding campaign to construct a new high school building. Designed by the prominent Salt Lake City architectural firm of Scott & Welch, the new Collegiate Gothic-style Park City High School opened for the 1927-1928 school year; the building was formally dedicated following the completion of the auditorium on February 16, 1928. When the new high school opened on Kearns Boulevard in 1977, Treasure Hill Middle School moved in and occupied the building until 1982.

After sitting vacant for much of the 1980s, the site was finally purchased by Park City Municipal Corporation in 1986. In 1993, the City invested \$2.3 million in the renovation to adaptively reuse the historic high school as the Park City Library & Education Center. In 2004, a 3,300 square foot addition was constructed. Most recently, in 2015, a \$10 million renovation updated the entire building and included seismic retrofits, improvements to the roof, and new insulation. The renovation was LEED (Leadership in Energy and Environmental Design) certified, and the building was listed on the National Register of Historic Places in 2015.

It is designated as “Landmark” on the City’s HSI. (See Exhibit K.)

6. **419 Main Street (Crosby Collection).** This building was constructed in 1926 by Henry Spriggs. The first tenant of the building was a café run by William Harrison and it was also used as an annex for the Oak Saloon. It has housed the Crosby Collection since 2006. In 2008, the Historic



Preservation Board awarded grant funds to the site for repairing the masonry.

The site is designated as “Landmark” on the HSI. (See Exhibit L.)

Because many of these projects were completed in the past, and not necessarily under the 2009 Design Guidelines, staff recommends that the HPB consider a theme for this year’s awards such as “Preserving Historic Main Street” or “Stewardship of Historic Houses”. ***HPB Discussion Requested.***

**Recommendation**

Staff recommends the Historic Preservation Board choose up to five (5) awardees for the annual Historic Preservation Award. One awardee shall be selected for an art piece to be commissioned to depict this award winner and the piece will be displayed in City Hall. Up to four (4) awardees may be selected for a plaque as well.

**Exhibits**

- Exhibit A- [HSI Form for 222 Sandridge Road](#) [Current Photographs in 11.1.17 HPB Report]
- Exhibit B- 129 Main Street [Current Photographs in 11.1.17 HPB Report]
- Exhibit C- [HSI Form for King Con Counterweight](#) [Current Photographs in 11.1.17 HPB Report]
- Exhibit D- [HSI Form for 438 Main Street](#) [Current Photographs in 11.1.17 HPB Report]
- Exhibit E- [HSI Form for 447 Main Street](#) [Current Photographs in 11.1.17 HPB Report]
- Exhibit F- [HSI Form for 328 Main Street](#) [Current Photographs in 11.1.17 HPB Report]
- Exhibit G- [HSI Form for 221 Main Street](#)
- Exhibit H- [HSI Form for 402 Main Street](#)
- Exhibit I- [HSI Form for 1158 Woodside Avenue](#)
- Exhibit J- [HSI Form for 1162 Woodside Avenue](#)
- Exhibit K- [HSI Form for 1255 Park Avenue](#)
- Exhibit L- [HSI Form for 419 Main Street](#)