

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
SPECIAL MEETING
CITY COUNCIL CHAMBERS
January 16, 2018**



AGENDA

The originally scheduled meeting of January 3, 2018 has been cancelled. The new meeting date is January 16, 2018.

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF December 5, 2017

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

173 Daly Avenue —Disassembly/Reassembly and Material Deconstruction— Significant House. The applicant is proposing to disassemble and reassemble the Historic single-car garage. The house will be re-framed from the interior and the non-historic siding will be removed. The applicant will be removing the existing Historic windows, an existing stack rubble wall on the east side of the building, the existing roofs and roof framing, the non-historic porches on the front façade, the existing historic doors, and a portion of the historic shed structure to accommodate a connection to the single-family dwelling.

Public hearing and possible action

PL-17-03468 37
*Planner
Tyler*

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

269 Daly Avenue – HDDR Material Deconstruction and Reconstruction – The applicant is proposing to reconstruct the historic house and historic garage designated as “Significant” on the City’s Historic Sites Inventory. In addition the applicant will be removing existing non-historic fences, a non-historic addition on the southwest corner of the house, the roof structure, one deteriorated chimney, exterior walls and layers of non-historic siding, non-historic front porch, non-original front door, and non-historic windows on the historic house. The applicant is only proposing to modify the garage doors as part of the reconstruction of the historic garage.

Public hearing and possible action

PL-17-03554 39
*Planner
Grahm*

ITEMS CONTINUE ON NEXT PAGE

269 Daly Avenue (historic location) – HDDR – Relocation of the historic house
four feet (4') west towards Daly Avenue.
Public hearing and possible action

PL-17-03554 193
Planner
Grahn

Annual Preservation Award - Staff recommends the Historic Preservation Board
choose one (1) awardee for the annual Preservation Award, choose up to four
(4) nominees for a historic award plaque.
Possible action. Continued from December 6, 2017 meeting to January 16, 2018.

GI-15-02972 217
Planner
Grahn

ADJOURN

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF DECEMBER 5, 2017

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

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Tyler, Polly Samuels McLean, David Thacker, Liz Jackson

Board Member Stephens was not present this evening. The Board elected a temporary Vice-Chair to conduct the meeting.

MOTION: Randy Scott moved to nominate Lola Beatlebrox as temporary Vice-Chair. Puggy Holmgren seconded the motion.

VOTE: The motion passed unanimously.

ROLL CALL

Vice-Chair Beatlebrox called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Doug Stephens and John Hutchings.

ADOPTION OF MINUTES

November 1, 2017

MOTION: Board Member Holmgren moved to APPROVE the minutes of November 1, 2017 as written. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director Erickson noted that Planners Grahn and Tyler had put together a meeting schedule for the next year.

In anticipation of a longer meeting this evening, Director Erickson recommended that the presentations and comments focus on the facts and be held to 30 minutes for each group.

Planner Grahn reported that the HPB Chair, Douglas Stephens, got his dates crossed because the Board was meeting on Tuesday instead of the regular Wednesday. He was in Salt Lake and was not able to attend.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 424 Woodside Avenue – HDDR Review for Reorientation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and lifting of the Historic Structure 7 feet 7 ¾ inches. The primary façade of the Significant Structure is currently oriented towards Main Street and the applicant is proposing to rotate the structure 180 degrees so that the primary façade is oriented towards Woodside Avenue. Upon reorientation, the Historic Structure would be lifted 7 feet 7 ¾ inches.
(Application PL-16-03379)

Planner Hannah Tyler reviewed the proposal for reorientation of a historic structure at 424 Woodside. She provided a brief overview of what to expect in her power point due to the complexity of this item. She noted that the photographs and renderings in her presentation were provided by the project architect, Jonathan DeGray; as well as photographs from CRSA.

Joe Tesch, a representative for the applicant, thought it was inappropriate to be dealing with past applications. The application being presented this evening should stand on its own merits; or not. In his opinion, what occurred in past applications was irrelevant and should not be talked about.

Planner Tyler reported that the site is designated as Significant on the Park City Historic Sites Inventory. The historic structure currently faces east towards Main Street. The current proposal before the HPB this evening is just the re-orientation. However, she wanted to explain the entire proposal, which includes re-orientation of the structure 180 degrees towards Woodside. The applicant is proposing to lift the structure 7-feet 7-3/4-inches. They are proposing to panelize. The applicant plans to construct an addition on the near rear, which will be on the east side. They also intend to remodel the existing structure.

Planner Tyler emphasized that the HPB would only be looking at the re-orientation. The Staff was recommending denial of the request, and she would outline the specifics later in her presentation.

In reference to past applications, Planner Tyler stated that in 1993 a south addition created a duplex, and that contains both the garage and living space. It was identified in a slide she had up on the screen. In 2005 a plat amendment combined the three existing lots into one legal lot of record. Today, the lot is 75 feet wide. In 2011 there was both an HDDR and a request for a variance for the

lifting and rotation, the addition, and a remodel of this structure. Both the HDDR and the variance were denied.

Planner Tyler commented specifically on the developmental history. She presented a slide showing the 1889 and 1900 Sanborn maps. Summit County references that this structure was built in 1900. However, as shown in CRSA's Exhibit D, Intensive Level Survey, the title search produced mortgages that were pulled out in 1886. Because the structure appears in 1889, and based on the title search history, the Staff believes it was constructed prior to 1900. Planner Tyler noted that this was not unusual because recordkeeping was not always exact.

Planner Tyler reported that in 1889 the structure was a hall-parlor with a small addition on the back, and it faced Main Street. By 1900 it had changed. Planner Tyler presented photographs. She noted that the photos were old and the applicant had obtained them from the Museum. She presented a view of the property facing east. She noted that the central door was flanked by a window on each side. She presented a series of photos from the same years to help orient the Board with the surrounding structures and the common development pattern of facing town. Planner Tyler presented a clearer photo showing the principal façade facing Main Street. Woodside Avenue was present behind it. She pointed out that all of the structures facing east and on the east side of any street were connected to a series of pedestrian paths. This structure would have shared a pedestrian path with both the Park Avenue houses and the rest of the houses on Woodside; and they would have connected to Fourth Street.

Planner Tyler presented the 1907 map and noted that a front porch was constructed on the east side, and there was some type of porch in the back. By 1929 nothing had changed. She pointed to a photograph from 1930 indicating that porch. Planner Tyler remarked that there are more photographs of this structure than most structures. Typically, the Staff does not have the benefit of so much photographic evidence. Planner Tyler stated that by 1941 the rear section of that structure had been enclosed, and the porch flanked the entire rear. The tax appraisal photograph showed that the porch had been removed, which was also reflected in the 1941 Sanborn map.

Planner Tyler addressed the specifics to the Land Management Code, beginning with the relocation and reorientation analysis. She stated that for either Landmark or Significant sites the proposal must meet certain criteria and requirements. The Staff found that this proposal complies with the first criteria because the applicant submitted a structural engineers report certifying that the structure can be relocated without impacting the historic nature of the structure. They also submitted evidence that the structure would meet Building Code in its final resting location.

Planner Tyler stated that the next criteria would not be applicable because the site is a Significant site on the HSI. The next criteria did apply. For a Significant structure at least one of the following must be met: The proposed relocation or reorientation will abate demolition. She remarked that the structure is not threatened by demolition in its current location. There are no notice and orders on it; therefore, the proposal did not comply with that criteria. The next criteria is that the Planning Director and Chief Building Official have determined that there are unique conditions in its current location. Planner Tyler stated that Exhibit L of the Staff was the Planning Director and Chief Building Official determination. They did not find any hazardous conditions that could not be mitigated by keeping the structure in its current location, and there was no reason to relocate to mitigate existing conditions on the site. They also found that due to extensive material loss and loss of site context that the preservation would not be enhanced by the relocation.

Planner Tyler reported that the next was a series of four criteria, and the proposal must meet all four in order to comply with A3C of 15-11-13 of the LMC.

Number one. The historic context of the building has been so radically altered that the proposed relocation will enhance the ability to interrupt the historic character of the historic buildings and the historic district in its current setting. Planner Tyler stated that the Staff finds that the proposal does not comply with this criteria, because the structure maintains the relationship with its earlier setting through that siting in that lower terraced area. Also, this setting is so important to the development pattern of the historic district.

Number two. 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 Staff does not find that the application complies with this criteria, because reorientation will diminish the overall physical integrity and the site's association with the important development patterns of the district. Planner Tyler stated that this was consistent with the last finding. The Staff specifically finds that the physical integrity of the site is defined by both the historic structure siting on the lot, and the remaining pieces of its essential historic form. The three pieces of the essential historic form that this site contains are its scale, context and material. She would talk about those three aspects later in her presentation.

Number Three. The historical integrity and significance of the historic building will not be diminished by relocation and/or reorientation. The Staff finds that the application does not comply with this criteria, because it will remove the last few character defining features of this site; which includes context, setting, and materials. Planner Tyler stated that it would compromise the Significance on the Historic Sites Inventory.

Number Four. The potential to preserve the historic building will be enhanced by its relocation. The Staff finds that it does not comply with the criteria. Restoration can occur in its current location, and there is no need to reorient in order to facilitate preservation. Planner Tyler thought it was important to note that the applicant could maximize development potential of the site in its current location. Footprint, setbacks, height, etc., could be maximized without having to rotate the structure.

Planner Tyler commented on materials loss and presented a rendering of the structure in its current location. The bottom of the screen was Woodside Avenue, and the areas in green identified the existing pieces of the structure that would be considered historic. This was all derived from the Historic Preservation Plan, which was shown as Exhibit F. Planner Tyler noted that the applicant intended to do further exploratory demolition to determine the historic materials. However, what was currently shown in the application is what the Staff has determined as historic. Planner Tyler stated that if the structure is rotated, the north and west wall that currently faces south and east will be interior walls. Material deconstruction will come before the HPB at a later date, but she believed this information was important in the analysis of the reorientation and the impacts to the historic structure and the materials that are left. Planner Tyler remarked that the green areas identify what will be left. She noted that only a small portion will be retained if the structure is reoriented.

Planner Tyler moved to the Historic Sites Inventory Analysis. The Staff finds that the site retains all aspects of essential historic form, including the scale, context and material. The Staff finds that the reorientation would diminish the site's significance and association with the Park City mining history, because it will remove those last few pieces that are retained on site.

Planner Tyler stated that because they have talked extensively about context and material, she discussed historic scale. She indicated a rendering of the existing conditions provided by the applicant. The structure is currently 2'9" to 4" above grade, and it clearly reads as a single story structure in the historic piece. Once the structure is lifted, it will be between 13'2" above grade and 1' above grade, which would not read as a single-story structure when viewed from a corner angle. Planner Tyler explained that the structure would be lifted so high in the air that it would not read as it should historically, and the scale of the structure would be augmented. The Staff did not find compliance with the Design Guidelines; B(3) Foundations, as well as Protections for Historic Sites, specifically for Orientation. The structure would be lifted 7-feet 7-3/4 inches, which is over two feet above what is permitted in the design guidelines. Planner Tyler stated that the Staff has not determined any exceptions found in D(4) of the Design Guidelines to permit that.

Planner Tyler summarized that the Staff does not find compliance with the Relocation or Reorientation criteria. They have concerns about compromising the historic designation and they do not find compliance with the Design Guidelines.

Director Erickson asked Planner Tyler to clarify the relevance of the east orientation of this form of building relative to the other buildings. Planner Tyler explained that the east orientation of the structure represents a development pattern where, prior to the automobile, the structures would face town. A lot of the structures were associated with the series of pedestrian paths. The most well-know is Shorty stairs on the east side of Marsac Avenue. Many stairs go to all those structures. Planner Tyler remarked that there are only a few structures left on the west side of town that face Main Street that have not been demolished. Therefore, the Staff has the opinion that it is very important to preserve this structure since it is one of the last remaining pieces of that very common development pattern.

Board Member Weiner had walked around the property. In order to maintain the orientation facing east, she wanted to know how the homeowner accesses the property now, and whether it was more difficult now as opposed to the early 1900s. She pointed out that nowadays people pull up in front their house and walk to the front door. Planner Tyler presented a photograph and noted the arrows pointing to the 1993 addition. There is a driveway that is used for access from Woodside Avenue that was facilitated through the 1993 addition. The homeowner goes through that addition to get to the historic structure.

Joe Tesch, representing the applicant, stated that there is no access from the Main Street side, whatsoever. It is very dangerous and all of the paths have been destroyed.

Jon Berkley stated that he and his wife Heather were the applicant and owners of 424 Woodside Avenue. Mr. Berkley clarified that there is no direct access to the miner's cabin from the expansion of '93. They would have to go down the expansion, out the back door, across the lot and come back up. Mr. Berkley pointed out that the only access are wooden steps from the street down to the back door. He emphasized that there is no access from the expansion.

Dina Blaes, representing the applicant, disclosed that her firm was hired as a Preservation Consultant for Park City from 2005 to 2012. Her firm did the Design Guidelines for the City, the Land Management Code revisions, and the Historic Site Inventories that were done in 2006, 2008, and the upgrades and updates in 2011.

Joe Tesch thanked the HPB for caring about all of this as a Board, and he thanked them as citizens for taking the time to serve on the Board. Mr. Tesch

commented on the size of the Staff report and he started thinking about getting back to the basics. He questioned what the Board was doing and why they were preserving these old homes. They are not livable or big enough for families. They do not accommodate a modern way of living. The homes do not fit, and yet they spend money and time preserving historic and semi-historic structures. In trying to understand why they do this, he looked at the purpose of the HPB, which 1) is to preserve the City's unique historic character. Further down to e) it says to communicate the benefits of historic preservation for education, prosperity and general welfare of the students. Mr. Tesch focused on prosperity, because the City made a business decision that Park City is a unique town. People who come to Park City love Old Town because of all the historic commercial buildings and miners' homes. It creates a certain ambiance and classic view that draws tourists to town. Mr. Tesch could find no other reason for promoting preservation. Most people who live in Park City today did not grow up in these miners shacks and they are not preserving their own heritage. They are creating a tourist attraction.

Mr. Tesch stated that the value of historic homes and semi-historic homes is what they look like. The tourists and the skiers do not go into those homes. They see them, and they see what miners' shacks look like. It is part of the ambiance and charm of Park City that draws people here. Mr. Tesch remarked that prosperity of the community was as close as he could come to a statement of why they were here. He asked the HPB to keep that in mind. It is the big picture when they are dealing with 200 pages of nit-picky regulations. He asked the Board to keep in mind what they were really here to do and why they were here to do it.

Mr. Tesch commented on the Staff report, which he found to be disappointing. He stated that Hannah Tyler was the most conscientious person he has ever dealt with in the Planning Department. The Staff report is very good and very thorough, but he thought the HPB needed to analyze it; because it is their job alone to decide whether or not this orientation should change. Reading through the Staff report, the Planning Staff gives their opinion, and the applicant also provided their comments. Mr. Tesch referred to the opinion of the Planning Director, Bruce Erickson, outlined in the Staff report, which obviously, he agreed with his Staff. Mr. Tesch made the point that it was only one opinion. He referred to the opinion of the Chief Building Official, David Thacker, who was an engineer and knows very little about planning. He questioned whether Mr. Thacker had previous experience with historic structures. Mr. Tesch pointed out that Mr. Thacker's opinion on this project would be whether or not it was structurally sound and other things such as whether the utilities are dangerous.

Mr. Tesch noted that each side has an expert and the HPB needs to decide who they find more credible. Mr. Tesch pointed out that Ms. Blaes, the applicant's expert, was tasked from 2005-2011 with writing these regulations in the LMC that

address historic preservation and working on the Historic Inventory. She understands the City and the reason behind these regulations. Mr. Tesch thought she deserved high marks for credibility.

Mr. Tesch stated that he was particularly disappointed with page 18 of the Staff report that talks about the decision on a prior application of the Board of Adjustment. The Staff made it sound like the BOA, on a different application, had already made the decision that there was not a hardship. Mr. Tesch reminded the HPB that the Board of Adjustment is a different body and they are not trained and experienced in the same matters as the HPB. Also, the BOA based their decision on the issue of whether there was a hardship. That is different from the issues the HPB needs to consider. Mr. Tesch requested that the HPB ignore the suggestion that the Board of Adjustment holds power over them. It does not and that conclusion is not justified.

Mr. Tesch stated that with the idea that the view and cityscapes of preserved historic building are the only things that are important, it does not do the City any good or provide assistance in economics if the historic structure cannot be seen. It becomes a useless historic structure. Mr. Tesch presented three pictures that were included in the Staff report. One was the historic structure as seen from Woodside Avenue. It has an aluminum roof that was placed in 1989. When the historic structure was built, the roof was wood shingles. Mr. Tesch disputed the idea that the structure only adds ambiance and charm to the City in its current location. He noted that there is a home, and a roof that is 7 to 10 feet below the surface of Woodside Avenue. Mr. Tesch presented a second photo of the east side that faces Main Street, that noted that the house could no longer be accessed from that side like it was when it was first built. There is no ability for that side to be the front of the house. Mr. Tesch explained why the applicant should be allowed some ability to rotate and raise the building. In spite of musing to the effect that it could be built out, if someone spends a lot of money refurbishing and restoring this historic home, and it is below ground, they would never get their money back. Nothing would ever be done and the City would have condemned this building to remain as is. It is not a gem to Park City as it exists, but it could be.

Mr. Tesch presented another photo of what the house would look like if it could be raised and turned. If the house could be reoriented as proposed, it would add ambiance and charm to Park City. Mr. Tesch outlined the proposed changes. The non-historic porch enclosure would be removed and returned to its original place. The historic front porch would be rebuilt. The front door would be rebuilt in its historic location. The historic windows on either side of the front door would be added back. All windows would be replaced with historically appropriate wood windows. All non-historic siding would be removed and replaced with historic appropriate materials. All non-historic roofing will be removed and replaced with historic appropriate materials. Mr. Tesch stated that these

changes would bring the current building, which has almost no historic elements to the outside, back to a preserved miner shack. He suggested that this was what was important. Mr. Tesch stated that whether or not the house used to face Main Street when there was a path that allowed access from Main Street is no longer relevant because the path is gone. He stated that if the applicant is allowed to do this, then the stated purpose of the Historic District Commission to preserve and enhance and restore would be met.

Director Erickson clarified that when Mr. Tesch said Main Street, he actually meant Park Avenue. Director Erickson pointed out that the Staff may have made the same mistake in their discussion. Jonathan DeGray replied that it was the Main Street side but the house faces Park Avenue. Director Erickson emphasized that the discussion was actually the Park Avenue access.

Vice-Chair Beatlebrox asked if Director Erickson was saying that there is access from Park Avenue. Director Erickson clarified that everyone keeps referring to Main Street, but it is actually Park Avenue. He pointed out that whether or not that access occurs is a finding the HPB would have to make. Director Erickson explained that the west side of the house facing the street is on Woodside Avenue. The east side of the house, which is the front, faces Park Avenue. Vice-Chair Beatlebrox understood that the house looks down on Park Avenue. Director Erickson answered yes.

Jonathan DeGray thought the clarification was accurate and beneficial. However, he stated for the record that there is no longer any access from this house directly to Park Avenue as it was historically in its historic context. He emphasized that that context is gone.

Board Member Hodgkins understood that Planner Tyler had said that the HPB was only reviewing the orientation of the building this evening. However, the comments were tied specifically to reorientation and raising the building. Mr. Hodgkins asked if the HPB has jurisdiction over the height of the raising of the building. Assistant City Attorney McLean answered no. He thought the two were closely tied together, which made it hard to parcel out the Board's decision.

Board Member Holmgren recalled a 2' limit. Assistant City Attorney McLean agreed that there is a 2' limit in the Guidelines. She explained that the Board's purview is the reorientation and not the height. The height is an independent issue and a Staff decision under the Historic District Design Review. Any appeal of that decision would go to the Board of Adjustment.

Dina Blaes stated that she planned to address that issue in her presentation, because she has a slightly different interpretation. As stated in the Design Guidelines, generally, not more or less than two feet. However, based on her understanding, the project as proposed does not exceed the height requirements

for this zone. Mr. DeGray replied that she was correct. Vice-Chair clarified that they were talking about the 27' height requirement. Mr. DeGray answered yes.

Mr. Tesch suggested that if the HPB agreed to the reorientation, they could condition it upon the height being granted.

Ms. Blaes commented on the highlights of the Staff report from the standpoint of the applicant, beginning with the reorientation. She specifically pointed to the criteria that specifically addresses hazardous conditions, and that the preservation of the building will be enhanced. Ms. Blaes believed this is where the applicant begins to diverge from the City's interpretation. With regard to the hazardous conditions, the applicant is concerned about the drainage problems. The City and the Building Official have talked about the ability to mitigate those drainage problem. Ms. Blaes stated that this was true right now. However, the project would result in the long-term complete solution of the drainage problems that this site deals with on a regular basis. While there are hazardous conditions that cause problems with regard to drainage because of the encroachment of the roadway, the reorientation and lifting of the project would take care of those problems in perpetuity and guarantee that it would not be a further issue for the Building Department. Ms. Blaes pointed out that if that type of problem keeps reoccurring, over time it will begin to diminish the integrity of the structure itself.

Ms. Blaes remarked that another component in this section of the Code asks if the project will enhance the preservation of the building. The applicant believes that it will due to key, long term preservation of the building. She pointed out that the easy rehabilitation projects in Park City have already been done, and only the challenging projects are left. Ms. Blaes remarked on the importance of looking at the ability to adapt the structure for contemporary use. The Staff reports talks about restoring this building as it is. She assumed it could be done, but the question is whether it was being modified for contemporary use like any other building in the City. Ms. Blaes stated that the City talks about development patterns and the Staff report fixated on these development patterns. She suggested that this proposal was another part of Park City's development pattern. Ms. Blaes emphasized that she would not recommend that the HPB approve this application if it would in any way jeopardize the significant status of the structure. In her presentation, she would show how the HPB could approve this application and still retain the integrity and status of the building.

Ms. Blaes stated that mitigating the negative impacts of adjacent and compatible development is also critical to the long term preservation of a structure like this; as well as the ability to restore character defining features and architectural elements. She stated that currently the primary façade faces Park Avenue has been completely lost. Very little of it reflects or conveys its significance of a mining era property. She believed this project would bring back important and critical historic components to this building as part of the project.

Ms. Blaes referred to page 33 of the Staff report, where the Staff notes that the preservation of the building cannot be enhanced by relocating it; that all the improvements and a restoration could be made in its current location. She disputed that statement. Ms. Blaes stated that the ability to adapt this project and allow it to become part of the continued development in Park City requires the structure to be reoriented and lifted.

Ms. Blaes referred to the next section of the ordinance on page 34 of the Staff report. The criteria talk about the context having been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the building. Ms. Blaes shared Mr. Tesch's position that this was a decision for the HPB. The zoning code talks about input from the Planning Director and the Building Official, which is critical to their decision-making. She also thought the applicant's input would be critical to their decision; but the decision is ultimately the Board's. Ms. Blaes remarked that their responsibility to preserve and enhance the historic resources within Old Town and the City is paramount. The applicant was trying to present information that would find the path to approving this application.

Ms. Blaes stated that an important point was interpreting the historic character of the building. Throughout the Staff report there is a reference to setting and location that is repeated over and over. She noted that one of the earlier Staff reports from July had a very intensive historic analysis of the structure, but it used criteria that was not relevant to this building. Ms. Blaes believed this was important because it was the point in the Staff report where the reliance on location and setting begins, and then it continues again and again. As a foundation of the decision-making and the arguments that are built in the Staff report, she thought it was important to understand the differentiation between Landmark and Significant; and how integrity is determined between what is traditionally National Park Service designation criteria versus essential historic form, which is very Park City specific criteria. Ms. Blaes believed it was developed for a very insightful and important point of view.

Ms. Blaes commented on the Historic Sites Inventory in Park City. She noted that prior to 2006 any project that came through the City went through a designation process before a building application would be reviewed. The zoning code indicated a list, but a list never existed. Ms. Blaes stated that a Reconnaissance Level survey was done in 1995, but it was surrounded by controversy and it was never adopted. The City rejected it. Ms. Blaes remarked that 2006 her firm was hired to do a comprehensive Reconnaissance level survey, along with the State Historic Preservation Office and Park City. The intent was to give the City a list and the resources it needed to help understand what was or was not important in Park City. Ms. Blaes presented a few buildings

to show that if they applied the National Register Designation Standards, which was in Park City's Code at the time, those buildings came off the inventory.

Assistant City Attorney McLean asked if Ms. Blaes was talking about the National Registry or the Park City HSI. Ms. Blaes clarified that these were all from the City's inventory. She stated that determination work sheets were used based on the zoning code, and words of "substantial compliance" with the zoning code. She noted that when this information was submitted to the City and the buildings were removed, there was a lot of anger. Sandra Morrison with the Museum felt the buildings were critical for Park City's understanding of how it developed, and the size, scale, mass, and the types of buildings that were built. Ms. Blaes remarked that the City and her firm agreed to stop the process. The City did a design charrette in the community and had visioning meetings with the City Council. Based on that outreach, new guidelines were developed that bifurcated the designation process. Park City utilized the national standards of the National Register criteria to establish the Landmark sites. However, the City also wanted something that was very Park City specific, because the buildings were not meeting the standards that most preservation communities and programs accepted as historic. Ms. Blaes explained that Park City developed criteria of essential historic form as the definition of integrity. She pointed out that conservation districts are common now, but they were not common at that time and Park City was doing something unique. People from the National Alliance of Preservation worked with the Historic Preservation Board and said they were doing the right thing because it is not always about 100% historic material. Ms. Blaes remarked that many of the buildings she had on the screen did not have one piece of historic wood, but they were recreated from what is known to be the important building types that reflect Park City's mining history.

Based on that background, Ms. Blaes believed that the applicable criteria for this site is the Significant site, and the integrity is essential historic form.

Ms. Blaes remarked that throughout the Staff report the analysis falls to the National Register criteria, which are the seven elements of integrity. She believed that part of the problem in looking at the Staff report and trying to address the information was that the Staff was basing so many of the arguments on criteria for integrity and historic designation that was not applicable to this project. Ms. Blaes stated that the disappointing aspect in her mind is that The City has such a heavy reliance on the setting and location that they are not looking at what is really there. There are critical elements to this building, and if this proposal is approved they would be enhanced and brought back, and the building would be much strong in terms of the essential historic form.

Ms. Blaes believed it was critical for the Board to understand where those designations came from and why they were critical; and the difficult they were

having in trying to provide useful and beneficial information for the HPB to make a decision this evening.

Ms. Blaes stated that essential historic form concept from the HPB that was adopted in the Land Management Code was to look at what might be available. It was questioned by other communities, but the answer was simple. Park City has development pressures that hardly any other community in the State of Utah experience. They were casting a wide net and creating opportunities for building that had very little integrity based on the National Register designation, to stay within Park City's preservation program. It was very evident that if those buildings were removed from the inventory they would be demolished and disappear. Ms. Blaes thought the background was important to understand as they work through the Staff report, because it speaks to the potential preservation of this site.

Ms. Blaes referred to referred to the unique conditions outlined in the Staff report that Planner Tyler addressed in her presentation. Ms. Blaes thought the context was important and the historic character being enhanced. She read, "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations". She stated that over the years her firm conducted several reports and studies for the City about diminishing integrity within historic districts. The benchmarks that are typically used include the number of historic resources in that district, the integrity of those individual resources as a means of contributing to the larger integrity of the district, and the impact of new construction. Ms. Blaes believed this historic district was at far greater risk of losing integrity from new construction encroaching on the scale, the rhythm along the street, size, roof forms and other elements, than it is from loss of historic materials and buildings.

Ms. Blaes noted that the zoning ordinance talks about historical association being critical; and those associations are dependent on the structures maintaining their designation. She stated that the Staff report has an underlying threat that the Significant designation would be lost. Ms. Blaes provided examples to show why she disagreed, and why the HPB would be on sound footing if they approve this proposal.

Ms. Blaes stated that number three of the unique conditions was that the integrity and significance of the historic buildings themselves would not be diminished by relocation and reorientation. She reiterated that the most important aspect of this building is the fact that it faced towards Park Avenue, and that was critical in terms of its development pattern. She argued that there is no context anymore. The City made decisions on whether or not to keep those foot paths. The City had done an excellent job over the years of keeping the stairways that go up the canyon and so forth. They had finite resources and the will of the policymakers to decide what is the most important. She believed what the HPB and the City

Council did in 2006 was the most important. They decided to change the way historic structures are designated and defined integrity, instead of spending money on a footpath. She pointed out that this would probably not be an issue if the footpath still existed, but the City decided the footpath was not a critical priority. She thought the City made a wise decision to reallocate its resources to protect more buildings.

Vice-Chair Beatlebrox asked a question regarding the footpath and the ability to see the façade from either across the canyon, Park Avenue, Main Street, from where the footpath used to be, or any other vantage point where a pedestrian might stand. She asked if anyone had done an analysis on what could be seen today. Planner Tyler identified one building that the original primary façade could be seen from. Jonathan DeGray stated that it could be seen if someone knows where to look; but from a pedestrian or tourist standpoint it is lost. Someone could not stand on Park Avenue and see it. Ms. Blaes explained that the resources and context that support the downhill view have all been lost for this building. They no longer exist and she personally thought it was unfortunate. However, she believed that this building could still contribute, could retain its historic significance, and still be an important part of Old Town. She was concerned that the Staff report was not allowing any alternatives for the Board to consider. Ms. Blaes suggested that the Board had a number of options; and one option was to approve this application.

Director Erickson stated that for the most part the pathways were casual intrusions on people's lots. In the absence of the sewer easement or any other easements, people were walking in someone else's back yard, just like they did on Shorty Stairs. He noted that the ability to see the house from other streets is independent of the criteria that asks, can you interpret this home in its historical orientation. The story of this house is the orientation. Whether or not it can be seen from the street is an independent variable that is not part of the Code. Director Erickson clarified that the issue is how would you interpret the home, if it was rotated 90 degrees or 180 degrees, as being part of the historic context. He believed they would be forced to have an artificial interpretation of that location.

Ms. Blaes stated that the setting Director Erickson talked about has a lot to do with the National Register criteria; and not the essential historic form. Regarding the threat of de-listing, if the City were to follow that logic on this structure, they would have to de-list other building as well. She provided examples of building that were all reoriented and approved by the City. One building in particular was done in 2009. It was lifted 12' and rotated 180 degrees to face Empire Avenue. It also had a substantial rear addition. Ms. Blaes noted that it was exactly the same proposal being proposed by this applicant.

Planner Tyler clarified that the Code was changed for reorientation after those projects were completed. The criteria outlined in the Staff report is from the

current Code. She agreed that Ms. Blaes presented great examples, but the review process was completely different. In addition, those projects were approved at the Staff level. The current process requires HPB approval. Ms. Blaes did not believe the Code was entirely different because much of the Code is what was written in 2009. She acknowledged that the Code had been modified since 2009 to provide clarity. However, she believed they could still achieve this preservation success under the current Code.

Ms. Blaes stated that the fourth criteria is the potential to preserve. She thought it was important to recognize the things that would be enhanced under the proposed application with regard to the essential historic form of this building. The improvements the applicants were seeking to accommodate that contemporary use and allow their development right within the zoning classification were critical, and could be done without having an unsuccessful preservation project.

Ms. Blaes referred to the Design Guidelines. The scale, context and materials. The Staff report says it's crucial to retain the remaining aspects of the essential historic form if the site is to remain a significant site on the inventory. She could not agree more. Ms. Blaes stated that it is not just about the setting and location. It is also about the fact that this is a hall-parlor, which was one of three of the most important building types in Park City in Park City during the Mining Era. It's about the scale, the mass, the materials, etc.

Ms. Blaes commented on the scale and context. She noted that the Staff report uses the word context in the same manner that it uses setting and location in the LMC arguments. She stated that context is specific to this site in that it faces downhill, but it is also the larger context of whether this building helps to convey the context of the development pattern. The applicant was suggesting that it did not. It is very weak. However, it is strong in the essential historic form and the things that will be preserved and enhance as part of this proposal. Ms. Blaes stated that scale has always been a big issue in Park City. She thought there were examples of projects that were less successful and other projects that were more successful.

Ms. Blaes thought it was important to note that neither the applicant nor anyone else knows what historic materials exist. They know that the exterior drop-novelty siding on the majority of the house was put on after 1978. They believe there might be some historic plank components within the wall. They do know that the majority of the house has been completely reframed. The roof has been reframed. The shed addition is all new material. Ms. Blaes remarked that the design guidelines arguments in the Staff report on materials have not been verified, which is why the applicants were only seeking reorientation at this point. They recognize that the next step is to do a more thorough analysis of what

material remains, and create a more specific plan for the HPB on how they would retain that material in a way that follows the Design Guidelines and the LMC.

Ms. Blaes commented on scale and materials. She noted that the Staff directly applied the criteria of Landmark status for this structure when looking at the architectural and historic elements of this building. Ms. Blaes stated that no one disputes that this building is important to Park City's historic. It is one of the best hall-parlor structures, which is indicative of the Mining Era.

Ms. Blaes commented that the last component of the Design Guidelines outlined in the Staff report, such as the preamble, the foundation discussion, and the relocation and reorientation. She pointed out that the preamble cites the Landmark status criteria, but this structure is designated a Significant building. Regarding the foundation issue, it does not say it is permitted 2'. The word "generally" was added because the Design Guidelines could not possibly anticipate every need to lift or lower a building. It was generally 2'. Ms. Blaes thought it was important to understand that the Guideline looks at trying to visually diminish any impact that raising or lowering a historic structure would have on the streetscape and the context of the building. Ms. Blaes thought the Staff was so narrowly defining this building's essential historic form that they were missing an opportunity for a very successful preservation project in the future.

John Berkley, the applicant, appreciated the time everyone puts in to make Park City great. He appreciates and respects the process. Mr. Berkley stated that he and his wife purchased this house 14 years ago; recognizing the challenges with buying a historic home and retaining it. They came to Park City because they love its historic nature. Mr. Berkley explained that 14 years ago, through their realtor, they reached out to the City to see if they would be able to lift the home and bring the front porch back to the street. They went through the process and expanded the lot as the first step in getting this done. He pointed out that they later requested variances on a completely different plan. They have gone through the steps for 14 years because they believe in it and they love this home.

Mr. Berkley noted that the home is literally under the street at this point. When snow is plowed, all of the snow comes off of the street on to the roof and the back of the house. The house does not have a foundation; it sits on pilings. The drainage issues are huge. In terms of what can be done with the house in its current form, Mr. Berkley stated that it could be rented monthly to someone like a bar tender or construction worker, because the house cannot be renovated in its current form and rent to tourists. It is economically not viable in its current form. Mr. Berkley stated that if a car slid off the road on ice, it would destroy the house. It is unsafe in its current form and unsightly. The only access to the house is down rickety wooden stairs. He could not economically justify restoring the house if he could not rent it or access it from the side he and his wife live in. Mr.

Berkley remarked that he has learned a lot through the process, which is why he has hired experts to help him address the 200-page Staff report that he disagrees with. Mr. Berkley clarified that he is not a developer. He and his wife were trying to save this home by putting it on a good foundation and utilizing the historic materials. It is currently an unworkable eyesore, and he asked the HPB to consider supporting the reorientation. In his opinion, it is logical and makes sense for saving this historic home.

Vice-Chair Beatlebrox stated that everyone on the Board appreciates homeowners like the Berkley's who want to do the right thing.

Board Member Wiener asked if any homes on this street have been reoriented. Ms. Blaes replied that to her knowledge most of the homes on that street were demolished and none were reoriented. Mr. DeGray stated that the historic photograph would show that a number of homes on either side of this one had the same orientation, but this is the only home remaining.

Board Member Scott understood that the site was listed as a Significant site; but the designation would be questionable if the house was reoriented. Ms. Blaes replied that the house would definitely retain its Significant designation if it was reoriented. It meets the test for essential historic form. Those arguments were made in the supplement information that was presented and included with the Staff report. Ms. Blaes felt strongly that the arguments the applicant put forward in their presentation and in the materials submitted, walks through why it would remain a Significant building. That was also supported by the examples of other Significant buildings.

Director Erickson wanted it clear that they would have to go back through the process and make the determination based on how this works and how much material was preserved. The Staff report talks about some of the walls that would not be preserved. There is no guarantee of anything except by the Board's ongoing action.

Board Member Holmgren reminded everyone that they were only being asked to review the reorientation. Vice-Chair Beatlebrox agreed, and suggested that the Board focus their comments and questions on that issue.

Vice-Chair Beatlebrox referred to Mr. Berkley's comments about the plows throwing snow, and she added rocks and ice. She asked how that would be mitigated if the building is rotated and the historic façade is restored, because it would still be close to the road. Mr. DeGray stated that when these homes are close to the road and at the same level, the snow plow operators do not have the inclination to fill the hole with snow. He assumed they would be looking at a site that would not be beneficial to put snow and the snow would be hauled when it is hauled off Woodside.

Vice-Chair Beatlebrox noted that Planner Tyler talked about the idea that no historic material would be on the interior walls if the house was turned. She asked if there was no historic material on the façade currently. She was not sure what Planner Tyler meant about the interior. Planner Tyler presented a slide which identifies the existing historic material that was identified as possibly being there in the Historic Preservation Plan. A second slide identified what happens to the walls after it is rotated. Those shown in red would be removed in order to facilitate the addition. Planner Tyler added the renderings to identify what happens to some of the existing walls that are preserved, and noted the significant amount of material that is lost. A big issue for Staff is that the amount was significant. In addition to other criteria that the Staff did not find compliance, they weigh heavily on that criteria as part of the review.

Ms. Blaes thought it was important to understand that the drop-novelty siding on the exterior of this building is not historic. What was in the Preservation Plan is that behind that there may be historic material. In terms of limiting the review to reorientation, Ms. Blaes suggested that if this Board approves the reorientation, they should make a note to the Staff to get a better robust review of material. If there is an opportunity to retain historic material, the City and the applicant have an obligation to retain it and reuse it if possible. Ms. Blaes noted that this has been done throughout the City, and it is a critical standard for the Board to point out as part of their recommendation if they choose to approve the application.

Director Erickson made some clarifications. First, the approval of the rotation does not raise the house to the level of the road. There would have to be a mechanism inside the LMC that would allow to raise the house up to that height. In addition, there are other processes by which compromises can be made to raise the house for a foundation. He agreed with Ms. Blaes that the word “generally” is in play, and that would be up to the Staff to make that determination. Director Erickson pointed out that the act of rotation leaves the house at its current elevation without additional action.

Planner Tyler commented on the question regarding material. She stated that it is not uncommon for most of the historic structures to have lost their material. Therefore, many of the preservation reviews for material deconstruction have been historic walls that the HPB has deemed historic that do not have historic material. Based on the Code, they would still consider the walls shown in red to be historic. Planner Tyler explained that this issue was addressed in 2015 when the Code was amended.

Board Member Holmgren understood that the City checks holes in the walls for materials. Director Erickson replied that the Staff would do some exploratory deconstruction to see what is inside the walls once the HDDR is in process and they begin to look at the Preservation Plan. He stated that it is also a key criteria

when reviewing the ability to panelize the house versus take it apart board by board. Director Erickson stated that the HDDR has a sliding scale of criteria where material preservation comes first. If the material cannot be preserved, the next level of material is restored. The last level is that the material is replaced. The sliding scale is in the Guidelines that the HDDR process allows to occur.

Mr. DeGray stated that once they get through the HPB approval, part of the process is to an interior demolition of the entire building and clean out all of the interior finishes. In the projects he has done, they bring the project planner back for a walk-through to verify the actual conditions when everything can be seen. Modifications can be made to the preservation plan at that time.

Director Erickson clarified that the Planning Department had no issues with this applicant and his architect in terms of how this process goes forward. It is about the two criteria of how to preserve the home in its context and how to protect the neighborhood.

Vice-Chair Beatlebrox noted that precedence was an issue that was raised as public input in the Staff report. She was unaware of other buildings that had been rotated, and she understood the guidelines have changed. However, she was familiar with the two instances in which the HPB has voted to allow moving a historic building because the context surrounding these two buildings had changed significantly, and the historical context was lost. Ms. Beatlebrox asked if they would be setting a precedent if they allowed this building to be reoriented when the HPB already allowed two other buildings to be moved because the context surrounding the building have changed.

Director Erickson stated every historic home is a special case and a special situation with special circumstances in each location. The City's model of precedence is primarily based on consistency and application of the guidelines. They look at code, clarity, and consistency. He commented on a good relocation that the HPB allowed on 1102 Norfolk. Planner Tyler noted that 1102 Norfolk was a Staff level reorientation. Director Erickson believed it was a good reorientation and the applicant kept the heights of the exposed foundation and the height of the reorientation within the Code requirements. He pointed out that it was done post-2009 Guidelines. Director Erickson thought it was important to remember that some of the examples shown this evening could not occur since the Code was changed to adjust how foundations are exposed. Director Erickson stressed the importance of following the Code that is in place, and make their interpretation based on the presentations by the applicant and the Staff.

Board Member Hodgkins recalled that the HPB did not vote to move those buildings because of the adjacent buildings and surroundings. He thought their vote was based on the fact that moving those two building would change the

historic significance by moving them closer to the street. Director Erickson clarified that Mr. Hodgkins was talking about the two structures at 1450 and 1460 Park Avenue. Mr. Hodgkins was unsure whether a precedent was by their vote because of its neighborhood.

Vice-Chair Beatlebrox had a different recollection. She recalled that it was the neighborhood and the fact that very few historic homes still existed. The intent was to keep those historic homes and to allow them to be moved because it would not change their historic home. Director Erickson stated that precedent is not a high priority in the criteria of how to apply the Code. It goes to consistency in applying the Code.

Board Member Hodgkins believed that Park City has chosen to individually site historic buildings, and they do not have historic neighborhoods. Considering its surroundings and what else has been done prior should not factor in on decisions of specifically designated addresses, because they have chosen to site specific buildings rather than neighborhoods. Director Erickson pointed out that the Code is written so as to not single out one house, but in context.

Vice-Chair Beatlebrox opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, thanked the Board for allowing her time to explain her point of view. She had made two scaled models of the manifestation of this beginning from 1886. She did that because she wanted to show how it was, how it is now, and how it still resembles the little house that was there 128 years ago. Mr. Meintsma noted that she had prepared the models to scale, including the grade, from all the plans. She reviewed the models. She commented on the grade. She remarked that in the first manifestation of the house there was a little shed in the back. The shed did not last long because from the Sanborn map it looked like it was either in the road or across the property line. Ms. Meintsma pointed out that the shed was removed and the house went to its simplest form, and that form is still there. The windows are shown on the photos, and the window fenestrations are historic. Ms. Meintsma noted that 1907 to 1929 was when the little porch was added, and in the tax card it was called the front porch. The value of the house was assessed by the square footage, and they included the 6' x 8' front porch. There was no mention of the other porch. Ms. Meintsma had a photo of the home in 1921, which showed the same house that is seen today, except for the shed extension. She stated that the form of the house that was there in 1921 is there today. The 6' x 8' porch was still mentioned in the tax report, and then it was enclosed. Ms. Meintsma pointed out that the structure that is being considered for reorientation is the exact same structure with the shed roof and the front porch taken off. She remarked that the distance from the street gutter and the street height was today's calculations. She had done a lot of mathematical work down to half of a millimeter.

Ms. Meintsma indicated the porch that was present from either 1907 to 1930; or from 1907 to 1941, because it was gone in 1941. She pointed out that in the age of the house, that porch was there only 17% to 27% of the life of the house. Ms. Meintsma wanted everyone to understand how critical that porch was for access to the house and the major entrance. The tax cards referenced the 6' x 8' front porch three different times. There was no mention of the porch on the back in terms of tax value. In separate photos from 1889, Ms. Meintsma noted that the entrance is not clear because there is no porch. There is a door but it was above grade. She concluded that the shed in the back was probably a coal shed because coal was dumped off the street. Because the least steep access is on the downhill side, she assumed the entrance would be on the northwest corner, because it was the closest and less steep to the road. Ms. Meintsma emphasized the significance of the porch and access.

Ms. Meintsma reiterated that the models were at the current grade. She had taken two picture on Woodside of homes that are actually below grade and similar to 424 Woodside. One home that was currently being renovated had the exact same issues of the downhill grade, drainage, and snow accumulation. That home was being raised two feet on a very critical corner in terms of pushing snow off of the 7th Street curve. The home would only be raised two feet, and engineered so that cars would not be sliding off the street and drainage would not be a problem. The house will still sit in a hole and the garage access will be higher. Ms. Meintsma presented a photo of another home on Woodside that was renovated and raised two feet. It has a porch that was always there and never rotated. Again, drainage and snow being pushed off the street are not problems because the engineering was done to keep the house on the same terrace that it sat on before, and it maintains the historic character and feeling.

Ms. Meintsma presented photos of the neighborhood and pointed to the historic structures. There are no historic structures next to the house at 424 Woodside, but there is a reconstructed house across the street. Ms. Meintsma stated that 424 Woodside overlooks the town overlooking the canyon. The view they had at the beginning at the last century is almost exactly there. That view and the way the house sits looks at all those historic structures still today. Those are all the historic structures that were in their view in the 1930 photo. Ms. Meintsma stated that the context is that the historic view is still there. It has not been taken away.

Ms. Meintsma presented a copy of photo Mr. DeGray had provided showing the house and the porch. She noted that the photo was from 1907. She had outlined a house in orange, and noted that the mass of that structure and where it sits accessible to the road, is not too different than the garage addition that sits next to 424 Woodside. She believed this showed the mix on the downhill side. Ms. Meintsma stated that the downside side of Woodside was developed very late because it was difficult. When people started filling in, they got created.

Some structures accessed the road, others sat down where there was a place for a structure to sit. At the beginning of the last Century Woodside was a rustic street. It was not graded. There was a wooden sidewalk on the west side of the street, which was actually a sewer ditch. There was no plumbing, so all the plumbing from all the homes came down on that road. Ms. Meintsma pointed out that facing that road was probably not ideal. It was much better to look down on the historic buildings, which is why the house was oriented the way it was.

Ms. Meintsma noted in the same picture a couple of pyramid roofs on Park Avenue and nice sized houses, but the tiny historic houses fit in because it was a mish-mash. The downhill side of Woodside was a mish-mash, and that is what the structure at 424 Woodside shows. If the house is reoriented, it would not have the same character it had when structures were placed wherever they would fit. She believed that was indicative of this part of Woodside and this part of Old Town.

Ms. Meintsma referred to comments from the applicant stating that 424 Woodside is dwarfed by the structures around it. She did not think that was accurate, because the garage addition was not too different in size from the structure. There were smaller houses, bigger houses and there was up, there was down. It was a mish-mash.

Ms. Meintsma stated that she always tries to figure out why things happened. In looking at this house she questioned why there were windows and a door, but no stairs or a porch for access. She thought the house was possibly built by unskilled labor with the standard two windows and the standard door, and they made the floor level where it was above grade because they did not want to dig into the side of the hill. Her assumption was that they used the front porch, which was access from the street.

Ms. Meintsma commented on another situation regarding access on page 27 of the packet. The image was from 1905-1907 and the circle around 424 was incorrect. It is not 424 Woodside. The image in the Staff report was actually up the street on Woodside on the uphill side of the street. This was critical because there is an obvious wall and footpath up to the house. She believed that was misleading and made people think that it was a major access to the house when, in fact, it was a different house. Ms. Meintsma stated that in the 1930 photograph, there are stairs around the houses, but there are no stairs around 424 Woodside. She could see a porch so she assumed there were stairs without a handrail, but she did not believe it was the major entrance. The porch came as an addition, and was later removed. The porch was not there for the majority of the life of this house. Ms. Meintsma remarked that his house could be seen clearly from the Marsac.

Vice-Chair Beatlebrox asked Ms. Meintsma about making her distinction between where the front door was and whether it was used. Ms. Meintsma stated that it was based on the importance of access. There was discussion about how the house was turned around, but the access was primarily from the street because most of the time that porch was not there. There was no access on the downhill side of the street. In her opinion, the way the house is currently oriented is the way it was used in history.

Ms. Meintsma had outlined the garage in blue, and noted that the same garage was still showing in the 1941 photo. She thought it was easy to see the location of the street in association with the house because the floor of the garage was right off the street. Ms. Meintsma did not believe the house is much different now than it was then. Ms. Meintsma pointed out that the garage was never shown on the Sanborn Map, but it was on the tax cards from the 1940s to 1965. The garage measured 10' x 18' deep. The space between 424 Woodside and the next house was 12'.

Ms. Meintsma remarked on the comments about how the house is dwarfed, it sits in a hole, the house is diminished; but it is no different than it always has been. The street level garage sits right next to it. In fact, changes were made and the historic house is more visible from the street. Ms. Meintsma explained that she was talking about the garage addition because it has been said that the garage changed the context of the house. She stated that when the old Historic District Commission approved the garage, the discussion was intense and focused on the importance of doing everything possible to make sure they kept the integrity and the location of this house. In looking at the 1930 photo, she believed the Historic District Commission had done a good job meeting that goal.

Ms. Meintsma read some of the comments made by the applicants and their representatives. One was that raising and rotating would establish the house as a visibly prominent element along the street. She pointed out that everyone knows that house and it is already visually prominent because of its character and uniqueness. Another comment by the applicant was that the new location would fit in with the current rhythm of building form along the street. Ms. Meintsma stated that they were not looking for the current building form. The purpose is to replicate the historic rhythm along the street; not to fit in the current rhythm of the building form along the street. That would be making everything modern and looking the same.

Ms. Meintsma agreed that in the past some houses were reoriented successfully. However, the Code and the Guidelines were changed because reorienting was not keeping the funky character. Ms. Meintsma commented on scale, context, and materials for the standards of a Significant designation. She believed that reorienting the structure as proposed would be like the house turning its back on the town. It would change the character of how the house appeared on the

hillside. She presented an image she had prepared to show the material that exists now. Ms. Meintsma agreed that the house needs a lot of work to make it safer and more accessible, but the manifestation of the house is still there after 128 years. The fact that the house is unsafe and unsightly has nothing to do with reorientation.

Ms. Meintsma remarked that the property is three lots and currently the structure is a duplex. If the applicants are creative they could make it work in its traditional orientation. She pointed out that the structure is proud of the garage, but if it is reoriented it would have to comply with the Code setbacks and the house would sit back from the garage. Ms. Meintsma disagreed with the photos that the applicant presented because they were the worst possible pictures of this house. There are much better pictures of the house. She stated that right now the roof form can be seen from the street. However, if the house is reoriented the setback would be 10' or more from the other structure per Code, which will push the house further back on the lot. If that occurs, the roof form would not be seen from the street.

Ms. Meintsma understood that one criteria for saving these houses is that if the previous owners or residents from the turn of the century come back, they should be able to recognize the house. That would be difficult if this house is reoriented.

Ms. Meintsma noted that Ms. Blaes had said that it was important to restore and adapt to make these structures modernly capable, habitable, and to bring them back into the community. Ms. Meintsma thought that could all be accomplished without reorientation. Ms. Blaes also talked about bringing back the important elements, such as the front above grade porch. Ms. Meintsma pointed out that the porch was only there for a short period of time and it is not critical. The critical porch is the back porch where people came in and out of the house. The context of where that porch sits on the terrace will be lost if the house is reoriented.

Ms. Meintsma reiterated her belief that reorientation of the house will diminish its character and it will not speak like it does now.

Vice-Chair Beatlebrox thanked Ms. Meintsma for a thorough presentation.

Vice-Chair Beatlebrox closed the public hearing.

Assistant City Attorney McLean pointed out that the Chief Building Official, David Thacker, was present to answer questions. Anne Oliver, the Historic Preservation Consultant for the City was also present.

Board Member Weiner stated that at the beginning of this presentation, the statement was made that the structural integrity of the building would not be

compromised by reorientation. She asked the Building Official to address that comment. David Thacker explained that the structural integrity of the homes was irrelevant to whether or not it is rotated or moved. It would have to be brought up to current Code standards whether it is rotated or remains in place. An evaluation would need to be done and structural engineering would be a requirement of the permitting process. Either way, the structure would be required to be structurally sound.

Board Member Weiner understood that nothing with rotating the building would compromise its historic integrity. Mr. Thacker stated that he was a Building Inspector and it was difficult for him to speak to historic integrity. However, he thought it was important to note that the City ensures that the structural integrity would be in place. He stated that there is always the chance when a structure is moved that things can be comprised. It depends on the process used. The Building Department does everything in their power through the permitting process to ensure that the process to lift and hold the structure in place is designed by an engineer; and the City inspects that process.

Vice-Chair Beatlebrox understood that drainage and snow were big problems because of where the building sits in relation to the road. She asked Mr. Thacker why he believed it was fine. Mr. Thacker stated that regardless of the rotation, a foundation would be put underneath the structure itself. At that point, the City adopted Codes would require the drainage to be upgraded. Depending upon the engineering report submitted, there would be drainage requirements for the footings and foundation. Mr. Thacker stated that if nothing is done, there is no Code that requires anything to be changed unless the structure is being compromised by moisture or any other deteriorating factors. Mr. Thacker clarified that when he visited the site he stood on Woodside and he walked around the structure, but he did not do a thorough evaluation to notice any type of deterioration of the structure. Mr. Thacker did not determine from the exterior that there were current drainage issues related to the deterioration; and it would take a full analysis to determine whether or not drainage is an issue.

Planner Tyler noted that the Findings written in the Staff report supports denial. If the HPB chooses to approve the request for reorientation, they would have to make findings for approval that are consistent with the Code.

Mr. Tesch noted that in terms of process, the HPB could make their decision and ask the Staff to draft Findings and Conclusions consistent with that decision.

Board Member Weiner thought it was compelling that there was no access from the property on the front side, which is the east side. There is no longer a footpath and the topography has changed. Also, in the older photos it looks like the street was further from the house. When she visited the property she noticed that the street is literally almost on top of the roof. Ms. Weiner believed they

could not hermetically seal an old building. They cannot bring the past to the present and have that building serve the same purpose when it is not in the same environment that it was in the 1900s. She noted that for many historic projects, they approximate the look of the mining community as best as possible. From everything she heard this evening, Ms. Weiner thought the applicants had the right spirit and were trying to duplicate the structure and make the site better than it is today. She agreed with the argument of the snow piling up, and the roof is literally right on the road. Ms. Weiner stated that she was inclined to approve the application.

Board Member Hodgkins thought they might be confusing the elevation change with the orientation. In his opinion, if you flip one of Ms. Meintsma's diagrams, it would not solve the access problem. The building would still be at a lower grade right up against the street. He pointed out that the Board was being asked to consider the orientation and whether or not it resolves some of the life safety issues or other livability issues. Mr. Hodgkins stated that in visualizing the house turned 180 degrees at the same elevation and right up against the road exactly where it is today, he was unsure whether it would address the issues of safety and livability that the applicant was hoping to solve. If he was being asked to consider the reorientation in and of itself, Mr. Hodgkins did not believe it resolved some of the arguments.

Board Member Hodgkins noted that previous examples were presented where historic houses have been reoriented. For him as a preservationist, that does not preserve any character whatsoever. If they continue to approve reorientation of homes, it would change the perception of the history of the built environment within Old Town. People walk down the street and question why the orientation is the way it is, and that is what the character of Old Town is about. Houses face all different directions. Mr. Hodgkins believed that Park City was trying to standardize these historic houses to any other town where the front orientation always fits the street. He assumed that the people who built the house at 424 Woodside did not think that facing the street was important. Mr. Hodgkins stated that his perception was a little different in making this decision, but he thought it was what the Board should be considering.

Board Member Weiner understood Mr. Hodgkin's position. However, she moved to Park City from Washington DC and she was with the National Trust for Historic Preservation for quite a while and involved with preservation in DC as well. As an example, there are many old stately homes that were built, especially the mansions in the Dupont Circle area, and there was always a carriage house in the back of the mansion. Nowadays, with automobiles instead of horses, there is no longer the need for a carriage house. Ms. Wiener stated like in this situation, the carriage house faced the house in front of it. Very creative and wonderful projects have reoriented the carriage houses so they face the side street. Ms.

Weiner believed the project was done in a way that maintained the character of the home, and making it into a separate home because those mansions no longer exist. She thought it was possible to rotate a building without losing its character. Ms. Weiner reiterated that the street is literally on top of this roof, and every other structure around it faces the street. There is no other shed type roof like this one. Adding to that is the fact that there is no access or footpath, which isolates the house at its front. She found that to be a concern and a compelling reason to consider reorientation.

Board Member Scott stated that the question was whether or not to rotate. He was unsure if it was putting one before the other, because he also thinks about the option of whether 2' in elevation or an increase in grade would create a different situation. That was difficult for him because it was not a decision for the HPB. Mr. Scott struggled with the question of whether historical context trumps the perception of historical reconstruction along the street. He enjoys walking along streets like Norfolk and Park Avenue and appreciating some consistency of rhythm, size, scale and mass. It is a historic preservation question and he struggles with it because outside of going from the facts it is only an opinion. It is hard to take opinion away from what looks good.

Board Member Scott was interested in Ms. Meintsma's account of when the garage was built. It sounds like there was heated discussion about it, and he would personally like to read the minutes from those Historic Commission meetings. They talk about Code clarity and consistency, and he would like to understand what was going on at that time because the town was different. Mr. Scott stated that if he had to make a decision this evening, he would agree with Mr. Hodgkins that rotation would not solve the problems. It is an elevation question about whether or not it would be livable.

Board Member Scott referred to the comment Mr. Tesch made that deciding against the applicant's request would essentially be condemning the building. He understood that position; however, to allow it to rotate and change would also be condemning the historical significance of the building.

Board Member Holmgren stated that he goes by this property a lot and she is very familiar with the house. She has been unhappy the last few years watching it deteriorate. It was similar to a demolition by neglect situation. Ms. Holmgren likes those homes and when she was looking to purchase a home she was trying to find one of the lower set houses because she likes the yards. Finding out that the view from the house was of the town was another reason not to consider reorientation. Ms. Holmgren stated that she was not in favor of rotation.

Vice-Chair Beatlebrox stated that when she first looked at this application a few months ago, she was not in favor of rotating a historic home. However, she saw the logic of the context of the building changing, that there was no longer a path

to access the front, and the problems associated with being on the road. She believes people know the house because the roof is so ridiculous. Ms. Beatlebrox remarked that she was struggling as well. After hearing Ms. Meintsma's presentation and hearing the story of the house looking towards town is very important. She does not want to lose that historic aspect, but at the same there is a façade that no one sees. Rotating the house would allow people to enjoy the hall-parlor form. Ms. Beatlebrox thought this was a difficult decision because the history of the structure is very important.

Director Erickson suggested that the Staff could do additional research and craft additional findings that might help the Board in terms of how these determinations work. It is important to get enough information to help the Board determine which way the house was facing. That goes to historical context and they need to know that. Secondly, the Staff needs to determine the front of the house and where the house is accessed. If there was a path in the past and the house was below Woodside, that makes historical context and historical storytelling different than if the access was off of Woodside. Director Erickson believed the Staff could try and find the Minutes from the meetings related to the garage, as requested by Board Member Scott. That would help them see the context of the garage versus the low house. Director Erickson stated that if the Staff provides clarity and additional findings, it would help the Board in their deliberation.

Director Erickson stated that he usually dislikes recommending a continuance, but he did not believe the HPB had enough facts to make a finding on which way the house faces. The Staff made the determination that the house was facing east; but not whether it was the front of the house. Other presentations determined something different, and he would like additional research to provide the Board with more accurate information to make their decision. Director Erickson remarked that if the Board was prepared to make the Findings this evening, that could be done and a continuance would not be necessary.

Mr. DeGray clarified that based on the Staff report, the applicant understood that the Board would be making a decision on reorientation and on the lifting as part of that. Assistant City Attorney McLean explained that the Historic Preservation Board does not have jurisdiction to make a judgement on lifting. It is outside of their purview. Mr. DeGray asked if it would be a Staff level determination. Ms. McLean answered yes. Director Erickson pointed out that the applicant would have the right to appeal if they disagreed the Staff's determination. Ms. McLean stated that the appeal would go to the Board of Adjustment because it would be under the Historic District Design Review.

Ms. Blaes asked for clarification on Director Erickson's question about the front of the house. She thought it was important to understand that based on the building form and the essential historic form, the front of this house is east facing.

It is a single-cell home, hall-parlor style and they know the front. She asked if Director Erickson was referring to accessibility.

Director Erickson stated that he needed to build all three sets of facts. He understood that the original Staff report had the front of the house facing east. Planner Tyler answered yes, noting that the Staff was consistent with the applicant. Mr. DeGray stated that the historic form facing east is the issue. Planner Tyler noted that Ms. Meintsma had mentioned that the west facing porch in the back was always called the front porch because there was stair access. Director Erickson agreed, but he thought that needed to be clarified. He understood that some of the Board members were working on findings about where the primary access was to the house, and whether or not the path was there and in what form. Given the nature of this issue and the process going forward with the HDDR, he wanted to make sure there was a solid basis for decision-making.

Ms. Blaes clarified that her reason for raising the concerns was because Board Member Hodgkins was not persuaded that the orientation made sense. She assumed that in large part he was basing his decision on the assumption that the east facing façade was the primary façade. Ms. Blaes stated that if they follow Director Erickson's logic that may that is not the primary façade with regard to access, then as a preservationist she would also say that he was suggesting that substantial additions could go onto that east elevation. However, that made her nervous as a preservationist because that is the primary façade. Secondary facades can handle additions and the Guidelines talk about additions beyond the mid-point of a secondary façade. She noted that facing Woodside is a tertiary façade, which is the façade to build additions to minimize the negative impact to the historic resource. Ms. Blaes was concerned with the line of inquiry with regard to the access, because in essence the rear of the house is the historic front façade.

Director Erickson stated that he was not trying to reopen the discussion. His intent was to get enough facts on the table so when the applicant comes back the HPB has findings on these matters, and the findings can be used as the underpinnings of the design work and the preservation work that the applicant will try to accomplish. Director Erickson clarified that he was only making a suggestion. The HPB could decide how to proceed.

Board Member Scott asked if raising the home was a primary decision-making process, followed by rotation. If the home could not be raised, then the rotation could not occur. Board Member Hodgkins thought that was a fundamental question because the applicant would not want to reorient the house if it could not be raised.

Ms. Blaes stated that without looking at the LMC with that scenario in mind, she could not imagine that rotating the home without lifting would solve any of the problems. Board Member Hodgkins agreed. Ms. Blaes noted that at the beginning of the July Staff report the Staff made the comment that if the HPB makes a decision about rotation, the proposed design meets the LMC and would be able to go through a Staff approval process. If the design proposed by the applicant raised significant red flags about lifting, it would pertain to maintaining historic significance and not the ability to actually solve some of the other livability and adaptability problems.

Planner Tyler clarified the process. She and Jonathan DeGray, the architect, determined that it was best to come to the HPB to determine rotation prior to going any further in the design process. She explained that for her to provide any comments on this design would be a disadvantage to the owner to pay the architect to continue with the design if the HPB would not approve it. Planner Tyler noted that additional design work needs to occur after the HPB makes the decision on rotation because the Staff has comments regarding the design. She remarked that this came about as a logical process to keep the applicant from doing a design that may never get approved. Planner Tyler remarked that the Staff needs to review the lifting and design guideline work still needed to be addressed in terms of windows and transitional elements.

Mr. DeGray understood that if the HPB approves the rotation, that a caveat to that approval would be for the applicant to work with the Staff to meet the Design Guidelines. Planner Tyler agreed. In addition, the HPB would have to later approve the removal of the two historic walls, and any other historic material that would be removed. Mr. Berkley stated that the intent is to salvage and reuse as much historic material as possible.

Board Member Hodgkins asked if the applicant had ever considered moving the structure further back from the road. Mr. Berkley replied that the proposed plan takes it back to a new setback. Planner Tyler explained that upon reorientation it would comply with the setbacks. Mr. Hodgkins asked if in addition to reorientation, the house would be pushed back off the road. Mr. DeGray replied that the approach is to keep it as close to its original location as possible, which means it is as far forward as it can go on the site. One of the variances corrected the side yard setback, and the front yard has been placed so the structure is currently on the front yard setback. Mr. DeGray pointed out that the reorientation would be right on the front yard setback as well. Mr. Hodgkins clarified that the proposal would not move the structure further back. Mr. DeGray replied that this was correct.

Board Member Hodgkins stated that in looking at the different Sanborn maps, the additions were never on the east side; they were on the west side. He suggested

that there might be other solutions if it is determined that the east side is important historically and the structure needs to face east.

Director Erickson stated that regardless of what is considered the front of the house and the access, he believed the historic concept of the neighborhood is the north-south orientation of the longitudinal access of the house. In his opinion, that was the important contextual portion for looking at this. Mr. Hodgkins noted that a number of the photos presented this evening were taken from a distance looking across the hill, and they were looking at that façade facing east. Therefore, one could also argue that that façade is one of the most important historical pieces of the house, and that the view from Woodside Avenue was always secondary.

Ms. Blaes remarked that in looking at the development pattern of the structure itself on the Sanborn maps, a typical process was to have a hall-parlor with a shed addition off the rear because that is how the house was used. Mr. Hodgkins believed that most of the houses were used from the rear for daily use.

Assistant City Attorney McLean commented on process and the material deconstruction. She clarified that if the HPB approves reorientation they would not be automatically approving the material deconstruction, because that is not before them this evening. Ms. McLean thought this was difficult because on one hand the rotation will move some of the walls on to the existing addition, which is not being proposed to be removed, and would hide some of the materials. There is also a suggestion that a new addition might be put on which would hide other historic materials. The material deconstruction would come back to the HPB, but she wanted the Board and the applicant to be aware that the application for reorientation was only one part of the overall project.

Vice-Chair Beatlebrox pointed out that they were also not approving an addition on either the east or the west side of the structure. It was not a foregone conclusion that if the building is rotated they would be able to put an addition on the downhill side. Assistant City Attorney McLean agreed. That would be determined by the Staff in the HDDR review.

Board Member Hodgkins remarked that with additions the house would be so large and unrecognizable from the historic structure. If the City allows that to happen, he questioned whether it would be better to tear down the structure. Ms. Blaes did not see the solution as tearing it down. She cited many examples on the Historic Sites Inventory that do not have a single piece of historic material, but they are respectful of the forms that were there. Many buildings have been reconstructed based on historic photographs, and it follows National Register reconstruction. Ms. Blaes stated that since 2006 Park City has made the effort to maintain the opportunities to bring projects back into preservation. Mr. Hodgkins

stated that he was making the point that the house would look like a Park City house but it would not be recognizable as a historic structure.

Director Erickson stated that if all the Board members agree, the Staff would recommend a motion to continue to January 17, 2018, with direction to the Staff to find additional Findings for the face of the house, the front of the house, and the access to the house.

MOTION: Board Member Holmgren moved to CONTINUE 424 Woodside Avenue to January 17, 2018 with direction to Staff as stated by Director Erickson. Board Member Hodgkins seconded the motion.

VOTE: The motion passed. Board Member Hodgkins voted against the motion.

Planner Tyler stated that she would issue a formal Staff report for the next meeting. She would be making a determination for the direction that the house faces, which side would be considered the front, and access to the house. Everything else would remain the same.

It was noted that the applicant and his representatives had conflicts with the January 17th date. Planner Tyler asked to change the date to February 7, 2018.

Board Member Beatlebrox requested a motion to change the date of continuance.

MOTION: Board Member Holmgren moved to change the date of Continuance for 424 Woodside to February 7, 2018. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Annual Preservation Award - Item now heard on the rescheduled December 5, 2017 meeting. Staff recommends the Historic Preservation Board choose one (1) awardee for the annual Preservation Award and choose up to four (4) nominees for a historic award plaque. (Application GI-15-02972)

Due to the late hour this item was continued.

MOTION: Board Member Holmgren moved to CONTINUE the Annual Preservation Award discussion to January 17, 2018.

VOTE: The motion passed unanimously.

Historic Preservation Board Meeting
December 5, 2017

The Meeting adjourned at 8:07 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board



Planning Department

Historic Preservation Board Staff Report

Author: Hannah M. Tyler, Planner
Subject: Disassembly/Reassembly and Material Deconstruction Review
Address: 173 Daly Avenue
Project Number: PL-17-03468
Date: January 16, 2018
Type of Item: Administrative – Disassembly/Reassembly (Panelization) and Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and continue the item to February 7, 2018 pending further internal review of new applicant submittals.

Topic:

Address: 173 Daly Avenue
Designation: Significant
Applicant: Gary Bush, Represented by Jonathan DeGray, Architect
Proposal: The following Disassembly and Reassembly work is proposed at 173 Daly Avenue:

- Disassemble and reassemble of the Historic Single-Family Dwelling, the Historic shed, and the Historic single-car garage.

The following Material Deconstruction work is proposed for the house at 173 Daly Avenue:

- The house will be re-framed from the interior.
- The non-historic siding will be removed.
- The existing Historic windows will be removed.
- An existing stack rubble wall on the east side of the building will be removed.
- The existing roofs and roof framing will be removed.
- The non-historic porches on the front façade will be removed.
- The existing historic doors will be removed.
- A portion of the historic shed structure will be removed to accommodate a connection to the house.
- Remove any remnants of the floor structure and foundation material (if extant) to accommodate the lifting of the structure two (2) feet.



Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Reconstruction and Material Deconstruction Review
Address: 269 Daly Avenue
Project Number: PL-17-03554
Date: January 16, 2017
Type of Item: Administrative –Reconstruction and Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review the (1) Reconstruction and (2) Material Deconstruction of the Significant Structure at 269 Daly Avenue, conduct a public hearing, and consider approving the Reconstruction and Material Deconstruction pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 269 Daly Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: David and Harriet Henry (Represented by Rick Otto, Architect)
Proposal: (1) Reconstruct the historic house and garage; and (2) Material Deconstruction of existing non-historic fences, a non-historic addition on the southwest corner of the house, the roof structure, one deteriorated chimney, exterior walls and layers of non-historic siding, non-historic front porch, non-original front door, and non-historic windows on the historic house. The applicant is only proposing to modify the garage doors as part of the reconstruction of the historic garage.

Background:

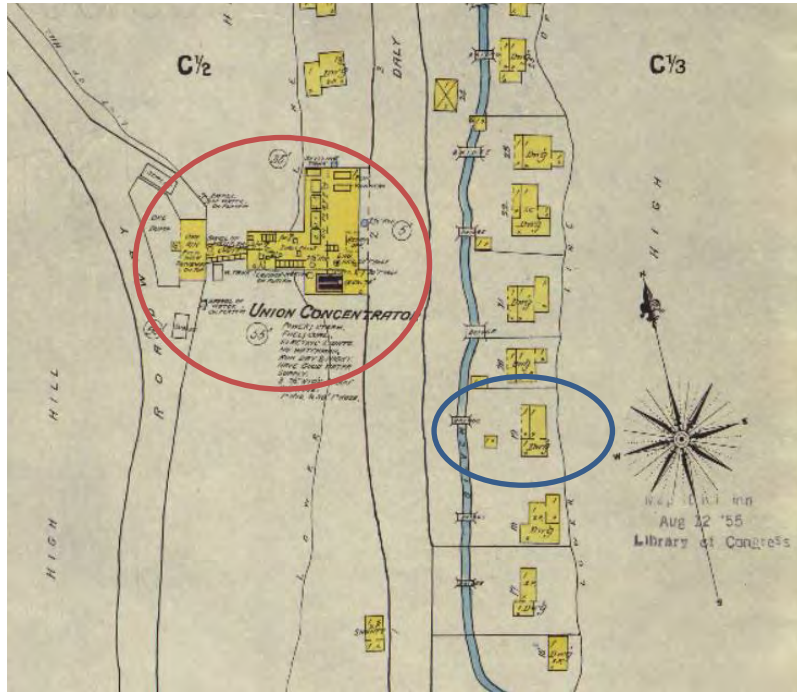
On September 8, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 269 Daly Avenue. The application was deemed complete on October 17, 2017, and staff has been giving feedback to the applicant related to design issues and preservation methods. The Historic District Design Review (HDDR) application is pending, as it is dependent on HPB's Review for Material Deconstruction approval.

Staff has broken this review into two parts—one for the Material Deconstruction and proposed Reconstruction of the historic house and a second for the relocation of the historic house in the following report. Should the relocation not be approved, the proposed material deconstruction and reconstruction of the historic house could still be achieved and the house reconstructed at its existing location on the site.

The property is located at 269 Daly Avenue on a developed lot. The site is designated as Significant on the City's Historic Sites Inventory (HSI) (See [Historic Site Form](#)).

269 Daly Avenue Developmental History:

Early on, the Ontario Mining Company owned much of the property along Daly Avenue. In 1889, they constructed the Union Concentrator Mill on the west side of Daly Avenue (See 1889 Sanborn Map). The concentrator processed some 100 tons of ore per day. By 1900, the Union Concentrator had become obsolete due to the number of concentrators that had been constructed in Park City and the concentrator was demolished. Nevertheless, the Ontario Mining Company continued to retain ownership of many of the parcels on Daly Avenue and rented out houses constructed on their property, including the house at 269 Daly Avenue.

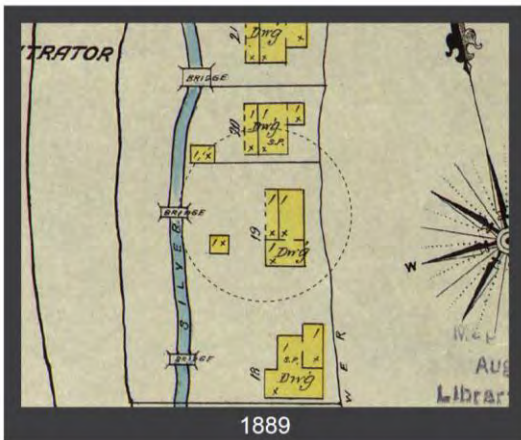


1889 Sanborn Fire Insurance Map. The red circle shows the location of the Union Concentrator. The blue circle shows the location of 269 Daly Avenue.

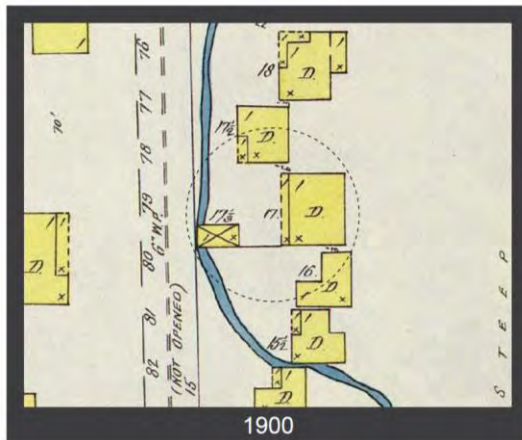
Residential areas, such as Empire Canyon, first developed closest to the mines and in areas adjacent to Main Street. Based on the overall shape and dimensions of the house at 269 Daly in the 1889 Sanborn Fire Insurance Map, staff finds that the house was likely originally constructed as a two-room hall-parlor. The two-room rectangular cabin was the smallest of Park City's house types constructed during the settlement period. These structures usually consisted of roughly 370 to 650 square feet.

Staff believes the house was then expanded before 1889 by adding a stem-wing to the south end of the hall-parlor. T-shaped cottages became a predominant house form in the 1880s and 1890s. Because of their popularity, many existing single- and two-room cabins were expanded to create the T-shape.

By 1900, it appears that the house was once again expanded or replaced by a house that was more rectangular in form with a full-width front porch.

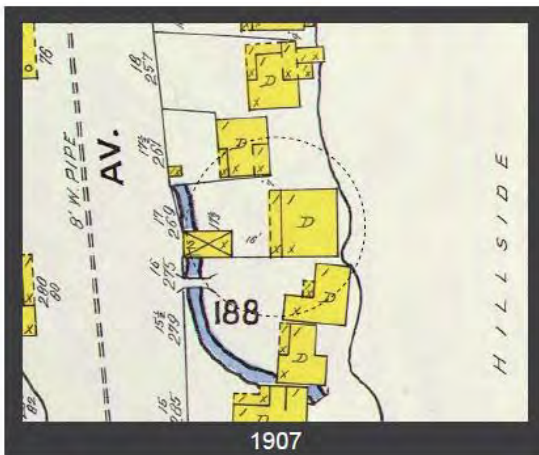


1889



1900

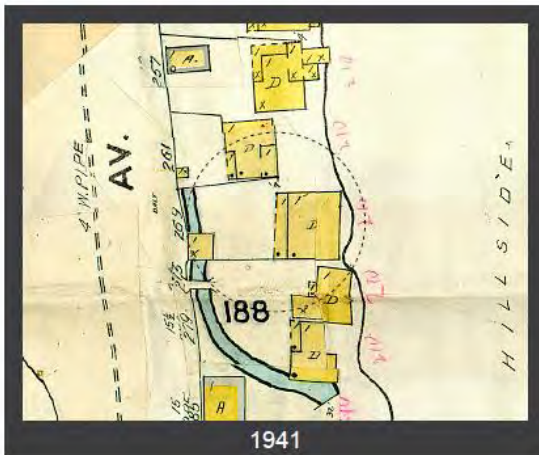
The house remains largely unchanged from the 1900 to 1941 Sanborn Fire Insurance maps; however, during this period, the accessory structure at the front of the lot evolved. At first, it is listed as 17-1/3 Daly Avenue and the structure may have housed a cottage industry. By 1929, it was reduced from a rectangular shape to a square shape. Note the creek running down Daly Avenue; the squiggly line behind the house denotes the wall of the canyon. The shed structure remains today as has been designated as Significant as part of the overall site.



1907



1929



1941

The first confirmed residents of the house were the Ephraim McMillan Family from c.1930-c.1940. Next was the John Frkovich family in c.1940. Both of these men worked in the mines and reflect the typical working class families that lived along Daly Avenue at this time. Based on physical and photographic evidence, it appears that a gable stem wing was added to the house between 1965 and 1970, likely to expand the house for a growing family. Additions were also added to the south and east sides of the garage after 1941.

The property was owned by the mining companies until 1973, when it was sold to Greater Park City Company and then in 1975, the Royal Street Land Company.

By the 1980s, the house was used as a rental property, per the building permit files. In March 1980, a building permit for the porch remodel notes that the tenants complained of roof leaks and cracked walls. By May 1980, a second permit had been issued to “repair only front of house and roof” and John Frkovich is listed as the owner of the property.

Under the ownership of the Janet Mann and Michael Kalm, who owned the property from 1999 to 2010, two building permits were issued to demolish the interior bathroom in 2009 and then demolish the interior in 2010. The 2009 building permit notes that it is a dangerous building with no foundation; outdated electrical, plumbing, and mechanical; and in need of mold abatement and review by a structural engineer.

History of Recent Applications

From 2010 to 2017, Thoedore Pistorius owned the site. Under Pistorius, a number of applications were submitted to move forward with redeveloping the site:

- In April 2011, a Historic District Design Review (HDDR) application was submitted for the purpose of relocating the house towards Daly Avenue, rehabbing the historic house, and constructing a new addition. At the time of the application, then-Chief Building Official (CBO) Chad Root determined that the house was inhabitable due to its lack of structural integrity, electrical issues, and mold.

In June 2013, the CBO and then-Planning Director Thomas Eddington approved the relocation of the historic house to accommodate the rear addition, finding that the relocation would avoid excavation on the wall of the canyon and solve drainage issues that had caused the back walls of the historic house to deteriorate.

The HDDR Action Letter for this work was issued on May 17, 2013. A Condition of Approval of the HDDR was that, “If a building permit has not been obtained by May 17, 2014, this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department.” As no building permit for the approved redevelopment of the site had been submitted, the HDDR approval expired in 2014.

- In April 2012, City Council approved the plat amendment for this property through [Ordinance 12-10](#). A plat note was included that limited the house size to no more than 2,000 Gross Floor Area and a “Maximum Development Line” was added to the plat, restricting development from extending more than 93 feet east (back) from the front yard lot line and into the steep hillside. The plat note was due to Planning Commission concerns with impacts of developing on combined lots on steep slopes. The plat was recorded on December 12, 2012.
- In September 2013 [[Staff Report](#) (starting page 87) and [Minutes](#) (starting page 5)], the Historic Preservation Board (HPB) approved a Determination of Significance (DOS) application to modify the designation from “Landmark” to “Significant”. This was largely due to the discovery that the front gabled cross-wing had been constructed outside of the historic period as well as the applicant’s need to permit the reconstruction of the historic house.

In 2017, the Park City Building Department issued a second Notice and Order for this property (see Exhibit E). The Notice and Order finds that the “house is uninhabitable/ruin” and denotes dangerous conditions such as:

- Wear on the trim and paint deterioration
- Porch decking is sagging and boards are loose and rotting
- New roofing materials needed for roof and porch to assure no further water damage
- Potential collapse of the roof structure due to detached structural members
- Unsanitary conditions (i.e. mold)

Pistorius sold the property to David and Harriet Henry in April 2017, the applicants of the current HDDR application. The Henrys propose to relocate the house four feet (4’) west towards Daly Avenue and reconstruct the historic house through this HDDR application. They anticipate submitting a second HDDR application to construct a new rear addition to the house at a later date, following the deconstruction of the historic house to satisfy the Notice and Order. Their current goal is to deconstruct the historic house and move forward with plans to reconstruct it in order to comply with the Notice and Order and the City’s historic preservation policy. A financial guarantee will be in place prior to issuance of any building permit to deconstruct the house and garage.

Per [LMC 15-11-12\(E\)](#), HDDR approvals expire one (1) year from the date of Final Action. As the previous owner had not requested or been granted an extension, the previous HDDR approval for reconstructing and relocating the historic house has expired. The criteria for reconstructing and relocating historic structures was significantly amended in 2015 and 2016. This current HDDR application was vested in the LMC and Design Guidelines when it was deemed complete on October 17, 2017.

The LMC amendments that were passed by City Council in December 2015 and October 2016 through Ordinances [2015-53](#) ([2015-53b](#), [2015-53c](#), and [2015-53d](#)), [2016-48](#), [2016-15](#), transferred approval of relocation/reorientation, disassembly/reassembly (Panelization), and reconstruction from the CBO-Planning Director to the Historic Preservation Board with specific criteria. It was at this time that the LMC also required

that the HPB complete Material Deconstruction reviews on historic structures. This current HDDR application was vested when it was deemed complete on October 17, 2017, and will be reviewed for compliance with the current LMC and Design Guidelines.

Analysis:

1. RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE

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

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

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

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

Complies. *The Building Department issued a Notice and Order for this site on January 12, 2017, due to the deteriorated and hazardous condition of the historic building (Exhibit E). In particular, the Building Department noted that the structural stability of the historic building was very poor and that the roof was in danger of collapse due to settling, detached structural members, and the overall severe deterioration of the historic building.*

Chief Building Official Dave Thacker has further described the hazardous conditions of the house and garage in his letter dated November 27, 2017 (Exhibit D). In his letter, he outlines concerns for the following:

- *Slumped floor structure, buckled walls, and failing roof structure due in part to the lack of foundation beneath the house*
 - *Back (east) wall has deteriorated due to rot caused by the hillside settling against it. Wood rot, deterioration, as well as rotted/missing eaves have caused moisture to enter into the structure and has resulted in black mold on the interior of the house.*
 - *Failing porch structure including detached porch roof, posts, and warped and rotted floor structure.*
 - *Lack of framing and foundation in the garage structure has caused the walls to buckle and pull away from the structure. Walls have rotted to about 3 feet in height. Inadequate and detached structural members have caused roof framing to fail.*
2. The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and

Complies. *The structural system and materials of the historic house have deteriorated to such an extent that they can no longer be made safe and/or serviceable through repair. Due to the hillside settling along the east (back) wall of the historic house, the back wall has deteriorated to a point that moisture has now entered the house and caused a significant mold infestation. Snow loads on the roof have caused the structural members to detach and buckle, resulting in the roof structure settling and partially collapsing on the east side of the ridge. Leaks in the roof have caused water damage within the walls that are now visible on the interior walls. With the center of the roof collapsing, the walls have now buckled and are beginning to settle inward into the house. The building has no foundation and the floor has settled along with the rest of the structure. It is covered with carpet and linoleum on the interior and the condition of the wood floor structure has not been fully assessed, but is assumed to be deteriorated and in poor condition (as is typical of historic houses with no foundation that rest directly on the dirt).*

Similar to the house, the garage's lack of structure and floor system has accelerated its rate of deterioration. The lack of floor structure has caused the building to settle unevenly and the walls to buckle and pull away from one another. Along the back (east side), the yard has settled against the wall of the garage, causing about 3 feet of the walls to rot and deteriorate. The roof framing is inadequate and a number of structural members have disconnected and no longer transfer the weight of the roof. The materials are beyond repair and many will not be able to be salvaged due to their deteriorated condition.

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

Complies. *The applicant is proposing to reconstruct the original hall-parlor form of the historic house, consistent with the Sanborn Fire Insurance Maps. This form is also reflective of how the house appeared prior to the construction of a gabled ell to the front of the house between 1965 and 1970.*

The applicant is also proposing to reconstruct the garage as it exists today. The applicant has documented the building through measured drawings so that it is an accurate reconstruction.

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

12 of this Code.

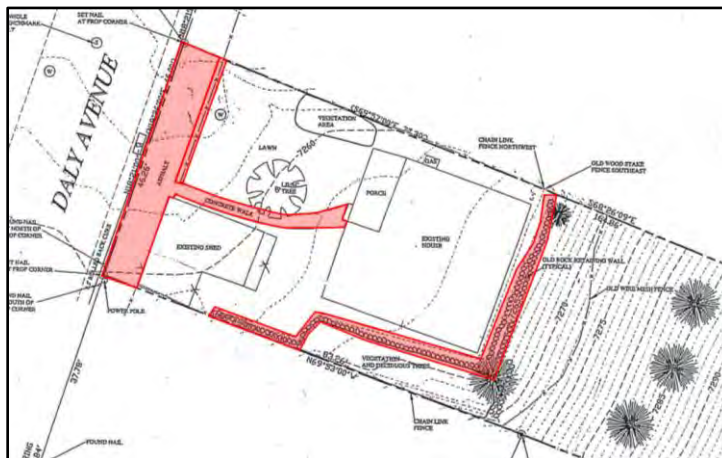
If an Application involving the Reconstruction of Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site also includes relocation and/or reorientation of the Reconstructed Historic Building(s) and/or Structure(s) on the original Site or another Site, the Application must also comply with Section 15-11-13 of this Code.

Complies. *The HPB is reviewing this request for reconstruction of the historic house and garage per LMC 15-11-12. Additionally, the HPB will be reviewing the request for relocation of the Historic Building on the existing site by 4 feet in a separate staff report; the garage is not proposed to be relocated.*

2. MATERIAL DECONSTRUCTION FOR HISTORIC HOUSE

A. Site Improvements

There is nothing of historical significance in the yard that needs to be maintained. The front of the yard is characterized by asphalt parking strip as well as a wood picket fence. A non-historic concrete walkway leads to the front porch. There is an old rock retaining wall that wraps the south property line, around the house, and extends to the north lot line. The improvements are outlined in red.



The applicant is proposing to remove these improvements as part of their site improvements. In the future, an addition will likely be built where the existing rock retaining wall exists. Staff finds that the fence, sidewalk, and asphalt parking strip do not contribute to the historic integrity or the historical significance of the structure or site. Staff does find that the old rock wall is likely historic and contributes to the historic character of the site; the proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood because staff has included the following Condition of Approval:

#2. The applicant shall salvage rocks from the existing rock wall. These rocks shall then be reused on the site to construct any new retaining walls. If constructing an engineered retaining wall is necessary, the rocks can be used as a faux veneer over the concrete retaining wall.

B. Additions

A gable cross-wing was added to the front of the original hall-parlor house between 1965 and 1970. This is evident by the difference in siding materials on the south elevation, differentiating the historic siding of the original side-gable from the 1970s siding of the addition. The roof eave was also altered to attach this new gable roofline to the addition. The HPB determined that this was an out-of-period addition as part of their review of the Determination of Significance application that demoted the site to “Significant” on September 18, 2013. This addition is highlighted in red below.



The applicant is proposing to remove this non-historic addition. The material deconstruction is necessary for the restoration of the hall-parlor’s original façade.

C. Structure

As described by the 2017 Notice and Order, the house was built with single-wall construction prior to 1889. As the floor structure has settled, slumped, and rotted out, the walls have buckled and settled in different directions, causing the roof to pull away. The roof structure, in particular, has failed as structural members have deteriorated and disconnected, causing the roof to slump on the east side of the building.

By reconstructing the historic house, the applicant will be able to construct new floor, wall, and roof systems that can support the weight of the reconstructed house.

D. Roof

The roof structure is in noticeably poor condition with visible deterioration and a “wavy” appearance. The asphalt shingle roof has failed, partially due to the failing roof structure and partially due to age and deferred maintenance. Within the interior of the side-gable roof structure, the structural supports have bowed, detached, and created an unstable roof structure.

Water damage as well as the uneven settling of the house has caused the ceilings on the interior to bow. A broken roof support above the living room ceiling has broken through the ceiling, leaving it exposed to the leaky roof.



The roof needs to be reconstructed as it is in such poor condition that it is beyond salvaging or repairing/restructuring from the interior. Any material deconstruction of the roof is necessary as part of the restoration of the building.

E. Chimney

There is an existing brick chimney in the center of the house. The mortar has deteriorated, causing the bricks to settle and detach from the chimney. The bricks suffer from minor spalling. The chimney is largely unstable due to its deteriorated condition.

The applicant is proposing to reconstruct the chimney. Given the instability of the roof structure, staff finds that it may be difficult for the applicant to salvage the existing bricks and reuse them in a new chimney. The reconstruction of the chimney and any associated material deconstruction is necessary in order to restore the original appearance of the chimney. To ensure this, staff has added the following Condition of Approval:

#3. The applicant shall make an effort to salvage and reuse the bricks from the existing historic brick chimney for its reconstruction. If this is not possible, the new bricks used to construct the historic chimney shall match the originals in all respects: design, dimension, texture, material, and finish.

F. Exterior Walls

This house was built with single-wall construction and largely lacks structural integrity. The slow collapse and deterioration of the floor and roof structures have caused the walls to settle, buckle, and pull apart, as is evident in the applicant's Physical Conditions Report photos.

There are several styles of wood siding profiles on the exterior of the house, including shiplap and drop-novelty siding. Staff believes that all of these siding styles have been added at different periods of the house and as changes were made to the building, particularly around the 1970s addition.



The applicant is proposing to analyze and determine the original siding to determine if any can be reused or salvaged to re-mill new siding that matches the original. Staff finds that this material deconstruction is necessary for the restoration of the original hall-parlor house. Staff recommends adding the following Condition of Approval to address this:

#4. As the house is deconstructed, the applicant shall identify and analyze different siding profiles to determine the original siding profile. The applicant shall salvage and reuse any original siding materials that can be made safe and/or serviceable through repair.

#5. Where the severity of deterioration or existence of material defects requires replacement, the new wood siding materials shall match the original in design, dimension, texture, material, and finish. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

As previously described in the background section, the applicant has submitted this initial HDDR application to deconstruct the house and abate the dangerous conditions in order to satisfy the Notice and Order. The applicant will submit a second HDDR application to construct a new addition once the house has been removed. The applicant has proposed to build a similar addition to that which was approved in the 2013 HDDR application.

The addition will be constructed across the back of the house and remove approximately 27 feet of the back of the house. Staff is recommending a Condition of Approval to address this future development:

#6. Any future addition made to the east (rear) wall of the historic house shall not exceed 27 feet in length.

G. Foundation

There is no existing foundation. The historic floor structure is supported by rocks and wood beams that rest in the dirt. The wood beams have rotted due to moisture beneath the house. The floor structure has settled unevenly causing the house to lilt and settle on a slant.

The applicant is proposing to demolish the existing floor structure. The material deconstruction is required for the restoration and reconstruction of the hall-parlor house.

H. Porch

The existing porch is not original, but likely constructed during the 1980 remodel to the façade. The failure of the porch's floor structure has led to slumping and setting in different directions, causing the porch to pull away from the house. The porch floor is constructed of wood planks that have largely deteriorated due to wood rot and moisture. The railings are not historic and have deteriorated. There are decorative cornice pieces at the top of the wooden porch posts and the porch roof is failing. The porch has been highlighted in red below:



The materials that make up the porch are non-historic and beyond salvaging. The material deconstruction of the non-historic porch is necessary to restore the original porch to the reconstructed hall-parlor structure.

I. Doors



Only one existing historic door opening on the west facade. The wood paneled door has warped so badly due to the settling of the house that it is difficult to even close the door. It is a Craftsman-inspired door; however, it is likely not historic but a historic-inspired style that was installed within the last twenty years. A non-historic screen door is over the exterior door. The applicant is proposing to remove these doors and replace the exterior door with a new door of similar design.

Staff finds that the material deconstruction is appropriate as the door is not historic and does not contribute to the historic integrity of the structure. It is possible that original door openings will be uncovered during the material deconstruction of the house, as described further in the next section.

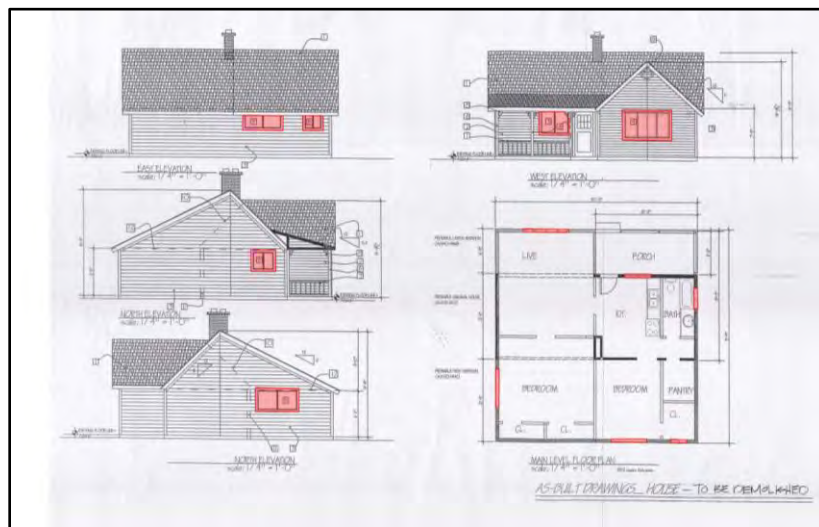
J. Windows

The original window openings of this house were lost, likely during the one of the renovations that occurred after 1965. The applicant plans to restore the original window openings based on the physical evidence that will be uncovered during the deconstruction of the house. For this reason, staff has included the following Condition of Approval:

#7. Following removal of the non-historic wood siding materials, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window and door openings. The applicant shall base any window and door modifications on the façade (west elevation) or secondary façades (north and south elevations) that will be visible from the Daly Avenue right-of-way on physical, measured evidence uncovered during the demolition process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.

#8. The new windows on the historic house shall be wood, double-hung windows consistent with what existed historically.

All of the existing windows in the house are in fair condition, but are not historic. They are comprised of wood, aluminum, and vinyl windows. On the northeast corner of the house, the windows are in poor condition and much of the glazing has been replaced with Plexiglass. Due to the house settling, the windows have warped and many are no longer operable. The existing windows have been highlighted in red below:



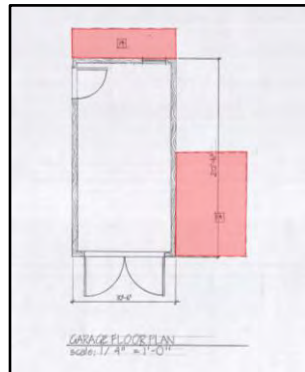
Staff finds that the proposed material deconstruction is necessary as these additions to the building do not contribute to its historic integrity or historical significance. Further, the material deconstruction is necessary in order to restore the original window configuration of the hall-parlor form.

3. MATERIAL DECONSTRUCTION FOR HISTORIC GARAGE

A. Additions

Based on the Sanborn Fire Insurance maps, the type of construction, and the age of the materials, staff believes that the garage was likely built between 1907 and 1929. It appears that a new square building replaced a rectangular garage after 1907; however, the existing garage is consistent in footprint with that of the earlier 1901-1907 garage. It is possible that the Sanborn Fire Insurance maps did not accurately depict the garage starting in 1927, as has been proven for other outbuildings around town. Whether the garage was constructed c.1901 or c.1927, it is historic and has been designated as “Significant” on the City’s Historic Sites Inventory.

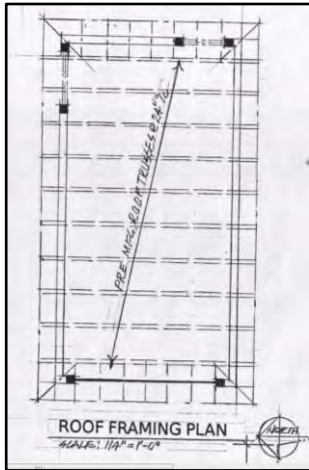
Two additions were constructed to the east and south elevations sometime after the Mature Mining Era (1894-1930). The east addition on the back consists of an exposed wood plank roof with board and batten siding; it is unclear what the purpose of this addition as. The addition on the south side of has a shed roof and consists of plywood and sheet metal. It has a corrugated metal roof, similar to that of the historic garage. These additions are denoted in red on the plan and depicted in the photographs below:



The applicant is proposing to remove these two non-historic additions to restore the original rectangular shape of the garage. Staff finds that these additions do not contribute to the historic integrity or historical significance of the garage.

B. Roof

The existing roof above the historic garage consists of panels of corrugated steel. The surface of this steel has largely corroded, creating holes in the roofing that have rotted out the interior of the garage.



The roof structure is marginal at best. While the roof trusses are still holding the roof in-place, the structural members have begun to detach as the building has settled causing the roof to fail. The plan below is of the roof structure.

The applicant has proposed to completely rebuild the roof, matching the original in design, dimension, texture, material, and finish. Staff finds that the material deconstruction of the roof is necessary for the restoration of the historic garage.

C. Exterior Walls

The exterior walls consist of single-wall construction with board-and-batten siding. The walls are totally exposed on the south and west elevations of the garage; however, the walls are partially buried on the north and east sides of the building. The changes to the grade overtime that have buried the garage as well as the overgrown state of the landscaping have caused the lower three feet (3') of the walls to deteriorate. The lack of foundation has caused the walls to settle, buckle, and pull apart as seen in the photos attached in the garage's Physical Conditions Report.

The exterior walls were originally clad with board-and-batten siding; however, different sides of the building have been covered with sheet metal over time, likely in an effort to reduce maintenance of the wood siding. The existing wood siding has largely rotted out due to the poor condition of the roof structure, resting directly on dirt, and years of deferred maintenance.

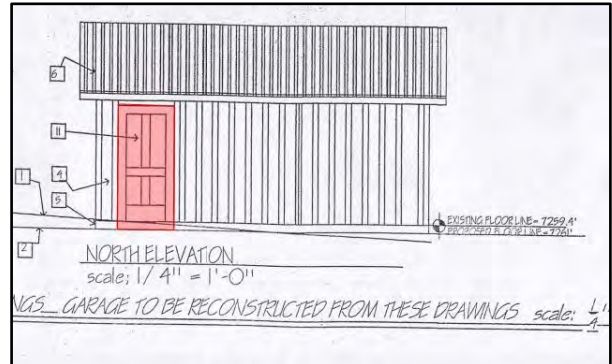
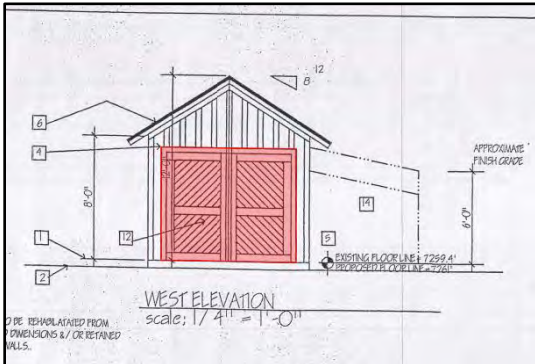
Staff finds the proposed material deconstruction to reconstruct the garage and replicate the historic board-and-batten wood siding is necessary to restore the garage.

D. Door

There is a pair of swinging carriage doors measuring approximately five feet (5') by seven feet (7') on the west façade. The doors consist of a wood frame

securing a chevron-pattern of wood slats. A sheet of plywood has been placed on the base of the south door to protect it from the grade build-up.

There is also an existing, historic four-panel wood service door on the north side of the garage. Much like the exterior walls, the overgrown landscaping and lack of foundation have caused the door to sit directly on the ground and rot. It is in poor condition and cannot be made safe and serviceable through repair.



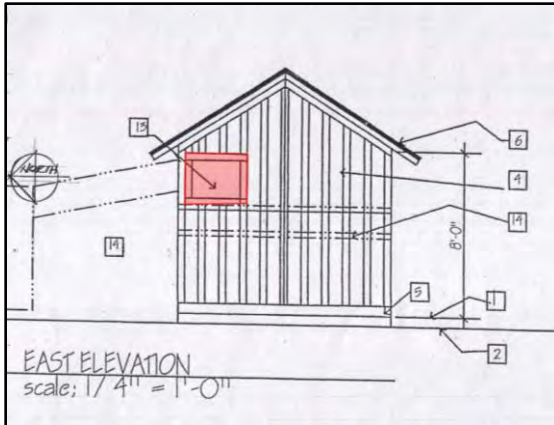
The applicant is proposing to reconstruct both garage doors. Staff finds that the chevron-patterned panel door is a character-defining feature of this historic garage and needs to be reconstructed accurately. To ensure its restoration, staff has included the following Condition of Approval:

#9. The chevron-pattern panel garage door is a character-defining feature of this historic garage. As part of its reconstruction, the new garage door shall match the original in all respects: scale, dimension, texture, profile, material, and finish.

Staff finds that the material deconstruction to reconstruct both garage doors on the north and west sides of the building is necessary for the restoration of the historic garage.

E. Windows

There is only one window in the historic garage, and it is located on the southeast corner of the building. The window is an undivided light, single-pane square-shaped window with a wood frame and wood trim.



The applicant proposes to incorporate a new window in the reconstructed garage. The material deconstruction is necessary in order to restore the original window configuration and restore the historic garage. Staff has added the following Condition of Approval:

#10. The new window on the historic garage shall be wood and match the existing in all respects: scale, dimension, texture, profile, material, and finish.

Process:

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

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

Notice:

On January 2, 2018, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on and posted the property on December 28, 2017.

Recommendation:

Staff recommends the Historic Preservation Board review the (1) Reconstruction and (2) Material Deconstruction of the Significant Structure at 269 Daly Avenue, conduct a

public hearing, and approve the Reconstruction and Material Deconstruction pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The site is located at 269 Daly Avenue in the Historic Residential (HR-1) zoning District.
2. The site has been designated as “Significant” on the City’s Historic Sites Inventory (HSI) and includes a historic house and historic garage.
3. The house first appears on the 1889 Sanborn Fire Insurance map to the west of the Union Concentrator Mill. The Ontario Mining Company and its subsidiaries continued to own many of the parcels on Daly Avenue and rented out houses constructed on their mining claims, such as 269 Daly, well into the late-twentieth century.
4. The house was likely built prior to 1889 as a two-room hall-parlor; however, it was expanded by adding a stem-wing to the south end of the hall-parlor form before 1889. T-shaped cottages became a predominant house form in the 1880s and 1890s.
5. By the 1900 Sanborn Fire Insurance map, the house was expanded once again or replaced by a house that is more rectangular in form with a full-width front porch.
6. In April 2011, a Historic District Design Review (HDDR) application was submitted for the purpose of relocating the house towards Daly Avenue, rehabbing the historic house, and constructing a new rear addition.
7. In June 2013, Chief Building Official Chad Root and Planning Director Thomas Eddington approved the relocation of the historic house to accommodate the rear addition, finding that the relocation would avoid excavation on the wall of the canyon and solve drainage issues that had caused the back wall of the historic house to deteriorate. The HDDR application was issued on May 17, 2013, with the Condition of Approval that the HDDR would expire by May 17, 2014, if a building permit had not been issued. The HDDR expired in May 2014 as no application for building permit was ever filed.
8. In April 2012, the Park City Council approved Ordinance 12-10 for the 269 Daly Avenue Plat Amendment. It included a “Maximum Building Line” on the east (rear) side of the house that would prevent development from creeping up the steep slope of the canyon wall.
9. In September 2013, the Historic Preservation Board approved a Determination of Significance (DOS) application to modify the designation from “Landmark” to “Significant.”
10. In December 2015, the Land Management Code (LMC) was amended to require that the Historic Preservation Board (HPB) review and approve
11. On January 12, 2017, the Building Department issued a Notice and Order for the site due to the overall dilapidated conditions and structural instability of the house and garage.
12. The house was then sold to the current owners, David and Harriet Henry, in April 2017.
13. On September 8, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 269 Daly Avenue. The

application became vested under the current Land Management Code (LMC) and Design Guidelines when the application was deemed complete on October 17, 2017.

14. On November 27, 2017, the Chief Building Official issued a letter in support of reconstructing the historic house and garage due to the deficiencies outlined in the Notice and Order.
15. The proposal to reconstruct the historic house and garage complies with LMC 15-11-15(A) in that:
 - a. The Historic house and garage has been found by the Chief Building Official to be hazardous and dangerous, pursuant to Section 116.1 of the International Building Code. In addition to the January 12, 2017, Notice and Order on the property, Chief Building Official Dave Thacker wrote a letter in support of reconstruction due to the hazardous conditions on November 27, 2017.
 - b. The Historic Buildings cannot be made safe and/or serviceable through repair. The structural system and materials of the historic house have deteriorated to such an extent due to uneven settling, wood rot, and water damage that they are no longer salvageable and cannot be reused. Similarly, the structural system and materials of the historic garage have buckled and cause significant deterioration of the historic materials.
 - c. The form, features, detailing, placement, orientation, and location of the Historic Buildings will be accurately depicted by means of new construction, based on as-built measured drawings, historical records, and/or current photographs. The applicant has proposed to reconstruct both the historic house based on the hall-parlor form that existed prior to 1965. The historic garage will be reconstructed as it exists today, without the non-historic additions to the east and south of the garage; measured drawings will aid in the accurate reconstruction.
16. The material deconstruction of the existing non-historic wood picket fence, sidewalk, and asphalt parking strip is appropriate as they do not contribute to the historic integrity or historical significance of the structures or site. There is an existing historic retaining wall that contributes to the historic character of the site that will be rebuilt following construction of an addition to the rear of the house at a future time; the proposed scope of work regarding the rock wall will mitigate any impacts that will occur to the visual character of the neighborhood as conditioned.
17. The applicant is proposing to remove the non-historic gable stem-wing on the west façade that was constructed between 1965 and 1970. The material deconstruction is necessary for the restoration of the hall-parlor's original façade.
18. The historic roof structure has visible deterioration and a "wavy" appearance to structural failure. The asphalt shingles roofing has failed due to age and deferred maintenance. Inside the attic, the structural supports of the roof have bowed, detached, and created an unstable roof structure that has broken through the ceiling inside. Any material deconstruction of the roof is necessary as part of the restoration of the building.
19. The existing brick chimney is in the center of the house. It suffers from mortar deterioration, loose bricks, and instability due to the failing roof structure. The

- applicant will reconstruct the chimney. Any material deconstruction is necessary in order to restore the original appearance of the chimney.
20. The single-wall construction of the house has contributed to its lack of structural integrity. The walls have settled, buckled, and pulled apart. There are several styles of siding profiles on the exterior of the house, including shiplap and drop-novelty siding. The applicant will analyze and determine the original siding material as the house is deconstructed. The material deconstruction is necessary for the restoration of the original hall-parlor house's appearance.
 21. The applicant will submit a second Historic District Design Review (HDDR) application after the house has been deconstructed to satisfy the active Notice and Order. An addition will be constructed on the back of the house and remove approximately 27 feet linear feet of the back of the house.
 22. There is no existing foundation and the floor structure rests largely in the dirt. The material deconstruction of the existing wood floor structure is needed in order to restore and reconstruct the hall-parlor house.
 23. The existing porch is not original and likely constructed during the 1980 remodel to the façade. The porch's floor structure has slumped and settled in different directions, causing the porch to pull away from the house. The material deconstruction of the non-historic porch is necessary to restore the original porch to the reconstructed hall-parlor form.
 24. There is only one existing, non-historic, Craftsman-style door on the west façade of the historic house. It has a non-historic screen door attached to its frame. The front door will be replaced as part of the reconstruction of the hall-parlor form. The material deconstruction is appropriate as the door does not contribute to the historic integrity of the structure.
 25. The original window openings of this house have been lost, likely in one of the renovations that occurred after 1965. The existing non-historic windows consist of wood, aluminum, and vinyl windows that are in fair to poor condition. The applicant has proposed to reconstruct the original window openings of the house. The material deconstruction is necessary as these additions to the building do not contribute to its historic integrity or historical significance. The material deconstruction is necessary in order to restore the original window configuration of the hall-parlor form.
 26. The historic garage has two additions constructed on its east and south elevations sometime after the Mature Mining Era (1894-1930). The east addition consists of an exposed wood plank roof with board and batten siding. The addition to the south is sided with plywood and sheet metal. The applicant is proposing to remove these non-historic additions. These additions do not contribute to the historic integrity or historical significance of the garage.
 27. The existing garage roof consists of panels of corrugated steel over a failing roof structure. The applicant is proposing to reconstruct the historic garage roof. The material deconstruction of the roof is necessary for the restoration of the historic garage.
 28. The exterior walls of the original garage consist of board-and-batten siding. The walls on the north and east sides of the building have become buried by changes in the grade and overgrown landscaping, causing the walls to rot. Around the periphery of the structure, approximately three feet (3') of the lower half of the

walls have deteriorated. The walls have settled, buckled, and pulled apart due to the lack of foundation. The existing wood siding is in poor condition and has been covered with sheet metal in some places. The applicant is proposing to reconstruct the garage in its entirety. The proposed material deconstruction to reconstruct the garage and replicate the historic board-and-batten wood siding is necessary to restore the garage.

29. There are a pair of swinging carriage doors that measure approximately five feet by seven feet on the west façade. The doors consist of a wood frame securing a chevron pattern of wood slats. A historic four-panel wood service door on the north side of the garage has largely rotted out due to moisture and the lack of foundation. Both of the doors are in poor conditions and cannot be made safe and serviceable through repair, thus they will need to be reconstructed. The material deconstruction is necessary for the restoration of the historic garage.
30. There is only one window in the historic garage and it is located on the south side of the east façade. The window is an undivided light, single-pane square-shaped window. The material deconstruction is necessary in order to restore the original window configuration and restore the historic garage.

Conclusions of Law:

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

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on September 8, 2017 and December 19, 2017. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. The applicant shall salvage rocks from the existing rock wall. These rocks shall then be reused on the site to construct any new retaining walls. If constructing an engineered retaining wall is necessary, the rocks can be used as a faux veneer over the concrete retaining wall.
3. The applicant shall make an effort to salvage and reuse the bricks from the existing historic brick chimney for its reconstruction. If this is not possible, the new bricks used to construct the historic chimney shall match the originals in all respects: design, dimension, texture, material, and finish.
4. As the house is deconstructed, the applicant shall identify and analyze different siding profiles to determine the original siding profile. The applicant shall salvage and reuse any original siding materials that can be made safe and/or serviceable through repair.
5. Where the severity of deterioration or existence of material defects requires replacement, the new wood siding materials shall match the original in design, dimension, texture, material, and finish. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.

6. Any future addition made to the east (rear) wall of the historic house shall not exceed 27 feet in length.
7. Following removal of the non-historic wood siding materials, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window and door openings. The applicant shall base any window and door modifications on the façade (west elevation) or secondary facades (north and south elevations) that will be visible from the Daly Avenue right-of-way on physical, measured evidence uncovered during the demolition process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.
8. The new windows on the historic house shall be wood, double-hung windows consistent with what existed historically.
9. The chevron-pattern panel garage door is a character-defining feature of this historic garage. As part of its reconstruction, the new garage door shall match the original in all respects: scale, dimension, texture, profile, material, and finish.
10. The new window on the historic garage shall be wood and match the existing in all respects: scale, dimension, texture, profile, material, and finish.

Exhibits:

- Exhibit A — LMC 15-11-15 Reconstruction of an Existing Historic Building or Historic Structure
- Exhibit B — HPB Material Deconstruction Review Checklist
- Exhibit C — [Historic Sites Inventory Form for 269 Daly Avenue](#)
- Exhibit D — Chief Building Official Letter supporting Reconstruction, 11.27.17
- Exhibit E — Notice and Order, 1.12.17
- Exhibit F — Physical Conditions Report & Preservation Plan for Historic House
- Exhibit G — Physical Conditions Report & Preservation Plan for Historic Garage
- Exhibit H — Proposed Plans

15-11-15 Reconstruction Of An Existing Historic Building Of Historic Structure

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

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

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

1. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
2. The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and
3. The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.

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

All Applications for the Reconstruction of any Historic Building and/or Structure on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.

If an Application involving the Reconstruction of Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site also includes relocation and/or reorientation of the Reconstructed Historic Building(s) and/or Structure(s) on the original Site or another Site, the Application must also comply with Section 15-11-13 of this Code.

Adopted by Ord. 09-23 on 7/9/2009

Amended by Ord. 11-05 on 1/27/2011

Amended by Ord. 15-53 on 12/17/2015

Exhibit B: HPB Material Deconstruction Review Checklist

Historic Preservation Board Material Deconstruction Review Checklist:

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

Exhibit D- CBO Letter 11.27.17



Building • Engineering • Planning

November 27, 2017

David and Harriet Henry
5329 Shadwell Ct
Greenwood, IN 46143

CC: Rick Otto, Otto-Walker Architects; Anya Grahn, Park City Municipal Corporation

RE: 269 Daly Avenue, Park City, UT 84060

Dear Mr. and Mrs. Henry,

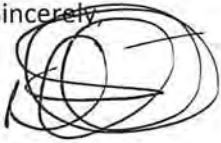
Please be advised that the historic structure located at 269 Daly Avenue, has been found to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. A Notice and Order to vacate and repair the structure due to its general dilapidated state was issued on January 12, 2017.

Planning and Building Department staff visited the site on November 14, 2017. At that time, we observed the following conditions:

- Due to the lack of foundation beneath the historic house, the floor structure has slumped. This has caused the walls to buckle and settle unevenly. The roof structure has failed. It is no longer safe to enter the building due to its structural instability.
- The hillside has settled across the back of the historic house, accelerating the deterioration of the wood sided walls. Further wood rot and deterioration can be seen along the roofline, with rotted and missing eaves. Moisture has entered the structure through the deteriorated roofing and rotted wood siding, causing black mold on the interior of the house.
- The porch structure of the house is also failing. The roof has begun to detach from the roof structure of the historic house. The posts have settled and porch decking has warped, rotted, and disconnected from the porch's floor structure.
- The historic garage has no floor framing or foundation. The walls have begun to buckle and pull away from the structure. On the east half of the garage, the walls have become partially buried by the lawn, causing wood rot about 3 feet above the ground. Due to the extent of the wood rot and damage, the historic wall materials have deteriorated to a point where they are no longer salvageable. The roof framing is inadequate and a number of the structural members have disconnected and no longer transfer the weight of the roof.

Due to the structural instability of both the garage and the house structural systems, as well as the extent of the deterioration of the original materials, I find that the safest approach is to reconstruct these two (2) historic structures.

Sincerely,

A handwritten signature in black ink, appearing to be "Dave Thacker", written over a circular scribble.

Dave Thacker
Chief Building Official

Exhibit E



NOTICE AND ORDER TO REPAIR

TO: Theodore Pistorius
2028 Graystone LN
Draper, Utah 84020

Other Interested Parties:

Janet C Mann
Michael A Kalm
3998 Brock Bank Way
Salt Lake City, Utah 84124

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

SUBJECT PROPERTY:

Street Address: 269 Daly Ave, Park City, UT 84060
Tax Serial Number: PC-632

Legal Description: 4 ROOM 1 STORY HOUSE ON E'LY SIDE DALY AVENUE NO 269, BEING 36TH HOUSE E SIDE EMPIRE CANYON PARK CITY; ALSO DESC AS THAT PORTION OF NW1/4 NW1/4 SE1/4 NE1/4 SEC 21 T2SR4E SLBM BEG AT SW COR LOT 34 BLK 73 MILLSITE RESERVATION; TH N 74*55' W 16.6 FT TO PT ON DALY AVE; TH S 22*28' W 298.6 FT; TH S 69*57' E 35.4 FT TO TRUE PT OF BEG & RUN TH S 69*57' E 77.3 FT; TH S 20*55' W 46.3 FT; TH N 69*42' W 76.3 FT; N 19*26' E 46.0 FT TO TRUE PT OF BEG CONT 3490 SQ FT; ALSO BEG AT THE NE COR OF THAT CERTAIN TRACT OF LAND CONVEYED BY WD RECORDED JAN 7, 1982 AS ENTRY #187312 BK 207-743 OF THE OFFICIAL RECORDS SD PT BEING W 1095.20 FT & S 1521.21 FT FROM THE NE COR OF SEC 21 T2SR4E SLBM; &

*Meeting - 2/7/2017
Dead Line - for Design Review - 3/6/2017
Sent Email out to New owners on 8/8/2017 New Deadline
January 12, 2017 Sept. 1 2017
Sent to email to New property owners on 8/15/2017*

RUN TH S 69*57' E 85.77 FT M/L TO A PT ON THE E LINE OF WASHINGTON MILLSITE LOT 80-B; TH S 18*00' W ALONG SD E LINE 46.71 FT; TH N 69*42' W 88.15 FT TO THE SE COR OF THE ABOVE REFERENCED TRACT; TH N 20*55' E 46.30 FT TO THE PT OF BEG CONT 0.09 AC BAL 0.17 AC HQC-238 IQC-26 M37-36 M195-850 M207-743 979-10 1294-305 1944-642 2009-1550 2024-1315

Description of Violation: Please be advised that the undersigned Building Official of Park City, Utah, has found the building or structure located on the above described property to be dangerous. House is uninhabitable/Ruin. House and garage is set on a narrow building lot with adjacent residential properties of complimentary scale and building types. The home is recessed to the center of the lot, while a makeshift single-car garage is directly adjacent to where the front of the property line meets the City roadway. The house has a discrepancy in the original building type as building card from 1968 indicates a simple rectangular structure with a 4'x6' porch covering in the front and center entryway of building. Earliest photo in 1995 indicates an "L" cottage type, although the gable-facing portion could have been added on between 1968-1995. Regardless, the resulting structure type is still complimentary to the style of buildings constructed at this time during Park City's Mining Era. The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the form ("L" cottage), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes. The "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era. This site represents an important part of the history or architecture of the community (1894-1930). The exterior of the house are starting to show wear on the trim and porch roofline it all needs paint. Porch decking is sagging and, boards are loose and rotted. This historic home needs new roofing materials for roof and on the porch to assure no further water damage. In the rear of the home the eave overhang is rotten and in disrepair, and needs to be replaced.

1. Please be advised that the undersigned Building Official of Park City, Utah, has found the building or structure located on the above described property to be dangerous as defined in Items 2, 3, 5, 8, 13, 15, 17, 18, of Section 302 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, adopted by City Municipal Code 11-6-1.

SECTION 302 — DANGEROUS BUILDING

2. Whenever the walking surface of any aisle, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.
3. Whenever the stress in any materials, member or portion thereof, due to all dead and live loads, is more than one and one half times the working stress or stresses allowed in the Building Code for new buildings of similar structure, purpose or location.

5. Whenever any portion or member or appurtenance thereof likely to fail, or to become detached or dislodged, or to collapse and hereby injure persons or damage property.

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

13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code or Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

15. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

17. Whenever any building or structure is in such a condition as to constitute a public nuisance known to common law or in equity jurisprudence.

18. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public.

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

- REPAIR: All repairs shall be approved by the Park City Planning Department through the Historic District Design Review (HDDR) process for compliance with the Design Guidelines for Historic Districts and Historic Sites and the Land Management Code. The Planning Department recommends that the applicant submit a Historic District Design Review-pre application (HDDR-Pre) prior to submittal of Historic District Design Review (HDDR) pending analysis of the scope of work.

(a) All required building permits shall be secured to repair the items listed in Paragraph 1, and work shall commence, within 30 Calendar days from the date of this Notice and Order.

(b) All repairs in Paragraph 1 shall be completed within 180 calendar days thereafter all permits have been issued.

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

Appeals should be sent to the following address:

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

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

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

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

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

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

been so notified.

Dated this 3 day of January, 2017

CBO/Fire Code official
Name/Title

[Signature]
Chad Root, Park City Building Official

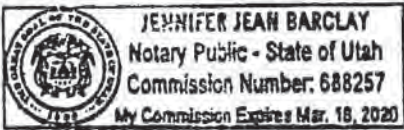
STATE OF Utah

COUNTY OF Summit

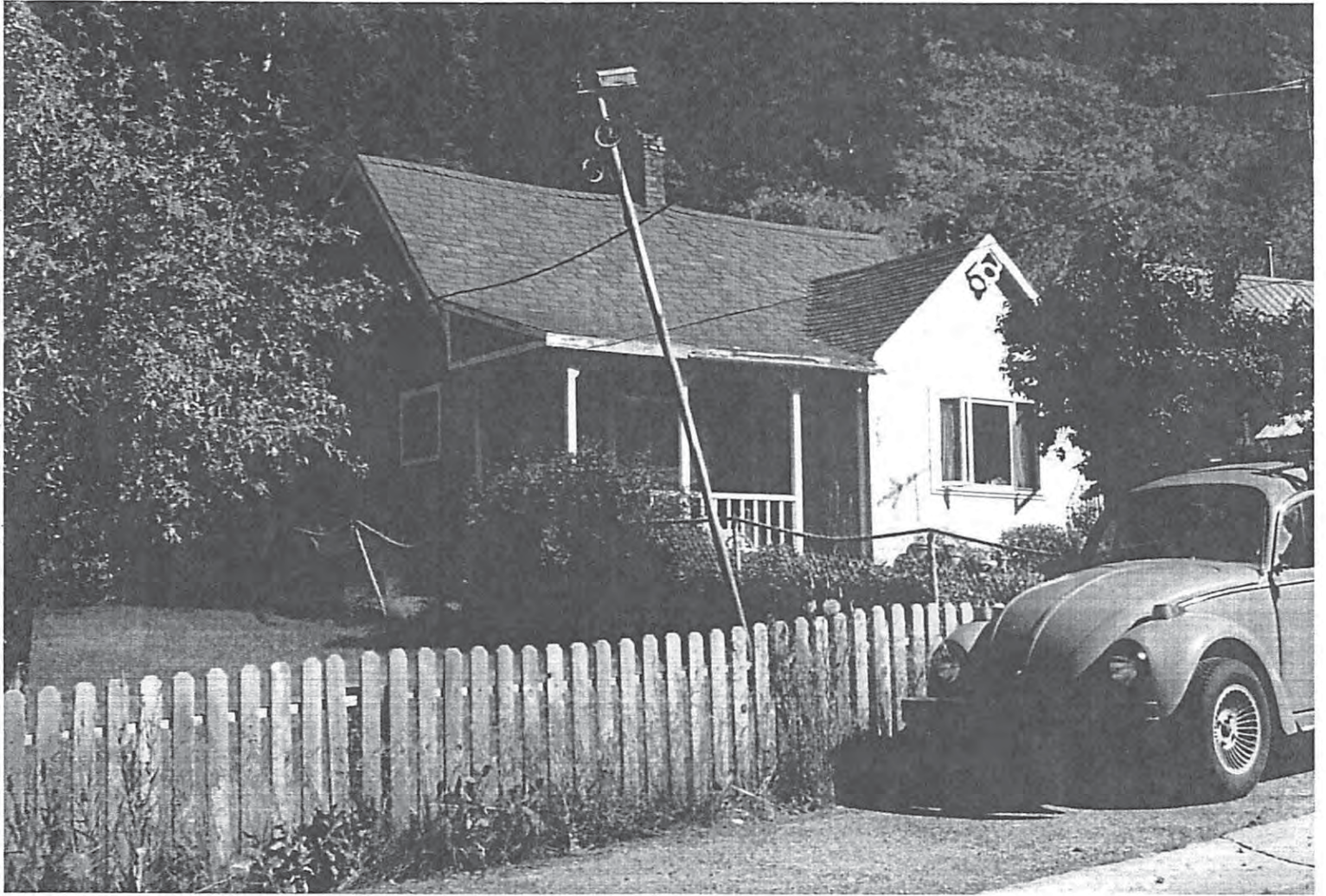
Subscribed and sworn to me this 3rd day of January, 2016, in the County of Summit, State of Utah.

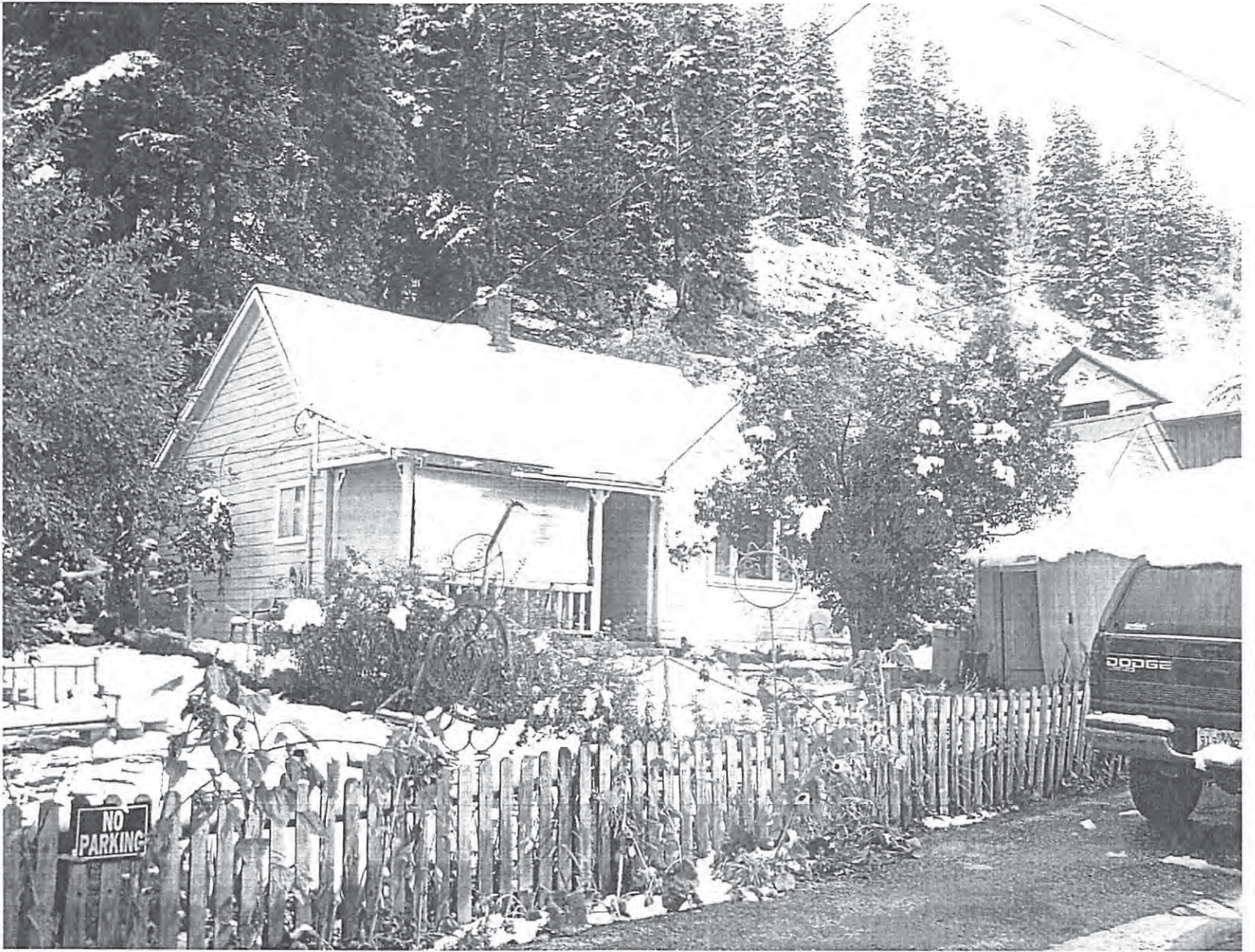
My Commission Expires: March 18, 2020

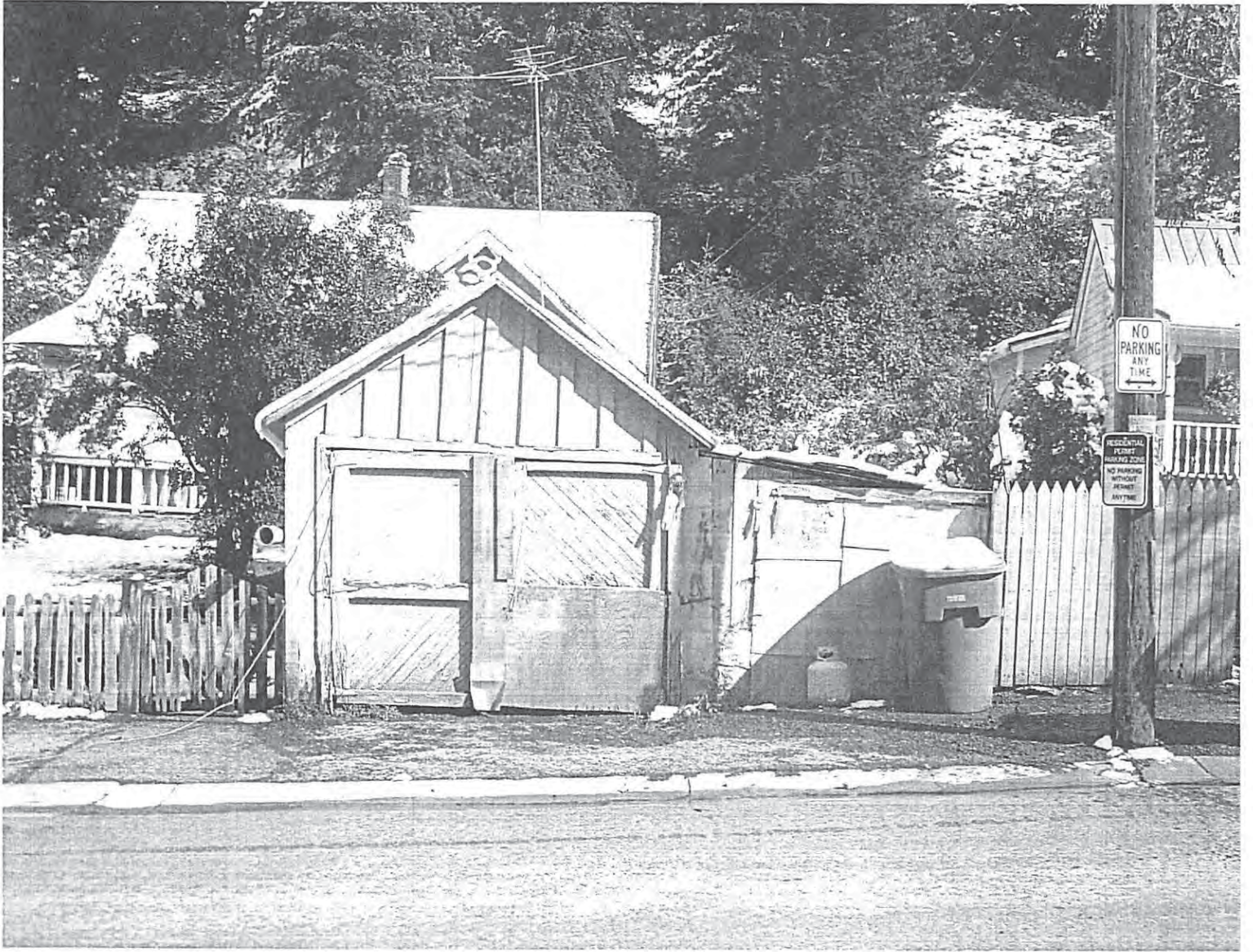
Residing at: 445 Marsac Ave, Park City UT 84060



[Signature]
NOTARY PUBLIC







HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 269 DALY AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-632

Current Owner Name: MANN JANET C (JT)

Parent Parcel(s):

Current Owner Address: 3998 BROCKBANK WAY; SALT LAKE CITY, UT 84124

Legal Description (include acreage): PARK CITY BLOCK 73 (MILLSITE RES) BLOCK: 73 LOT: 34BUILDING: 0.004 ROOM 1 STORY HOUSE ON E'LY SIDE DALY AVENUE NO 269, BEING 36TH HOUSE E SIDE EMPIRE CANYON PARK CITY; ALSO DESC AS THAT PORTION OF NW1/4 NW1/4 SE1/4 SE1/4 SEC 21 T2SR4E SLBM BEG AT SW COR LOT 34 BLK 73 MILLSITE RESERVATION; TH N 74*55' W 16.6 FT TO PT ON DALY AVE; TH S 22*28' W 298.6 FT; TH S 69*57' E 35.4 FT TO TRUE PT OF BEG & RUN TH S 69*57' E 77.3 FT; TH S 20*55' W 46.3 FT; TH N 69*42' W 76.3 FT; N 19*26' E 46.0 FT TO TRUE PT OF BEG CONT 3490 SQ FT; ALSO BEG AT THE NE COR OF THAT CERTAIN TRACT OF LAND CONVEYED BY WD RECORDED JAN 7, 1982 AS ENTRY #187312 BK 207-743 OF THE OFFICIAL RECORDS SD PT BEING W 1095.20 FT & S 1521.21 FT FROM THE NE COR OF SEC 21 T2SR4E SLBM; & RUN TH S 69*57' E 85.77 FT M/L TO A PT ON THE E LINE OF WASHINGTON MILLSITE LOT 80-B; TH S 18*00' W ALONG SD E LINE 46.71 FT; TH N 69*42' W 88.15 FT TO THE SE COR OF THE ABOVE REFERENCED TRACT; TH N 20*55' E 46.30 FT TO THE PT OF BEG CONT 0.09 AC BAL 0.17 AC

2 STATUS/USE

Property Category

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

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

Drawings and Plans

- measured floor plans
- site sketch map
- Historic American Bldg. Survey
- original plans:
- other:

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

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

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

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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

Shelley Hatch

From: Anya Grahn
Sent: Thursday, December 15, 2016 4:34 PM
To: Shelley Hatch
Subject: 269 Daly Avenue- Notice and Order
Attachments: 269 Daly Ave PC-632 Site Form 10-08.pdf

Here is some information about the site:

- Constructed c.1901
- Designated as Significant on the City's Historic Sites Inventory (HSI)—don't believe the attached form. They went through the process, but we never updated this.
- Walls likely consist of single-wall construction
- Cross-wing gabled roof form
- Structure retains its essential historical form, but is in severe disrepair
- HR-1 zone

If that's not enough, try this:

The historic house consists of a hall-parlor form that was constructed c.1901; an addition was constructed to the front of the house between 1965 and 1970 that created the existing cross-wing form. There is very little historic material remaining on this home. There is a small section of original siding on the rear elevation. Overall, the house is in serious disrepair and is not habitable due to wracking, warping, buckling, and settling of the walls, structural members, and the roof structure.

Anya Grahn
Historic Preservation Planner
Park City Planning Department
435.615.5067



Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: "L" cottage or "T" cottage

No. Stories: 1

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

Number of associated outbuildings and/or structures: accessory building(s), # 1; structure(s), # _____.

General Condition of Exterior Materials:

- Good (Well maintained with no serious problems apparent.)
- Fair (Some problems are apparent. Describe the problems.):
- Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):
- Uninhabitable/Ruin

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

Site: Untreated wood picket fence, single car garage and extending shed (various wooden materials)

Foundation: Not visible and therefore its material cannot be verified.

Walls: Drop-novelty wood siding

Roof: Unable to verify (2006 photo shows roof covered in snow. 1995 photo exhibits asphalt shingles)

Windows: Vinyl casement and sliding

Improvements: Garage – Frame: 194 SF Fair Quality

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): Discrepancies in original building type as building card from 1968 indicates a simple rectangular structure with a 4'x6' porch covering in the front and center entryway of building. Earliest photo in 1995 indicates an "L" cottage type, although the gable-facing portion could have been added on between 1968-1995. Regardless, the resulting structure type is still complimentary to the mining era of this time. Material wear is starting to show in the painted trim detail of the porch roofline.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.):

Narrow building lot with adjacent residential properties of complimentary scale and building types. Building lot is fairly flat, with a steep hilly slope rising directly behind the property line. House is recessed to the center of the lot, while a makeshift single-car garage is directly adjacent to where the front of the property line meets the city roadway. (Garage is in fair condition). An untreated wood picket fence also separates the immediate boundary between the property and the city roadway. Various shrubs and natural grasses are throughout the landscape. A faltering chain-link fence separate this property and its neighbor to the left of the front elevation.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.):

The distinctive elements that define this as a typical park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type ("L" cottage), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

100

100

Can list

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

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: 1901¹

Builder: Not Known Known: (source:)

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

1. Historic Era:

- Settlement & Mining Boom Era (1868-1893)
- Mature Mining Era (1894-1930)
- Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

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

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

6 PHOTOS

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

Photo No. 1: Northwest oblique. Camera facing southeast, 2006.

Photo No. 2: Accessory building. Camera facing east, 206.

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

¹ Summit County Recorder.

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

| KIND OF BUILDING | 1958 | 1959 | 1960 | 1961 | 1962 | 19 | 19 | 19 | 19 |
|------------------|------|------|------|------|------|----|----|----|----|
| | | | | | | | | | |
| | | | | | | | | | |
| GARAGE | 31 | 31 | 31 | 31 | 31 | | | | |
| RESIDENCE | 551 | 551 | 551 | 551 | 551 | | | | |
| TOTAL | 582 | | | | | | | | |
| ASSESSED VALUE | 235 | | | | 235 | | | | |

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

PC632

Serial Number

.....OF.....
Card Number

Owners Name J.L. Fokovich

Location _____

Kind of Bldg. Res

St. No. 269 Daly Ave

Class 3-

Type 1 2 3 4. Cost \$

13186 x 94 %

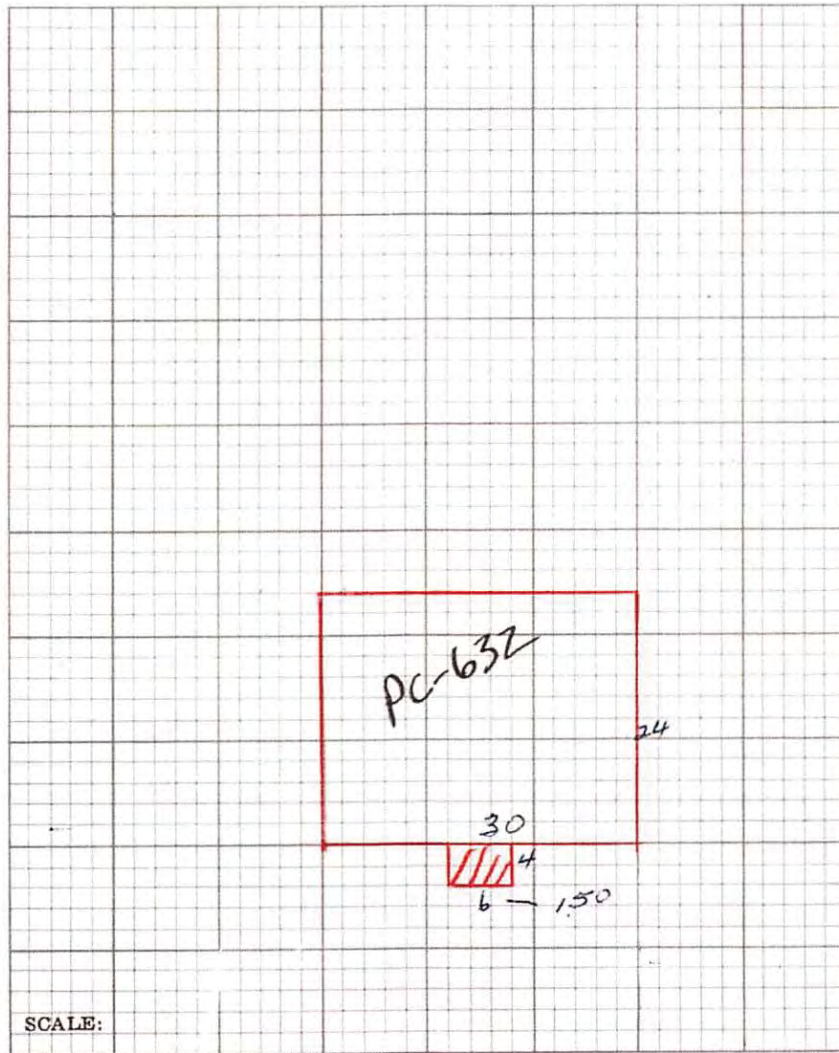
| Stories | Dimensions | Sq. Ft. | Factor | Totals | Totals |
|---------|------------|---------|--------|---------|--------|
| 1 | x x | 720 | | \$ 2995 | \$ |
| | x x | | | | |
| | x x | | | | |

Att. Gar.—C.P. Flr. _____ Walls _____ Cl. _____

| Description of Buildings | Additions | Additions |
|--|---|-----------|
| Foundation—Stone _____ Conc. <input checked="" type="checkbox"/> Sills _____ | | |
| Ext. Walls <u>Siding</u> | | |
| Roof Type <u>Gable</u> Mtl. <u>RR</u> | | |
| Dormers—Small _____ Med. _____ Large _____ | | |
| Bays—Small _____ Med _____ Large _____ | | |
| Porches—Front _____ 24 @ 150 | 36 | |
| Rear _____ @ _____ | | |
| Porch _____ @ _____ | | |
| Planters _____ @ _____ | | |
| Ext. Base. Entry _____ @ _____ | | |
| Ceiling-Bsmt. — 1/4 1/2 3/4 Full _____ Floor <u>Just</u> | 80 | |
| Bsmt. Gar. _____ | | |
| Basement-Apt. _____ Rms. _____ Fin. Rms. _____ | | |
| Attic Rooms Fin. _____ Unfin. _____ | | |
| Plumbing { | Class <u>2</u> Tub <u>1</u> Trays _____ | |
| | Basin _____ Sink <u>1</u> Toilet <u>1</u> | |
| | Wtr. Sfr. _____ Shr. St. _____ O.T. _____ | |
| | Dishwasher _____ Garbage Disp. _____ | 650 |
| Heat—Stove _____ H.A. <u>FA</u> HW _____ Stkr _____ Elec. _____ | | |
| Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____ | 322 | |
| Air Cond. — Full _____ Zone _____ | | |
| Finish—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Panel _____ | | |
| Floor—Fir. <input checked="" type="checkbox"/> Hd. Wd. _____ Other _____ | | |
| Cabinets <input checked="" type="checkbox"/> Mantels. _____ | | |
| Tile—Walls _____ Wainscot _____ Floors _____ | | |
| Storm Sash—Wood D. _____ S. _____; Metal D. <u>1st</u> S. _____ | 60 | |
| Awnings — Metal _____ Fiberglass _____ | | |

| | | |
|---|--------------------------|------------------------------|
| Total Additions | | 1148 |
| Year Built <u>1901</u> | Avg. 1. <u>90</u> | Replacement Cost <u>4143</u> |
| <u>1964</u> Fur | Age 2. | Obsolescence |
| Inf. by { | Owner - Tenant - | Adj. Bld. Value |
| | Neighbor - Record - Est. | Conv. Factor <u>x.47</u> |
| Replacement Cost—1940 Base | | |
| Depreciation Column <u>2</u> 3 4 5 6 | | |
| 1940 Base Cost, Less Depreciation | | |
| Total Value from reverse side <u>Just</u> | | <u>56</u> |
| Total Building Value \$ | | |

Appraised ① 11-5 168 By 1333 NOV 20 1968
 Appraised ② _____ 19 _____ By _____ 1328



| RESIDENTIAL OUT BUILDINGS | Age | Size | Area | Fac- tor | Cost | Conv. Fac. | Adj. Cost | Depr. Value |
|---------------------------|-----|------|------|-------------|------|---------------|--------------|----------------|
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |
| | | x | | | | .47 | | |

Garage — Class 1 Depr. 2% 30

Cars 1 Floor wood Walls slty Roof T Doors 1

Size 10 x 15 Age 30± Cost 223 x 47%

1940 Base Cost _____ x .25 % Depr. = 56

Least Average Year of Construction Contribution: 56

REMARKS Year 1901 \$ 3761 = 91 % x 64 Year = 5824

Year 1964 \$ 382 = 9 % x 1 Year = 5809

Average Year of Construction 1907 = 5833

61

TC-74 REV. 61

(Serial No.-Owner-Add.-Desc. of Property)

John L & LuRae Frkovich

Park City Utah

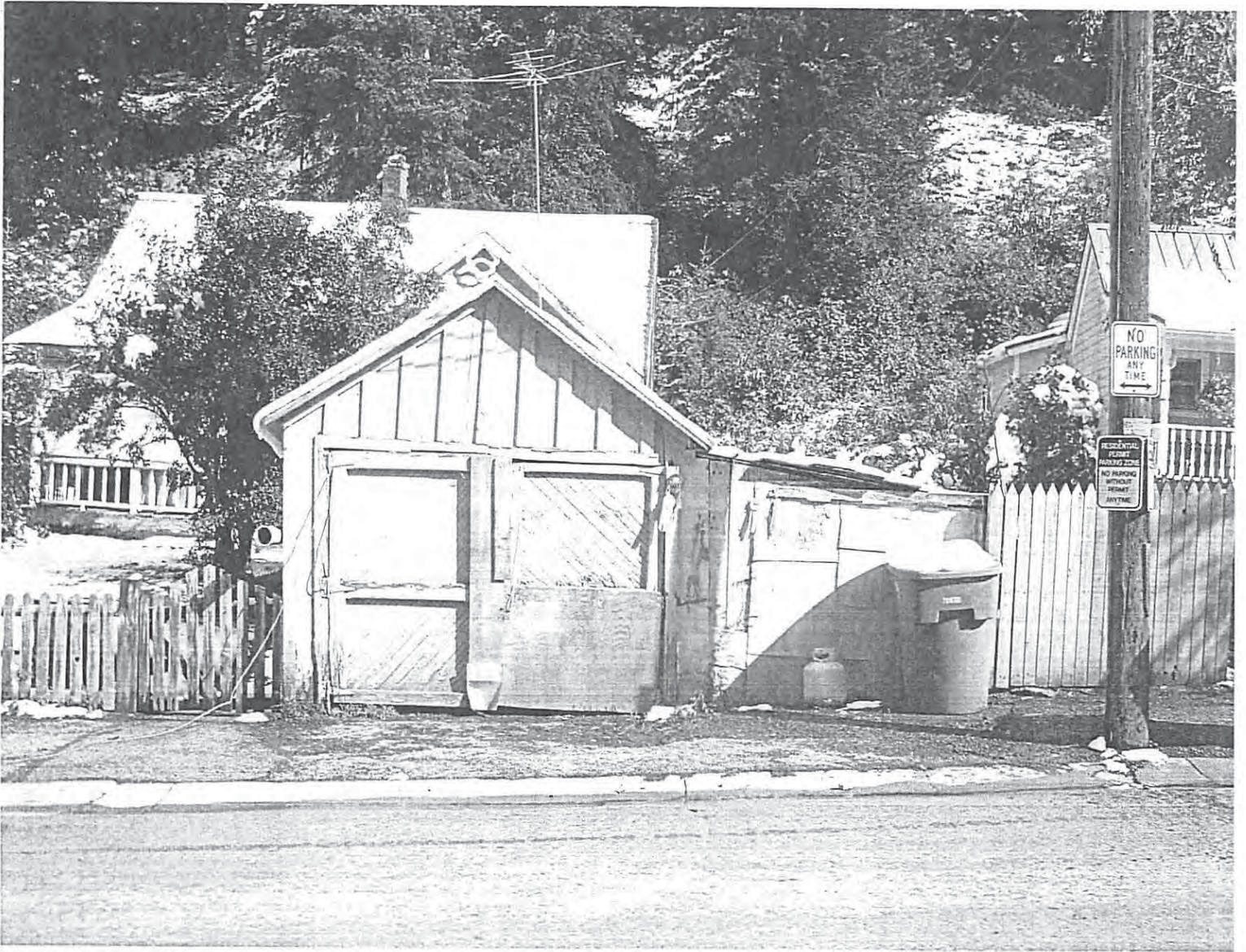
PC 632
EmpCan
HQC238
OUT

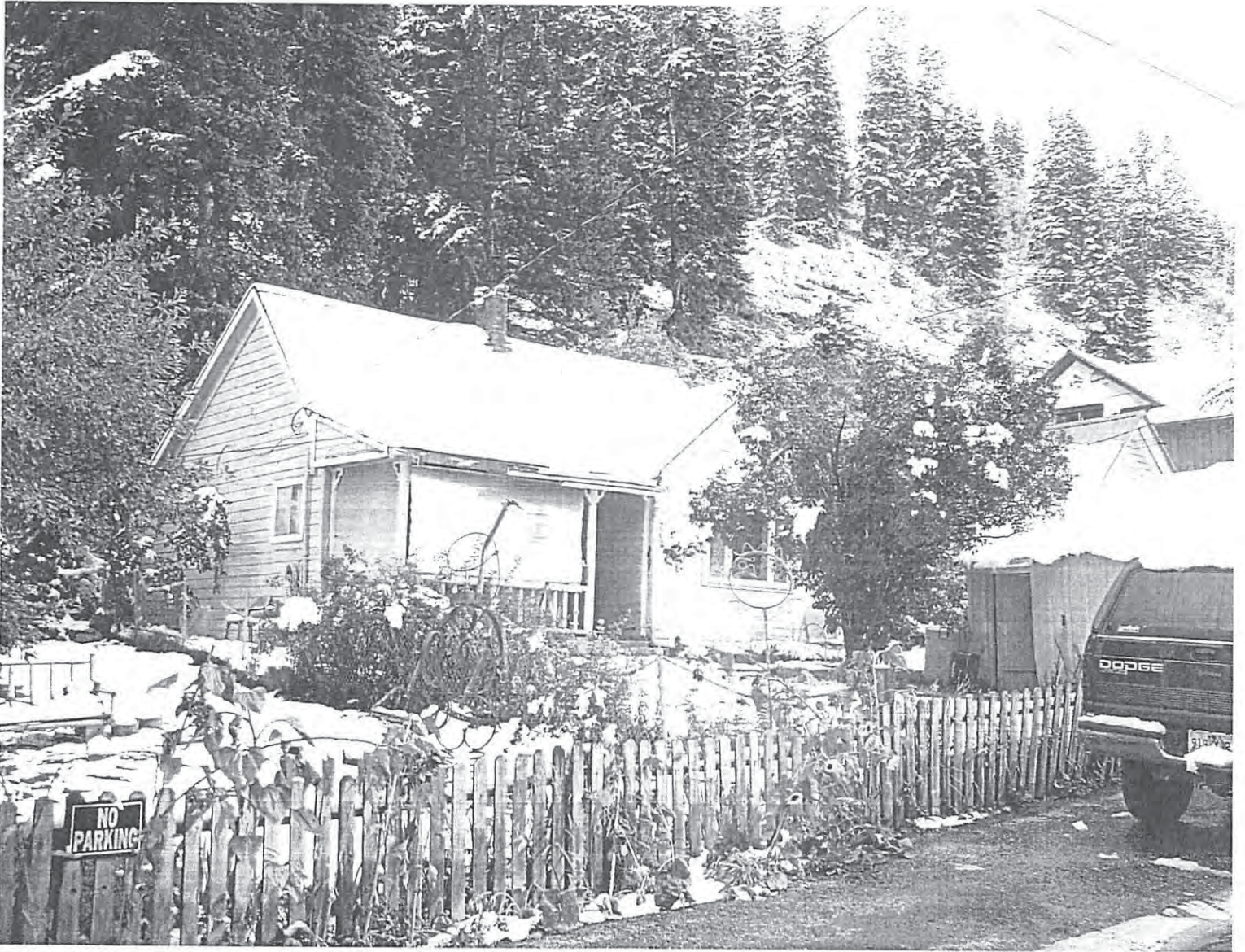
| PARCEL NO. | FRONTAGE OR AREA | DEPTH FACTOR | RATE | CORNER INFLUENCE | RATE | VALUE |
|----------------|------------------|--------------|------------|------------------|----------|-------------|
| | <i>Set</i> | <i>→</i> | <i>Net</i> | <i>→</i> | <i>→</i> | <i>1400</i> |
| | | | | | | |
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| | | | | | | |
| TOTAL | | | | | | <i>1400</i> |
| ASSESSED VALUE | | | | | | <i>280</i> |

4 Room 1 story house on E'ly side Daly Ave. No. 269, being 36th house E. side Empire Canyon Park City. Also desc as that portion of NW¼NW¼SE¼SE¼ Sec. 21, T2 S R 4 E. SLBM Beg. at SW Cor. Lot 34

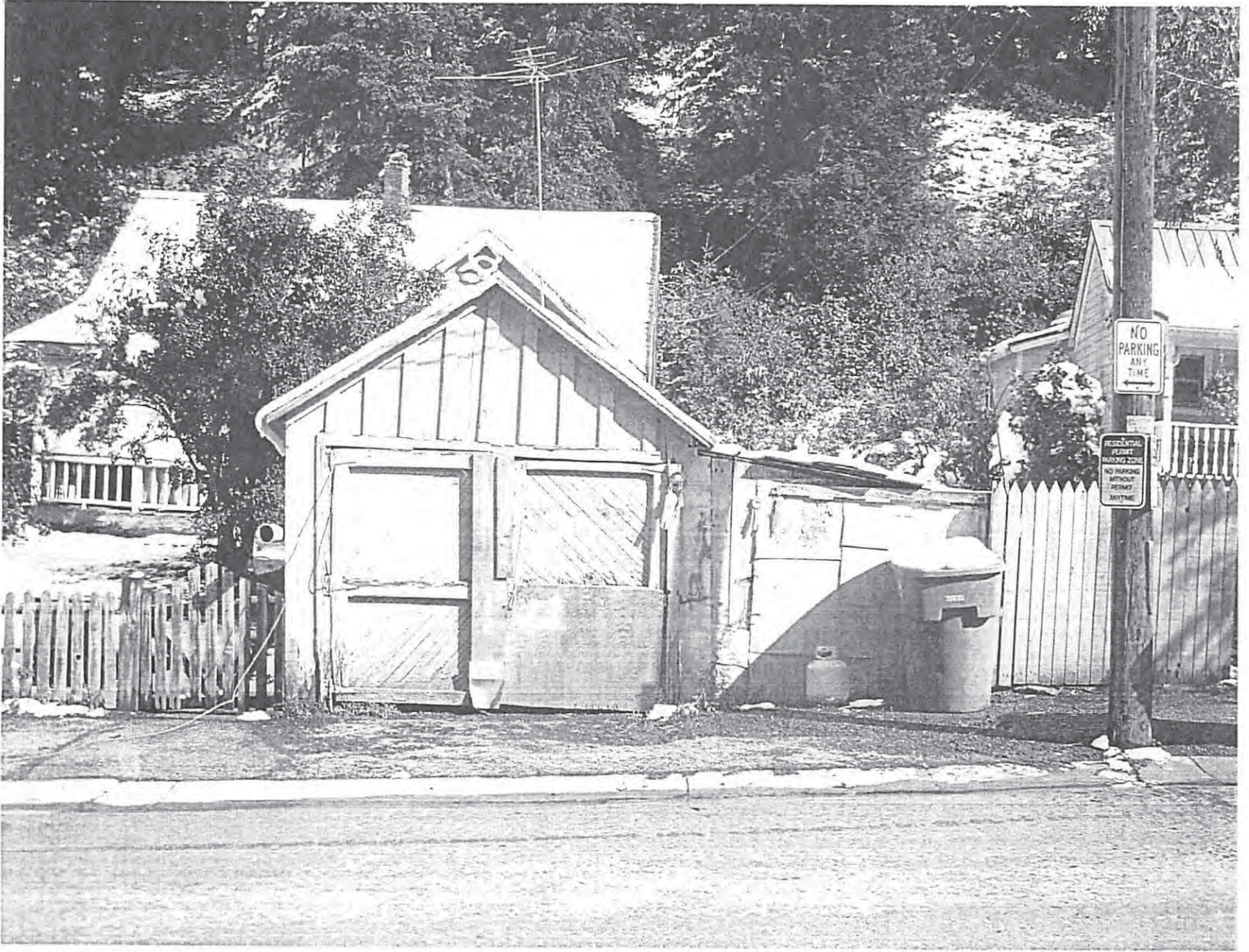
Blk 73 Millsite Reservation th N.74° 55' W. 16.6 ft to pt. on Daley Ave. th S.22°28' W 298.6 ft; th S.69°57' E. 35.4 ft to true pt. of beg & run th S.69°57' E. 77.3 ft th S.20°55' W. 46.3 ft th N.69°42' W. 76.3 ft; N.19°26' E.46.0 ft to true pt. of beg. Cont. 3490 sq ft.

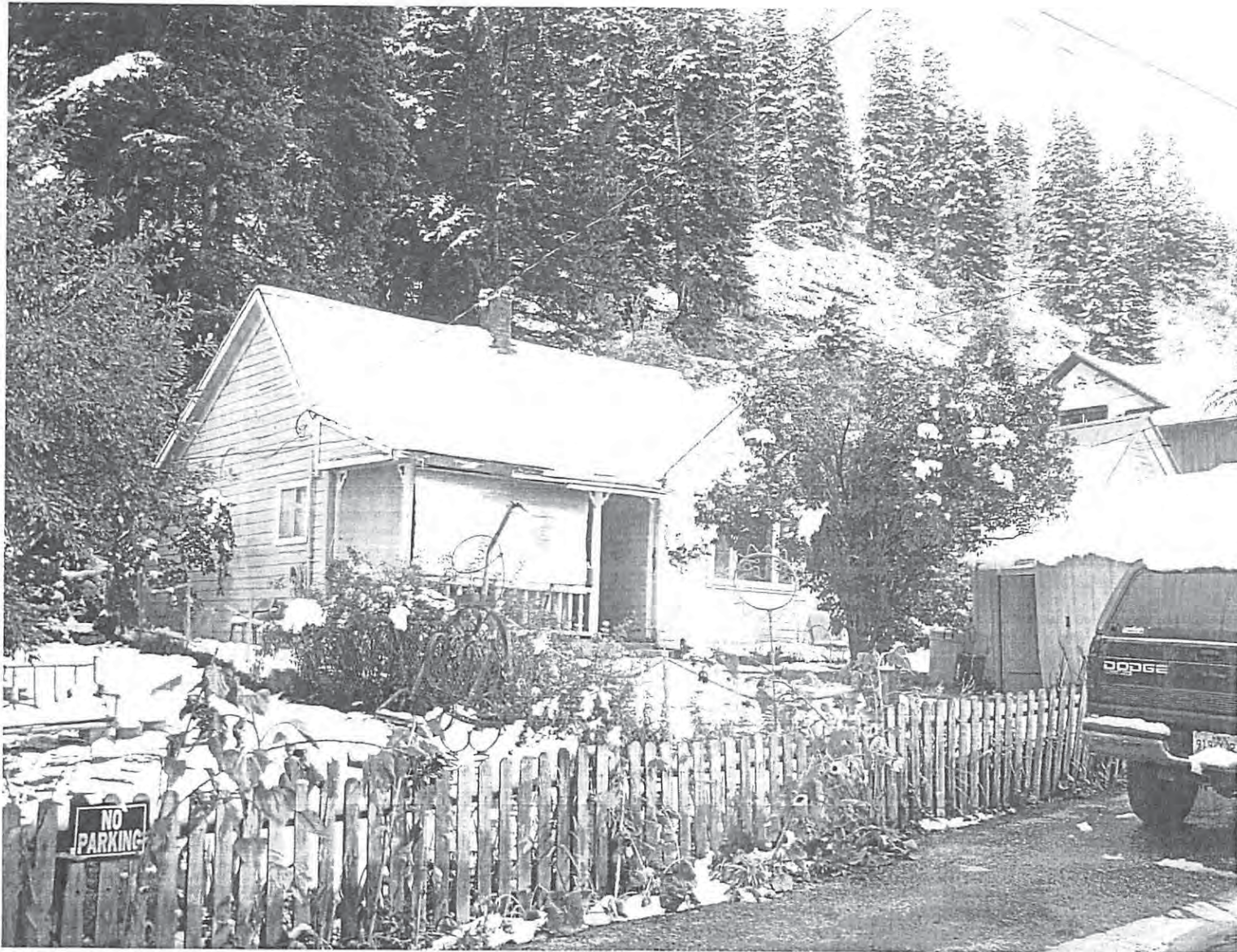
TC-541 (M-20) (URBAN LAND CARD)

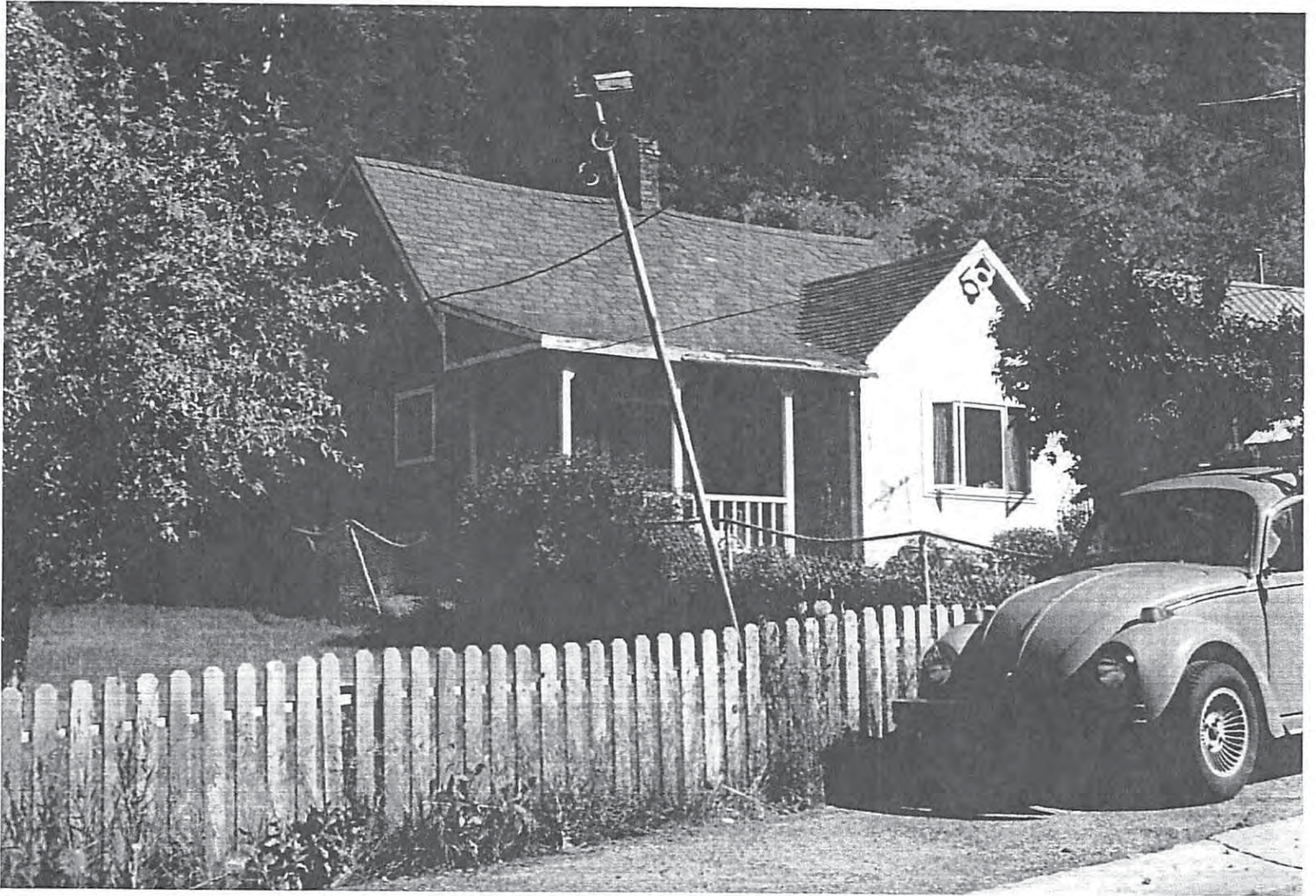








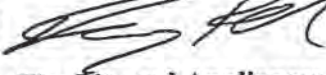




Park City Municipal Corporation

Department of Building Safety

Policy and Procedure Statement

FROM: Chad Root, CBO/Fire Code Official 
SUBJECT: Indoor and Outdoor Gas Fireplaces, Fire Pits and Appliances
DATE: January 4, 2017

Purpose:

Due to several recent malfunctions of fire pits/decorative gas fire places, the Park City Building Official under section 104.1 and 105.2 of the International Building Code and section 602.2 of the International Fuel Gas Code is now requiring that all such devices have a flame safe guard device (thermo coupling device, automatic gas shut off valve).

The intent of this policy is to ensure that the Department of Building and Fire Safety regulates the construction, installation, quality of materials, location, operation, maintenance and use of gas fireplaces and fire pits and that the proper safeguards are in place to protect the health, life and safety of the public.

Exception: The exceptions are for UL listed BBQ's, Fire Places and Gas Grills which do not require a flame safeguard device (thermo coupling device or automatic shut off valve) as required in the policy statement below.

Policy:

The Building Official/Fire Code Official requires contractors and homeowners install the flame safeguard device per section 602.2 of the IFGC (thermo coupling devices, gas supervising device or automatic shut off valves) on all gas fire pits and fireplaces to ensure that if the flame is extinguished, gas will not continue to flow freely which could cause an explosion. There have been several recent cases of this type of malfunction where gas buildup was ignited. The purpose of this policy is to protect the general public from hazards or explosions from gas fired devices. BBQ's and grills are defined as appliances in which food is cooked or grilled.

INSPECTIONS: During construction, inspectors will require that all fireplaces, gas stove ranges, fire pits and built in BBQ's shall be operational during the final inspection. The owner or contractor is responsible for igniting devices at the time of inspection. The inspector will inspect all mechanical equipment and venting systems to ensure that all manufacturer specifications and applicable International Building Code has been followed.

Exhibit F- Physical Conditions Report & Preservation Plan (HOUSE)

PHYSICAL CONDITIONS REPORT & HISTORIC PRESERVATION PLAN

INFORMATION GUIDE AND APPLICATIONS

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



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Henry Family Project
ADDRESS: 269 Daly Avenue
Park City, UT 84060

TAX ID: PC-632 OR
SUBDIVISION: BK207-743 OR
SURVEY: 187312 LOT #: 73 BLOCK #: 73
HISTORIC DESIGNATION: LANDMARK SIGNIFICANT NOT HISTORIC

APPLICANT INFORMATION

NAME: Henry Family
MAILING ADDRESS: Russ Henry
PO Box 1814
Park City, UT 84060
PHONE #: (435) 640-4992 FAX #: () -
EMAIL: russ@wildwoodpc.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: _____
PHONE #: () -
EMAIL: _____

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



ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: *D Russ Henry*
Name of Applicant: Russ Henry
Mailing Address: PO Box 1814
Park City, UT 84060

Phone #: (435) 640 - 4992 Fax #: () -
Email: russ@wildwoodpc.com
Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Henry Family
Mailing Address: Russ Henry
PO Box 1814
Street Address/ Legal: Park City, UT 84060
Description of Subject Property: Significant historic structures at 269 Daly Ave in Park City

Signature: *D Russ Henry* Date: _____

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

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

If any type conditions regarding the requirements on this application or other matters contact a member of the Park City Planning Staff at (435) 790-3060 or visit us online at www.parkcity.org. Updated 11/2013



PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: **Site**

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

Describe existing feature:

There is nothing of significance on the site except the existing structures: a miner's shack and a shed.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Empty box for describing deficiencies.

Photo Numbers: 1, 2 Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 818-5000 or visit us online at www.parkcity.org. Updated 10/2014.



2. Structure

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

Element/Feature: **Mining Era Housing in Washington Millsite**

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

Describe existing feature:

This home is representative of typical mining shack construction. It was built as a temporary shelter and reinforced over time. It is in poor condition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: 1, 8 Illustration Numbers: _____

If you have questions regarding the requirements or this application or process please contact a member of the Park City Planning Staff at (435) 615-2020 or visit us online at www.parkcity.org. (Updated 10/2014)



3. Roof

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

Element/Feature: **Roof**

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

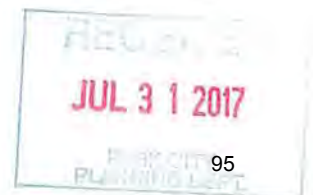
Describe existing feature:

Supports for the roof are bowed and unstable. Shingles are rotting and caving in. It is deteriorating, unsalvageable, and in very poor condition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: **3,4,8** Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 216-5080 or visit us online at www.parkcity.org. Updated 10/2014.



4. Chimney

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

Element/Feature: **Chimney**

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

Describe existing feature:

The brick chimney in the middle of the roof has many bricks missing and is falling apart. It is unsafe, deteriorating, unsalvageable and in very poor condition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: 3,4 Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 815-5000 or visit us online at www.parkcity.org. Updated 10/2014.



5. Exterior Walls

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

Element/Feature: **Walls**

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

Describe existing feature:

The exterior walls exhibit typical shack construction, lacking integrity. Walls are not supported by a foundation and are rotting in the dirt. They are in very poor condition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: 4, 5, 6,7 Illustration Numbers: _____



6. Foundation

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

Element/Feature: **No Foundation**

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

Describe existing feature:

The house has no foundation; it is supported by rocks and beams in the dirt.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: 5,6 Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 815-6000 or visit us online at www.parkcity.org. Updated 10/2014.



7. Porches

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

Element/Feature: **Front Porch (West Facade)**

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

Describe existing feature:

The front facade of the house has been altered. There are decorative cornice pieces at the top of the wooden porch posts. The front porch flooring is constructed of wooden planks that are rotting. The south end wall is wooden and is rotting from moisture. Wooden railing on the west side has deteriorated as well where it meets the roof. Overall it has deteriorated, is unsalvageable, very unsafe, and in very poor condition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: **1,8, 9,10,11** Illustration Numbers: _____



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

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

Element/Feature: **Systems**

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

Describe existing feature:

All systems are out of date and do not meet modern code. They are deteriorating, unsalvageable, unsafe, and in poor condition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: 12,13 Illustration Numbers: _____



Door Survey Form

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

Number of historic doors on the structure: none

Number of existing replacement/non-historic doors: one

Number of doors completely missing: zero

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

Number of doors to be replaced: _____

| Door #: | Existing Condition (Excellent, Good, Fair, Poor): | Describe any deficiencies: | Photo #: | Historic (50 years or older): |
|---------|--|----------------------------|----------|----------------------------------|
| 1 | Poor | warped so hard to close | 31 | |
| | Good | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
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| | Fair | | | |

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5080 or visit us online at www.parkcity.org. Updated 10/2014.



Window Survey Form

Total number of window openings on the exterior of the structure: 11
 Number of historic windows on the structure: zero
 Number of existing replacement/non-historic windows: 11
 Number of windows completely missing: zero

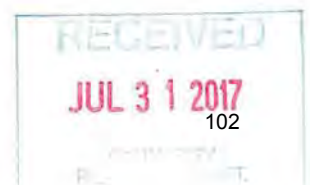
Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: _____

| Window #: | Existing Condition (Excellent, Good, Fair, Poor): | Describe any deficiencies: | Photo #: | Historic (50 years or older): |
|-----------|--|----------------------------|----------|-------------------------------|
| 1 | Fair | | 32 | |
| 2 | Fair | | 32 | |
| 3 | Fair | | 33 | |
| 4 | Fair | | 33 | |
| 5 | Fair | | 33 | |
| 6 | Fair | | 34 | |
| 7 | Fair | | 34 | |
| 8 | Fair Poor | Plexiglass seals | 35 | |
| 9 | Fair Poor | #8+9 shut | 35 | |
| 10 | Fair Poor | Plexiglass seals #10 shut | 36 | |
| 11 | Fair | | 37 | |
| | Fair | | | |
| | Fair | | | |

next to front door
 picture window
 Southeast side of house
 Northeast bedroom
 NE bedroom closet
 Bathroom

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5050 or visit us online at www.parkcity.org. Updated 10/2014.



11. Interior Photographs

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

Element/Feature: **Kitchen (Entry on West Side)**

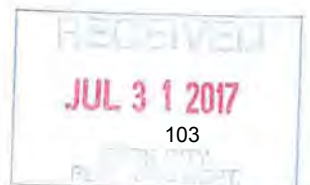
This involves: An original part of the building A later addition Estimated date of construction: _____

Describe existing feature:

The linoleum floor is slanted and ceiling is bowed. Wooden cabinets and shelving are warped and on a slant. Everything is deteriorating, unsalvageable, and in poor condition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: **14,15** Illustration Numbers: _____



Element/Feature: Living Room (Southwest Corner)

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

Describe existing feature:

The carpeted living room floor is uneven and the ceiling has been broken through by a support from the roof. The ceiling and papered walls have extensive water damage. Mold is in evidence. The living room is deteriorating, unsalvageable, and in poor condition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: 16,17,18 Illustration Numbers: _____

If you have questions regarding the requirements of this application or process, please contact a member of the Park City Planning Staff at (435) 633-5060 or visit us online at www.parkcity.org. Updated 10/2014.



Element/Feature: **Bedroom (Southeast Corner)**

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

Describe existing feature:

The carpeted bedroom floor is uneven and the ceiling and walls have extensive water damage. The closet has evidence of a rodent infestation. The room is deteriorating, unsalvageable, and in poor condition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: **19,20,21** Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 616-5068 or visit us online at www.parkcity.org. Updated 10/2014.



Element/Feature: **Bedroom (Northeast Side)**

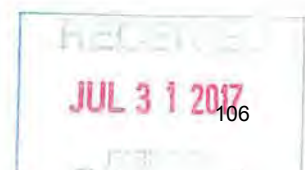
This involves: An original part of the building
 A later addition Estimated date of construction: _____

Describe existing feature:

The carpeted bedroom floor is uneven, and the tiled ceiling and papered walls have extensive water damage. The tiled ceiling is bowed and separating from itself. The room has evidence of a rodent infestation. The room and its closet are deteriorating, unsalvageable, and in poor condition.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: **22,23,24,25,26** Illustration Numbers: _____



Supplemental Sheets

Supplemental Page ___ of ___

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

Element/Feature: **Bathroom**

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

Describe existing feature:

The bathroom is deteriorating, unsalvageable and in poor condition. There is extensive evidence of water damage and black mold.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: 12,13,27 Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 815-5080 or visit us online at www.parkcity.org. Updated 10/2014.





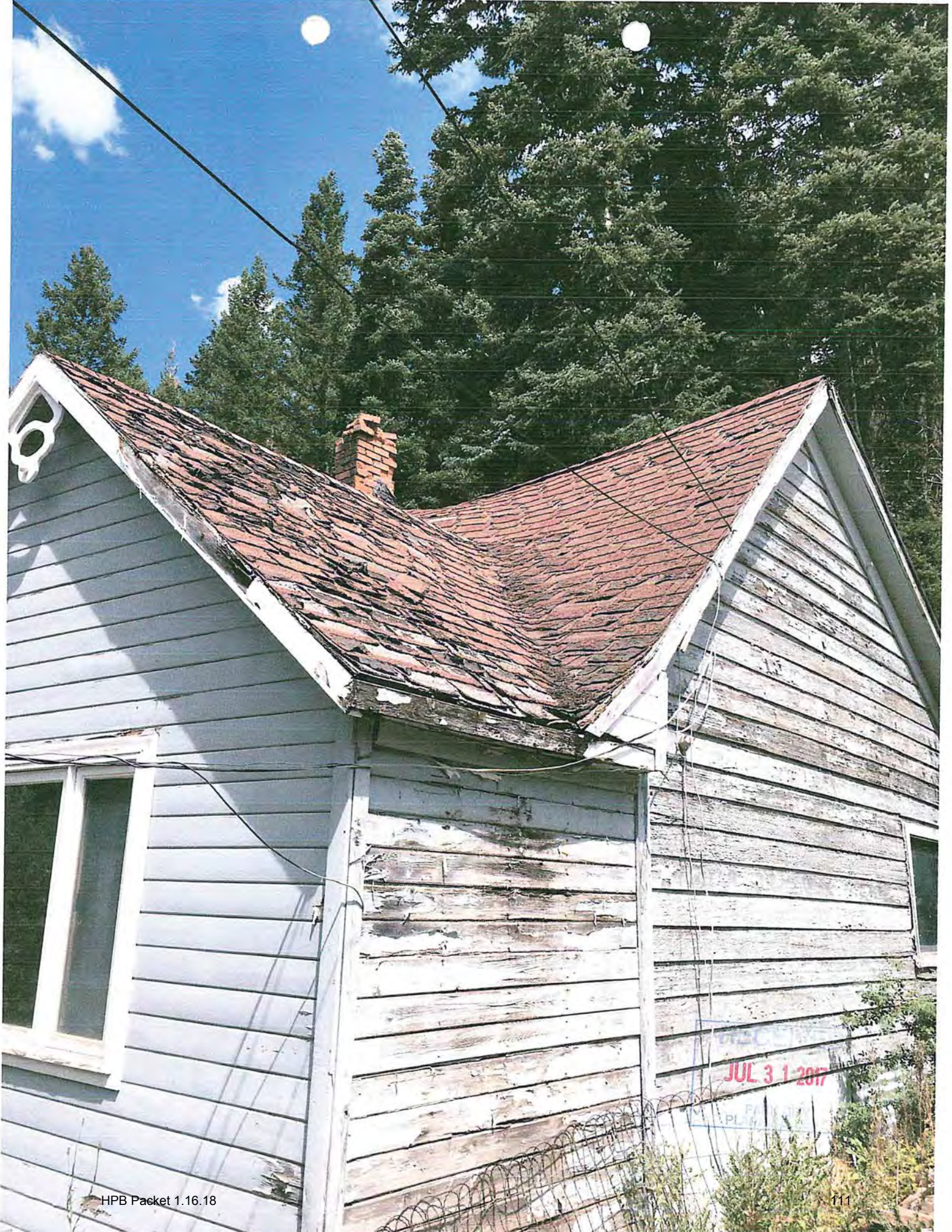
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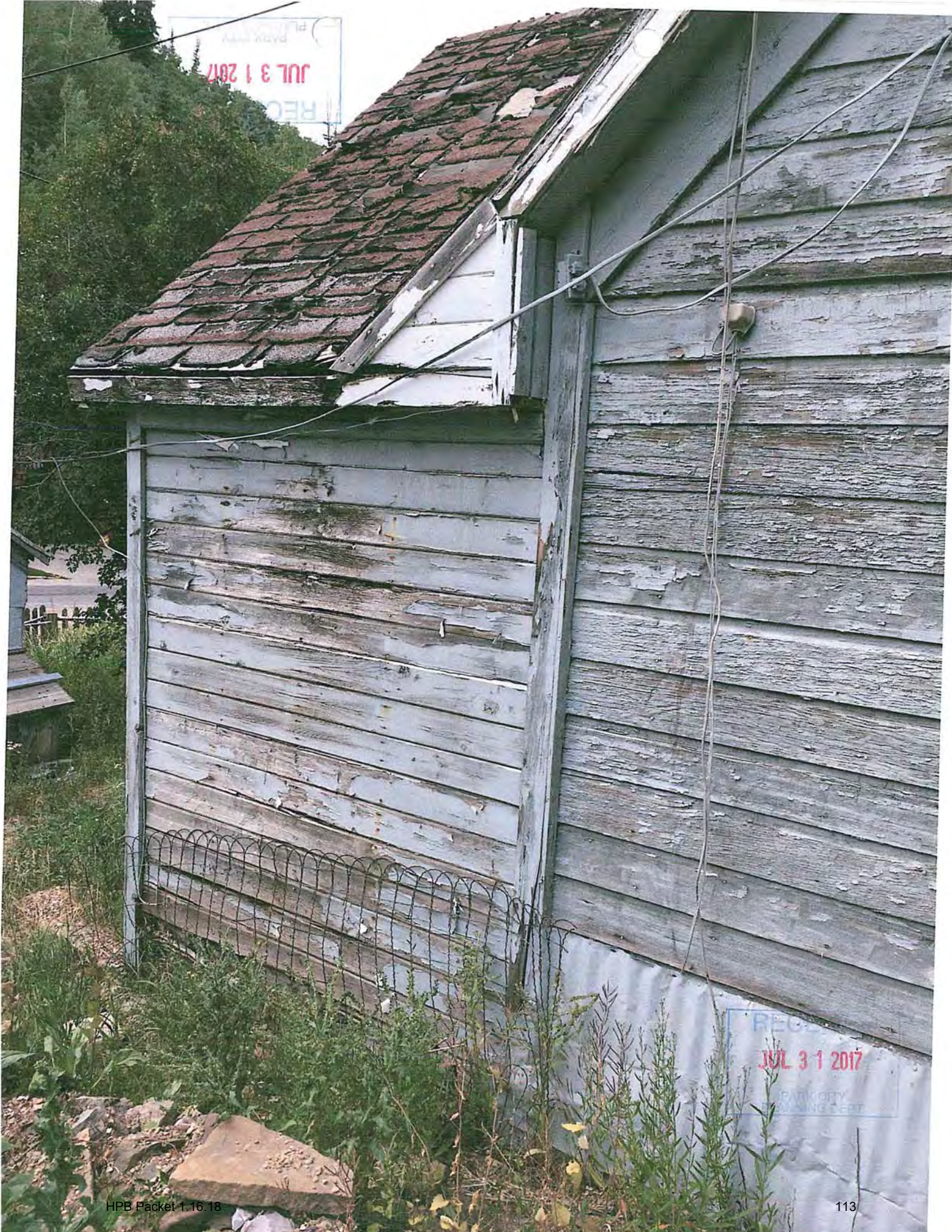
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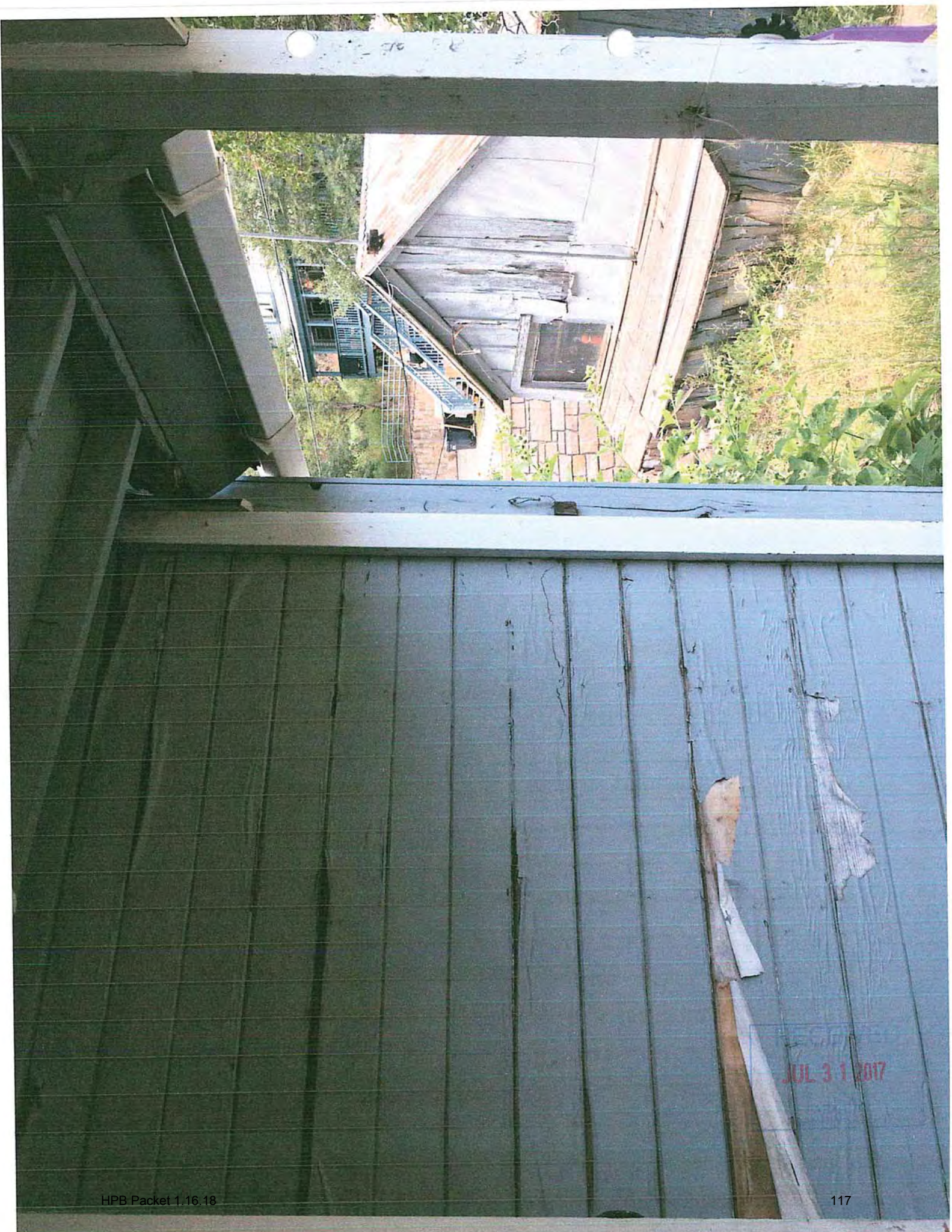
JUL 31 2017

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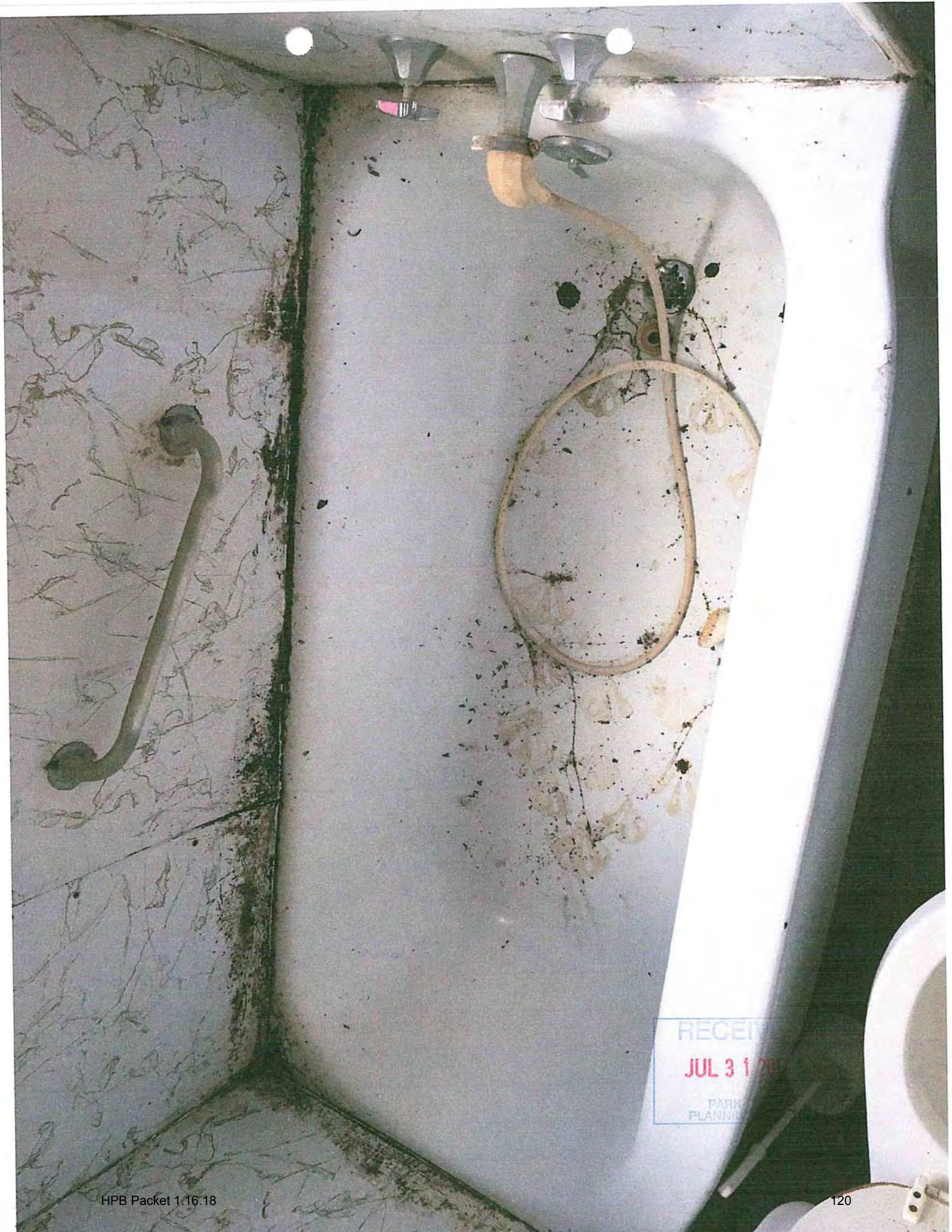












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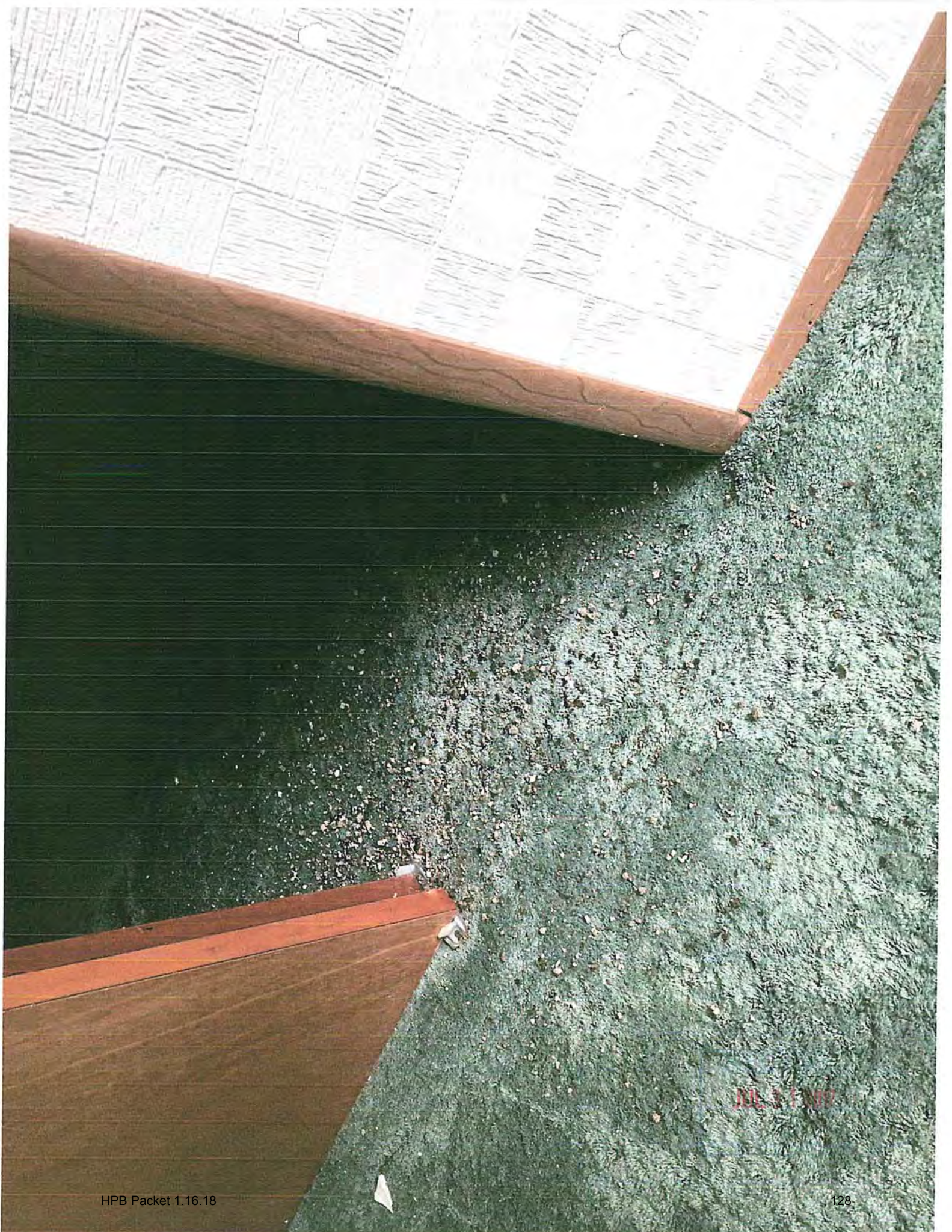
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PARK CITY
PLANNING DEPT.

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PARK CITY
PLANNING DEPT.



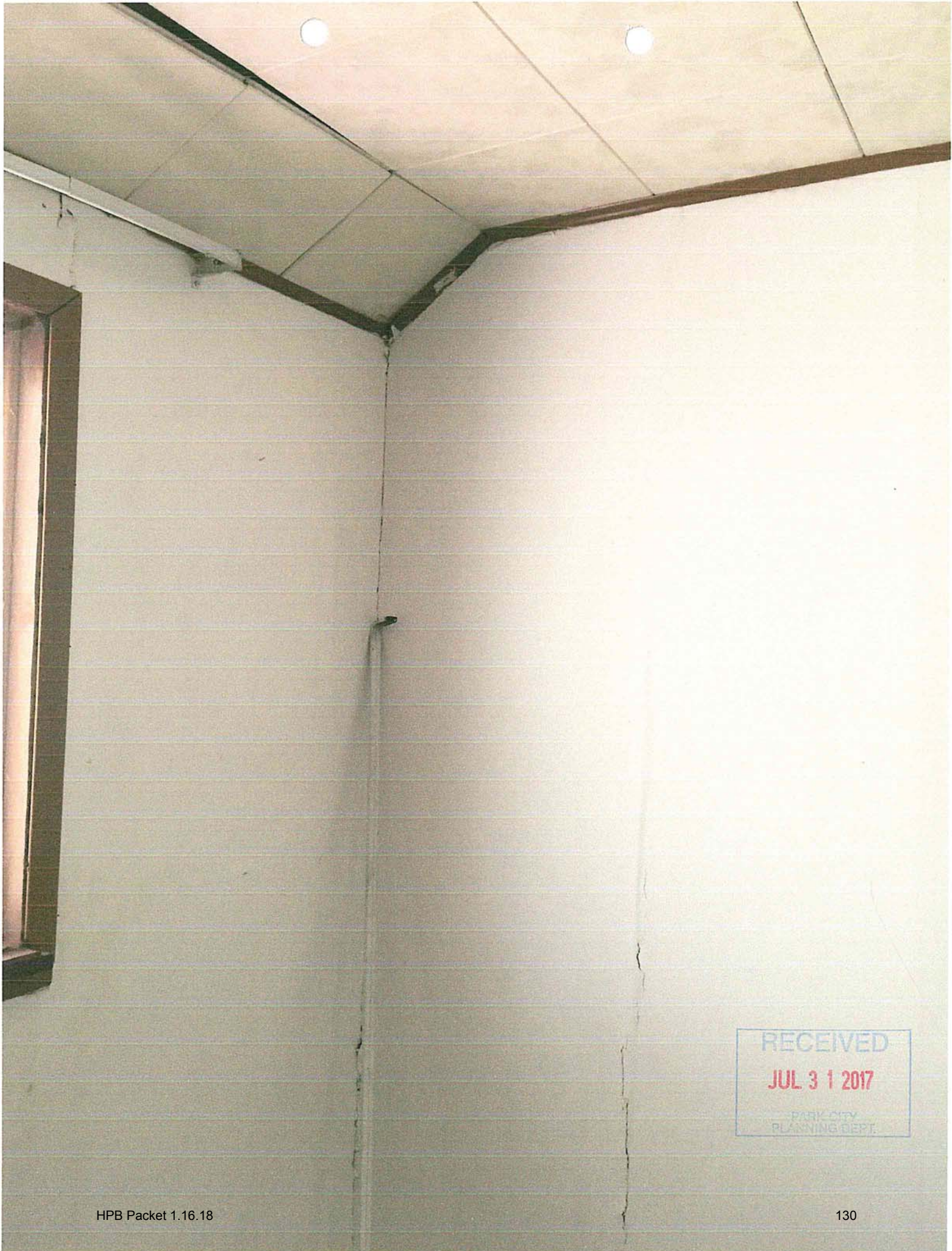


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PLANNING DEPT.















JUL 5 1 2018

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JUL 3 1 2011

APR 3 1 2017

HPB



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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR

CHIEF BUILDING OFFICIAL

APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

LANDMARK

SIGNIFICANT

DISTRICT: _____

NAME: The Henry Residence - Reconstruction

ADDRESS: 2209 Daly Ave

Park City, UT 84060

TAX ID: PC 632 OR

SUBDIVISION: Daly Subdivision OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Rich Otto - Otto/Walker Architects.

PHONE #: (435) 649-6373 FAX #: (435) 649-6378

EMAIL: otto-walker@comcast.net

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



INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

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

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

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

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



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

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



Site Design

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The intent of this HODR Application is to get approval to demolish the existing house & carriage house, Fall 2017. The 2nd phase will be getting approval to reconstruct the house with an addition on the East side (away from street) while reproducing the original historic shape & appearance on the west side (street side). In addition, the Carriage House (garage) will be reconstructed in its existing location. The reconstruction of the house has been previously approved shifting the footprint 4'-0" to the west to improve drainage.

Structure

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Based on inspections by the Chief Building official, this home's structure has been deemed to be unsafe and the overall building is designated as a "dangerous building." Therefore the project includes demolishing the existing unsafe structures & to reconstruct.



Roof

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The existing roof is currently failing and will be demolished per the plan to reconstruct.

Chimney

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Current chimney is brick and will be demolished per the plan to reconstruct



Exterior Walls

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Currently, there is a combination of historic siding and siding added during a 1970s addition on the southwest corner of the home. Historic siding shall be analyzed during demolition to determine if any can be used during reconstruction.

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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



Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

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



Foundation

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

No foundation exists

Porches

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Existing wood deck to be reconstructed



Doors

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Existing entry door on west side of home to be reproduced if deemed historic in detail in similar location on reconstructed home.

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

opening doors on carriage house (garage) shall be reproduced in appearance on west side (street side).



Windows

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Existing windows, a combination of original wood and non historic units will be demolished with house for reconstruction. Existing shapes, sizes, locations shall be reproduced where original historic windows were located. New windows to be wood, painted units.

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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



Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Mechanical system at reconstruction shall be done per current standards and code compliant.

Additions

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Per reconstruction, existing addition at southwest corner of existing house will be eliminated in reconstructed house. However, a new addition will be located on east side of home - as approved during the HADR process. Existing shed on south side of Carriage house is also to be eliminated at reconstruction.



4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: [Signature] Date: 9.8.17

Name of Applicant: Frank Otto - Otto/Walker Architects

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



Exhibit G- Physical Conditions Report & Preservation Plan (GARAGE)



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: The Henry Residence - Reconstruction - Garage
ADDRESS: 264 Daly Ave.
Park City, UT 84060
TAX ID: PC 632 OR
SUBDIVISION: Daly Subdivision OR
SURVEY: _____ LOT #: _____ BLOCK #: _____
HISTORIC DESIGNATION: LANDMARK SIGNIFICANT NOT HISTORIC

APPLICANT INFORMATION

NAME: Ride Otto - Otto/Walker Architects
MAILING ADDRESS: 2200 Park Ave, Suite C201
Park City, UT 84060
PHONE #: (435) 649-6373 FAX #: (435) 649-6378
EMAIL: otto-walker@comcast.net

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: _____
PHONE #: () - _____
EMAIL: _____

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



ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: [Signature]

Name of Applicant: Rick Otto - Otto/Walker Architects.

Mailing Address: 12200 Park Ave, Suite C201

Park City, UT 84060

Phone #: (435) 649-6373 Fax #: (435) 649-6378

Email: otto-walker@comcast.net

Type of Application: Reconstruction - Garage

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Russ Henry

Mailing Address: PO Box 1814

AK UT 84060

Street Address/ Legal: 313 Daly Ave

Description of Subject Property: 269 Daly Ave

Signature: [Signature] Date: 12-19-17

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

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: Garage

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

Estimated date of construction: 1901-1904

Describe existing feature:

Landscaping is currently in an overgrown state. In the process of the planned reconstruction, grading will be revised to resolve drainage issues at house & garage. Currently as the street (Daly Avenue) has been raised via reconstruction grade has been raised, especially on the west (street) side. Causing the entry to the garage to be below the street. Existing retaining walls will need to be reworked in finished landscaping.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

See photos 1 thru 5

Photo Numbers: 1 thru 5 Illustration Numbers: _____

2. Structure

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

Element/Feature: _____

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

Estimated date of construction: 1901 - 1904

Describe existing feature:

Structure has been compromised over time due to water damage at base of walls. Roof trusses are marginal and although still holding roof in place, some settlement is evident. Existing walls would not be able to be pieced in their entirety and raised due to damage at lower portions.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: 1 thru 5 Illustration Numbers: set A-2

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

3. Roof

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

Element/Feature: GARAGE - ROOF.

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

Estimated date of construction: 1901 - 1904

Describe existing feature:

Existing roof is corrugated steel with some rusting evident.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: see #12 thru #15 Illustration Numbers: _____

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

5. Exterior Walls

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

Element/Feature: Garage - West Elevation

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

Estimated date of construction: 1901-1904

Describe existing feature:

The West Elevation faces Daly Avenue. The primary finish is board & batt siding (painted). The batts are 2x4's at 12-0" oc. Swinging garage doors also located this elevation. Siding and doors in deteriorated state. Also located this elevation is addition on south side of garage.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Addition shall be eliminated during the reconstruction. Ply wood has been placed in front of south garage door to provide some protection from water flow. Addition is of poor construction with sheet metal over siding material. Walls and doors have significant water damage at lower portion.

Photo Numbers: 1 & 2

Illustration Numbers: Sheet A.2.

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

Element/Feature: Garage - North Elevation

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

Estimated date of construction: 1901-1904

Describe existing feature:

The north elevation exhibits the painted board & batt siding with a man door at the east end of the wall. Off the northwest corner the 2nd addition is evident also showing board & batt siding. All surfaces are painted. The wall height is approx 8'0" and the roof slopes up from this plate height

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Grade has been built up at base of wall so water damage is evident at base of wall. Viewing photo #4, settlement is also evident

Photo Numbers: #3 & #4

Illustration Numbers: Sheet A-2.

Element/Feature: Garage - East Elevation

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

Estimated date of construction: 1901-1904

Describe existing feature:

The east elevation has a gable end with the roof at an 8/12 Pitch. An addition runs the entire length of the elevation with a shed roof (no finished roof surface in place). Addition is approximately 3'-0" deep with east wall at 4'-0" high and sloping up to 5'-0". An existing window (3'-6" w x 2'-6" h) sits above addition roof at south east corner. Window is wood.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

East elevation above addition is partially covered in sheet metal with portions of board (2x4) and batt (plywood sheet) exposed. This area is especially deteriorated due to exposure to snow that would sit on addition roof. The roof of the addition has no roof surface, only wood slats. Existing window above addition roof is also deteriorated from exposure to snow site. Addition will not be included in reconstruction.

Photo Numbers: #3 #4 #5

Illustration Numbers: Set A.2.

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

Element/Feature: Garage - South Elevation.

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

Estimated date of construction: 1901 - 1904

Describe existing feature:

South elevation has an addition that extends 7'-0" from south west corner and runs 11'-0" to east. At south side of addition wall height is 6'-0" and slopes up to original garage wall to just under eave. Painted sheet metal covers original board & batt siding. Remainder of original south wall of garage is also covered in sheet metal. Original wall ht. is 8'-0" and roof slopes up from that point.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Addition is poorly built and would not be included in reconstruction. Exterior of existing wall of garage (original) is covered in sheet metal, area behind is unknown, but judging from similar situation on east elevation, which has partial metal, siding is in poor shape. The board portion of the board & batt is plywood which is generally deteriorated around entire structure.

Photo Numbers: # 15

Illustration Numbers: Sht. A. 12

6. Foundation

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

Element/Feature: Garage - Foundation

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

Estimated date of construction: 1901-1904

Describe existing feature:

No foundation exists

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Photo Numbers: _____ Illustration Numbers: _____

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

7. Porches

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

Element/Feature: Coverage

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

Estimated date of construction: 1901-1904

Describe existing feature:

No Porch Exists

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: _____ Illustration Numbers: _____

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

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

Element/Feature: Coverage

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

Estimated date of construction: 1901-1904

Describe existing feature:

No Mechanical system exists. Original electrical for lighting only exists

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: _____ Illustration Numbers: _____

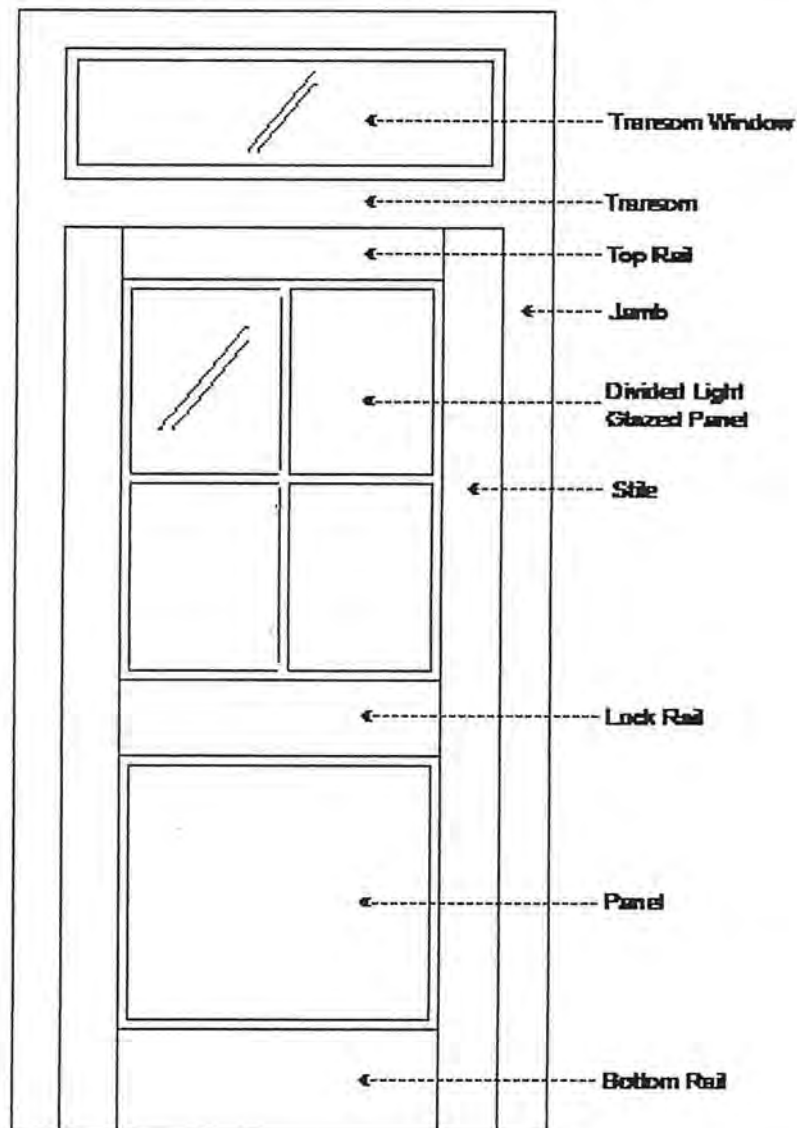
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

9. Door Survey

Basic Requirements

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

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



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

Door Survey Form

Total number of door openings on the exterior of the structure: 2
 Number of historic doors on the structure: 2
 Number of existing replacement/non-historic doors: 0
 Number of doors completely missing: 0

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

Number of doors to be replaced: 2

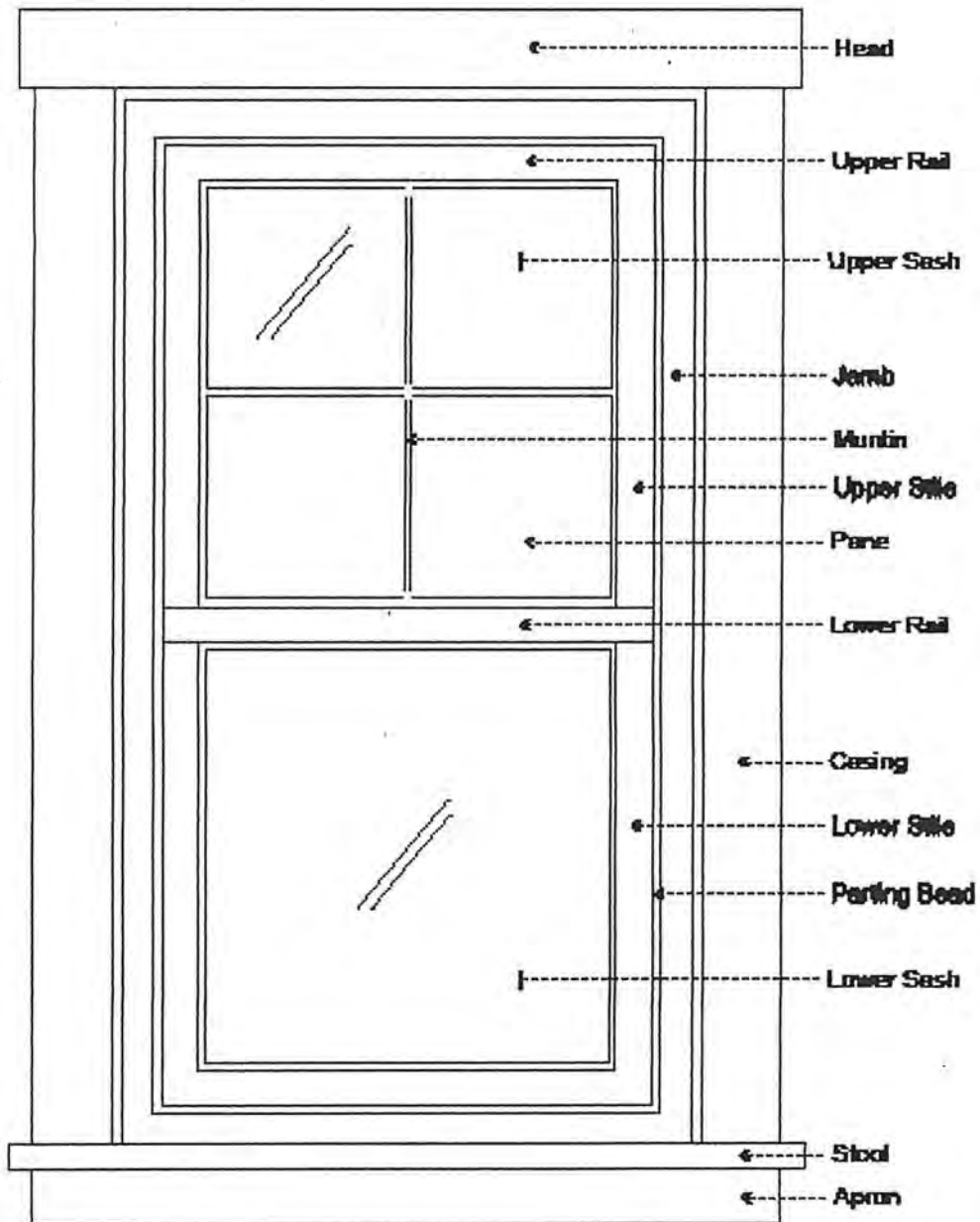
| Door #: | Existing Condition (Excellent, Good, Fair, Poor): | Describe any deficiencies: | Photo #: | Historic (50 years or older): |
|---------|--|--|----------|----------------------------------|
| 1 | Fair Poor | Garage Door - Fair, Swinging frames out of square, water damage | #1, #2 | Yes. |
| 2 | Good Poor | Main Door - out of square water damage at base | #3 | Yes. |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |

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

10. Window Survey

Basic Requirements

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



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

Window Survey Form

Total number of window openings on the exterior of the structure: 1
 Number of historic windows on the structure: 1
 Number of existing replacement/non-historic windows: 0
 Number of windows completely missing: 0

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

Number of windows to be replaced: _____

| Window #: | Existing Condition (Excellent, Good, Fair, Poor): | Describe any deficiencies: | Photo #: | Historic (50 years or older): |
|-----------|--|---|----------|-------------------------------|
| 1 | Fair Poor | Frame deteriorated badly from snow/ice. | 5 | Yes. |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |
| | Fair | | | |

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

PHOTO #1



PHOTO #2





PHOTO #3



PHOTO #4

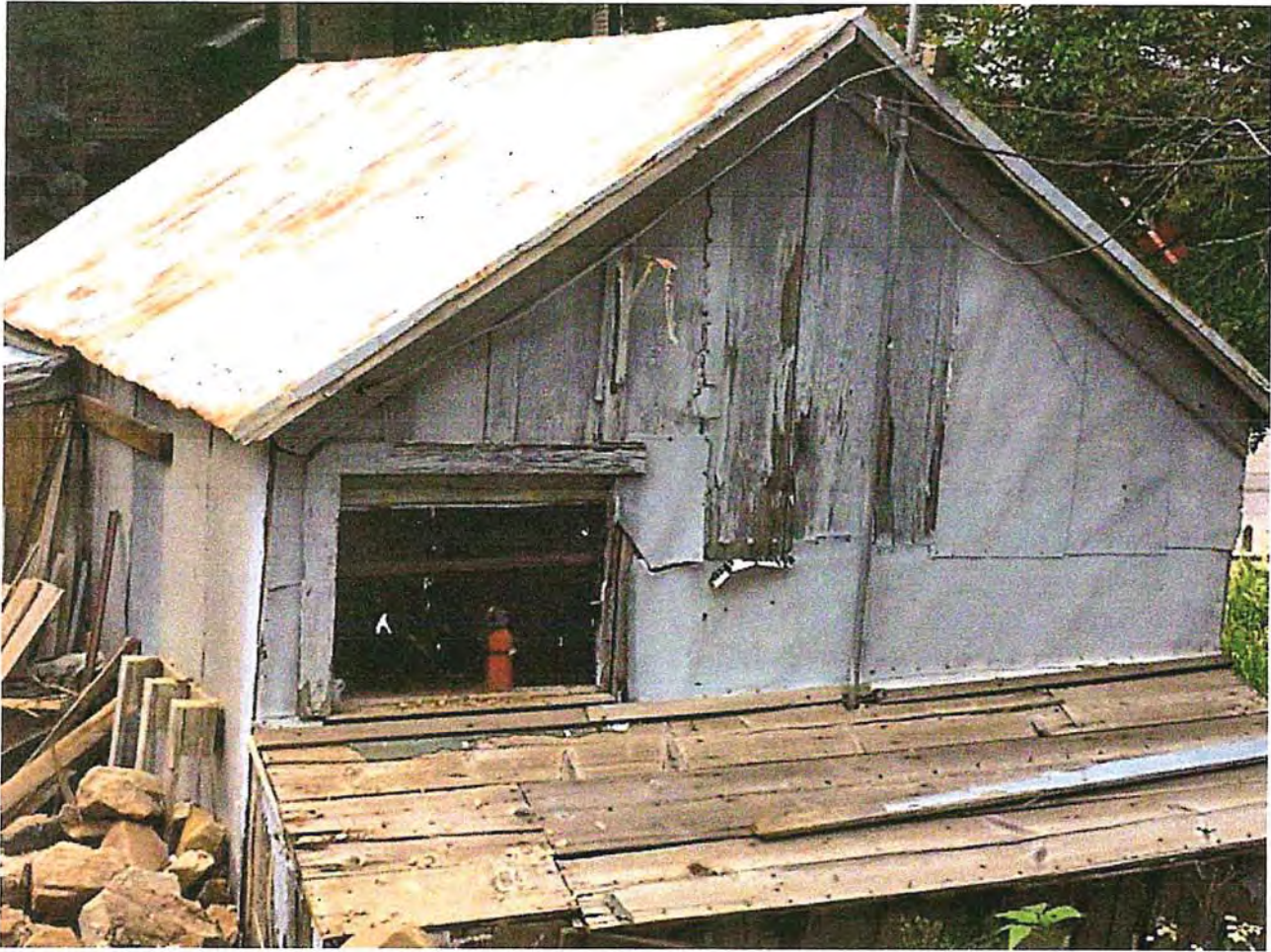


PHOTO #5

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____

APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

LANDMARK

SIGNIFICANT

DISTRICT: _____

NAME: The Henry Residence - Reconstruction - Cooney

ADDRESS: 1209 Daly Ave.

Park City, UT 84060

TAX ID: PC 632 OR

SUBDIVISION: Daly Subdivision OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Rick Otto - Otto/Walker Architects

PHONE #: (435) 649-1031 FAX #: (435) 649-6378

EMAIL: _____



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

Site Design

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

The garage associated with the residence at 269 Dsky is located adjacent to Dsky Ave. Over time, the grade around the garage has been built up around the garage structure causing the drainage to be improper and causing water damage. Reversing would occur through the reconstruction plans. Reconstructed Garage would be built in existing location

Structure

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

There is significant damage/rot associated with water damage and dirt built up around the base of the garage. No walls would be salvageable in their entirety. The roof structure is deteriorated and failing. The entire structure would be demolished and reconstructed.

Roof

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Roof material is a corrugated steel roof, rust is evident on the surface.

Chimney

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Not Applicable

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Exterior Walls

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Siding is a vertical board & batten, totally exposed on North & west elevations. Two additions have occurred on East & South elevations. Sheet metal is evident on the additions and on the original exposed portions of those elevations. All areas are painted. Lower portions of walls exhibit deterioration from water damage.

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Foundation

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

No foundation evident

Porches

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Not Applicable

Doors

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Garage Door - A pair of swinging doors (5'-0" w x 7'-0" h) on west elevation. Doors have a frame of painted wood planks (8" wide). A chevron pattern of wood slats infill in the larger wood frame. Doors are painted. Currently a sheet of plywood is placed at the base of the south door for protection of built up grade.

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

A swinging door exists at the north east corner of the Garage. Door is 3 panel, painted, it is operable but deteriorated. 3'-0" x 6'-8"

Windows

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

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

One window exists at southeast corner. window is 3'-0" wide x 2'-0" high. Painted, seriously deteriorated.

Element/Feature: _____

This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

No mechanical system. Minimal electrical for lighting

Additions

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

Element/Feature: _____

- This involves: Preservation Restoration
 Reconstruction Rehabilitation

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

Two additions exist. One on south elevation south elevation extending from south west corner going 10'-0" to east with depth of 6'-0". Roof slope is approximately 2/12. Wall surfaces covered in metal sheets. Roofing is corrugated steel. second Addition is located on east side of garage. Addition runs entire length of garage and is 2'-0" deep. Siding is Board & batten and no roofing (2/12 pitch) is evident above wood slats.

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

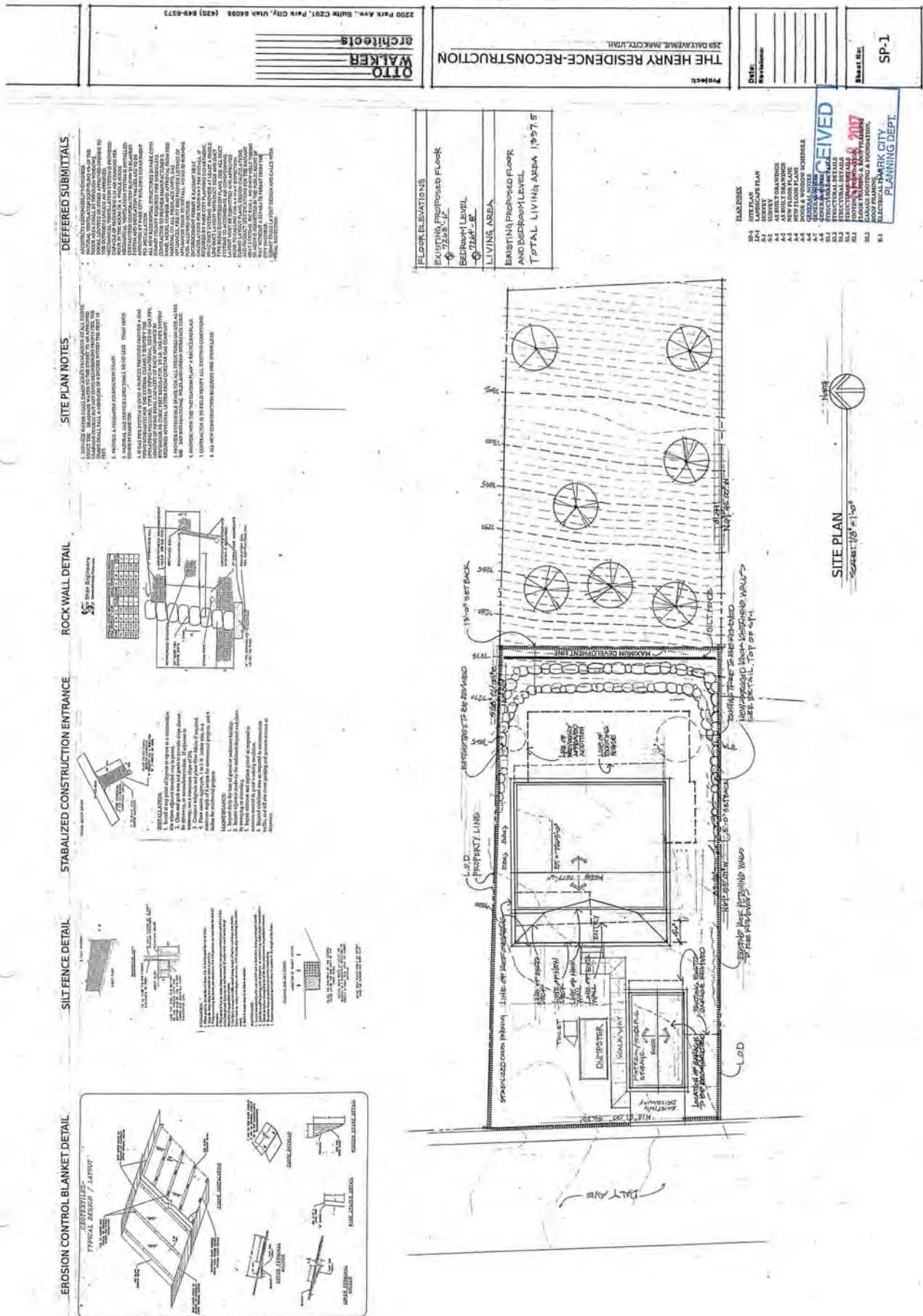
7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant:  Date: 12.18.17

Name of Applicant: Rick Cotto - Cotto/Walker Architects

Exhibit H- Proposed Plans



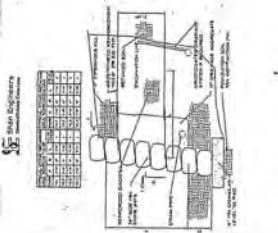
DEFERRED SUBMITTALS

- 1. PROVIDE A PROGRESSIVE CONSTRUCTION PLAN.
- 2. PROVIDE A PROGRESSIVE CONSTRUCTION PLAN.
- 3. PROVIDE A PROGRESSIVE CONSTRUCTION PLAN.
- 4. PROVIDE A PROGRESSIVE CONSTRUCTION PLAN.
- 5. PROVIDE A PROGRESSIVE CONSTRUCTION PLAN.
- 6. PROVIDE A PROGRESSIVE CONSTRUCTION PLAN.
- 7. PROVIDE A PROGRESSIVE CONSTRUCTION PLAN.
- 8. PROVIDE A PROGRESSIVE CONSTRUCTION PLAN.
- 9. PROVIDE A PROGRESSIVE CONSTRUCTION PLAN.
- 10. PROVIDE A PROGRESSIVE CONSTRUCTION PLAN.

SITE PLAN NOTES

1. THE SITE PLAN SHOWS THE PROPOSED CONSTRUCTION OF A FULL-SCALE CONSTRUCTION ENTRANCE. THE CONSTRUCTION ENTRANCE SHALL BE LOCATED AT THE SOUTH END OF THE PROPERTY. THE CONSTRUCTION ENTRANCE SHALL BE 10 FEET WIDE AND SHALL BE 10 FEET HIGH. THE CONSTRUCTION ENTRANCE SHALL BE 10 FEET WIDE AND SHALL BE 10 FEET HIGH.
2. THE CONSTRUCTION ENTRANCE SHALL BE 10 FEET WIDE AND SHALL BE 10 FEET HIGH.
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10. THE CONSTRUCTION ENTRANCE SHALL BE 10 FEET WIDE AND SHALL BE 10 FEET HIGH.

ROCK WALL DETAIL



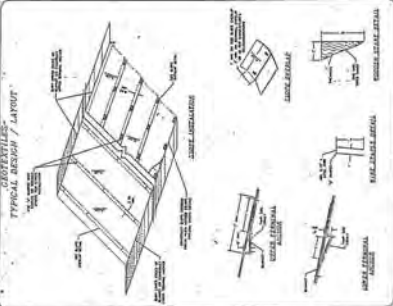
STABILIZED CONSTRUCTION ENTRANCE



SILT FENCE DETAIL



EROSION CONTROL BLANKET DETAIL



FLOOR ELEVATIONS

| | |
|---|----------|
| EXISTING PROPOSED FLOOR | ± 7285.5 |
| BEDROOM LEVEL | ± 7284.5 |
| LIVING AREA | ± 7283.5 |
| EXISTING PROPOSED FLOOR AND BEDROOM LEVEL | ± 7282.5 |
| TOTAL LIVING AREA | 1397.5 |

PLAN INDEX

| | |
|-------|--------------------|
| SP-1 | EXTERIOR ELEVATION |
| SP-2 | INTERIOR ELEVATION |
| SP-3 | SECTION |
| SP-4 | AS BUILT DRAWINGS |
| SP-5 | ROOF FLOOR PLAN |
| SP-6 | GENERAL NOTES |
| SP-7 | GENERAL NOTES |
| SP-8 | GENERAL NOTES |
| SP-9 | GENERAL NOTES |
| SP-10 | GENERAL NOTES |
| SP-11 | GENERAL NOTES |
| SP-12 | GENERAL NOTES |
| SP-13 | GENERAL NOTES |
| SP-14 | GENERAL NOTES |
| SP-15 | GENERAL NOTES |
| SP-16 | GENERAL NOTES |
| SP-17 | GENERAL NOTES |
| SP-18 | GENERAL NOTES |
| SP-19 | GENERAL NOTES |
| SP-20 | GENERAL NOTES |



SITE PLAN
SCALE: 1/8" = 1'-0"



OTTO WALKER Architects
2200 Park Ave., Suite C201, Park City, Utah 84303 (435) 644-0273

THE HENRY RESIDENCE-RECONSTRUCTION
269 DAVE AVENUE, PARK CITY, UTAH

Project
Date: 4/24/18
Revised: 5/28/18

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A-3

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

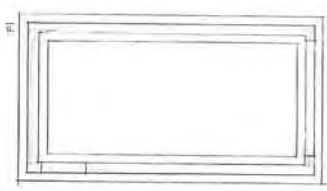
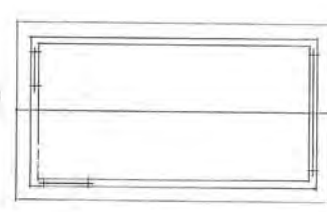
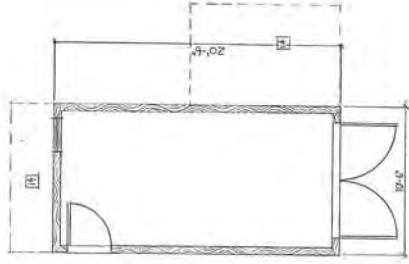
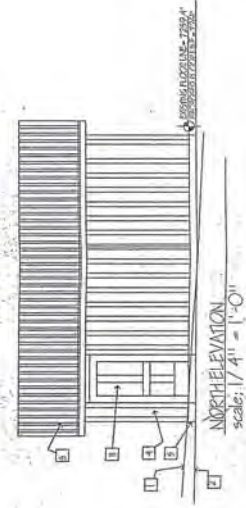
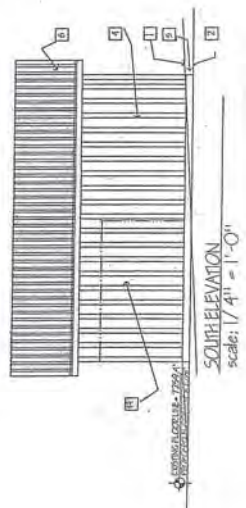
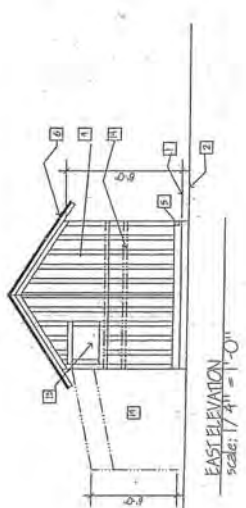
NOTE: DOTTED AREA INDICATE RECONSTRUCTION OF ORIGINAL HOUSE. DASHED LINE INDICATE THE LOCATION OF PERMITS/REPAIRS.

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

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

FLOOR PLAN

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



- GENERAL NOTES (SEE SHEET)**
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH BUILDING CODE.
 - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH ELECTRICAL CODE.
 - 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH MECHANICAL CODE.
 - 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH PLUMBING CODE.
 - 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH FIRE CODE.
 - 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH HEALTH, SAFETY & ENVIRONMENTAL CODE.
 - 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH ENERGY CODE.
 - 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH HISTORIC PRESERVATION CODE.
 - 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH LANDMARK PRESERVATION CODE.
 - 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH ZONING ORDINANCE.
 - 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH SUBDIVISION ACT.
 - 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH REAL ESTATE BROKERAGE ACT.
 - 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH PROFESSIONAL CORPORATION ACT.
 - 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH PROFESSIONAL LIABILITY ACT.
 - 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH PROFESSIONAL FEES ACT.
 - 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH PROFESSIONAL STANDARDS ACT.
 - 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH PROFESSIONAL ETHICS ACT.
 - 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH PROFESSIONAL DISCIPLINE ACT.
 - 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH PROFESSIONAL REVISIONS ACT.
 - 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 UTAH PROFESSIONAL RECORDS ACT.

OTTO WALKER architects

2200 Park Ave., Suite C201, Park City, Utah 84098 (435) 849-6373

THE HENRY RESIDENCE-RECONSTRUCTION

269 DALY AVENUE, PARK CITY, UTAH

Project: _____

Date: _____

Revisions: _____

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PARK CITY PLANNING DEPT.

Sheet No. **A-4**



Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Relocation Review
Address: 269 Daly Avenue
Project Number: PL-17-03554
Date: January 16, 2017
Type of Item: Administrative –Relocation of a Historic Building

Summary Recommendation:

Staff recommends the Historic Preservation Board review the Relocation of the Historic Building at 269 Daly Avenue, conduct a public hearing, and consider denying the Relocation pursuant to the following findings of fact and conclusions of law. The site has been designated as “Significant” on the City’s Historic Sites Inventory (HSI).

Topic:

Address: 269 Daly Avenue
Zoning: Historic Residential (HR-1) District
Designation: Significant
Applicant: David and Harriet Henry (Represented by Rick Otto, Architect)
Proposal: Relocation of the Historic house four feet (4’) west towards Daly Avenue

Background:

On September 8, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 269 Daly Avenue. The application was deemed complete on October 17, 2017, and staff has been giving feedback to the applicant related to design issues and preservation methods. The Historic District Design Review (HDDR) application is pending, as it is dependent on HPB’s Review for Material Deconstruction approval.

The property is located at 269 Daly Avenue on a developed lot. The site is designated as Significant on the City’s Historic Sites Inventory (HSI) (See [Historic Site Form](#)).

A full history of the site’s development and recent applications has been outlined in the staff report for the Reconstruction and Material Deconstruction of the historic house, included in this packet.

Previous Request for Relocation:

As outlined in the staff report for Reconstruction and Material Deconstruction, the Chief Building Official and Planning Director had the ability to approve the Relocation and Reconstruction of Historic Structures prior to the LMC amendments that were made in 2015 and 2016. The previous Historic District Design Review (HDDR) application for the relocation and reconstruction of the historic house was approved on May 17, 2013. As the previous owner had not requested or been granted an extension, the previous

HDDR approval for reconstructing and relocating the historic house expired in 2014 in accordance with [LMC 15-11-12\(E\)](#). The criteria for reconstructing and relocating historic structures was significantly amended in 2016. This current HDDR application was vested in the LMC and Design Guidelines when it was deemed complete on October 17, 2017.

Analysis:

In 2012, the previous owner applied for a plat amendment application to combine two (2) metes and bounds parcels into one legal lot of record. At the time of the plat amendment, the previous owner had not yet submitted an HDDR application and there were no specific plans for the rear addition to the historic house. The Planning Commission had expressed concern about development on this large lot that contains the steep wall of Empire Canyon. They had encouraged the applicant to meet with staff and discuss the possibility of pursuing transfer development rights (TDRs) or an option of the applicant limiting their footprint. The applicant agreed to limit the maximum gross floor area of the house to 2,000 square feet as well as introduce a “Maximum Development Line” that would prevent development from creeping up the steep slope of the canyon wall. These conditions of approval were incorporated into the plat amendment for the property that was approved by City Council in April 2012 (see [Ordinance 12-10](#)); the plat was recorded on December 12, 2012.

The applicant has proposed to relocate the Historic house, designated as “Significant” on the City’s HSI, four feet (4’) west towards Daly Avenue. The applicant argues that the relocation had been approved in 2013 by the Chief Building Official and Planning Director under similar circumstances. During the 2012-2013 HDDR and plat amendment reviews, a plat note for a “Maximum Development Line” was introduced on the east side (rear) of the historic house based on the existing slopes and vegetation. The current applicant’s goal is to construct an addition similar to that of the one approved in 2013, but which has not yet been proposed. The applicants believe that relocating the historic house four feet (4’) toward Daly Avenue will permit them to move the development away from the hillside and construct an addition to the west of the “Maximum Development Line.”

The applicant also argues that this application is being reviewed under the same logic as it had been in 2013. They find that the previous Planning Director and Chief Building Official had found that there was no harm in relocating the house four feet (4’) toward Daly Avenue as it does not impact its relationship to the garage (See Exhibit B- Action Letter dated May 20, 2013). Further, it addresses the drainage and retention of the hillside.

The former Planning Director and CBO approved the relocation of the historic house four feet (4’) toward Daly Avenue in 2013 based on unique conditions, as was permitted by the 2013 LMC. They argued that the unique condition was that the cabin’s original construction “tight against the side of Empire Canyon” accelerated the deterioration of the rear of the historic portion of the home and similar damage would result to the historic house if reconstructed in this location. They found that relocation would prevent similar deterioration and prevent excavation of the hillside in order to construct a new

addition, the need for retaining walls, and avoid a new addition towering over the historic house due to the increased grade on the back of the lot.

The new LMC criteria was adopted by City Council on December 17, 2015 through Ordinance 15-53 ([Parts A](#) and [B](#) address the change applicable to this application). Staff finds that this proposal does not comply with [LMC 15-11-13](#) Relocation of a Historic Building, as outlined below:

- A. **CRITERIA FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON ITS EXISTING LANDMARK OR SIGNIFICANT SITE.** In approving a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria.
1. For either a Landmark or Significant Site all the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;

Complies. *The need to reconstruct the existing historic house was not driven by the proposed relocation, but by the poor structural stability of the house in its existing condition. Because of the deteriorated conditions of the few remaining historic materials, non-historic alterations, and general poor condition of the building, the Building Department issued a Notice and Order for the site in January 2017. Further inspections by Building and Planning staff have maintained that the house must be reconstructed (see CBO Determination Letter, Exhibit C) due to its dilapidated state. Because the house will be reconstructed due to its visibly poor condition and could not be repaired as-is, it was not necessary for the applicant to provide a structural engineer's report.*

As such, the relocation will not have a detrimental effect on the soundness of the building or structure as it has already been structurally compromised by the uneven settlement and slumping of its floor and walls, as well as the failure of the roof structure.

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

Not applicable. This is not a Landmark structure. It had initially been designated as “Landmark” in 2009; however, it was demoted to “Significant” in 2013 when exploratory demolition determined that the front gabled ell was not historic, having been constructed between 1965 and 1970. Additionally, the previous owner’s intent to reconstruct the house necessitated it being listed as Significant because Landmark houses were not permitted to be reconstructed. The change in designation was approved by the HPB on September 18, 2017 [[Staff Report](#) (starting page 87) and [Minutes](#) (starting page 5)].

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

Does not comply. The applicant has argued that the previous CBO and Planning Director found there were unique conditions that warranted the relocation of the historic house four feet (4’) west toward Daly Avenue, as was consistent with the LMC at the time of the previous 2013 approval. In the 2013 approval for relocation, the CBO and Planning Director noted that ~~the~~ unique condition is the fact that the historic home was originally constructed tight against the side of Empire Canyon which resulted in the accelerated deterioration of the rear of the historic portion of the home. Similar damage would likely ensure today if rebuilt in the same location.” They found that relocating the structure four feet (4’) to the west would prevent similar deterioration in the future and prevent any disturbance of the hillside, ~~thus~~ reducing the need for substantial excavation of the canyon wall, the need for extensive retaining walls, and avoiding a rear addition that would tower over the reconstructed hall-parlor home.”

In 2015 and 2016, LMC amendments were adopted that modified the criteria for relocation to make it more difficult to relocate historic structures as the original location of the building is one of seven aspects of historic integrity evaluated by the National Register of Historic Places. [These LMC amendments were adopted through Ordinance 15-53 ([Parts A](#) and [B](#) address the change applicable to this application).]

Staff finds that the applicant has already demonstrated that the building is in such poor condition that it cannot be made safe and/or serviceable through repair, thus necessitating reconstruction. While the building’s current location abutting the wall of Empire Canyon has caused the structure to settle and the back wall of the building to deteriorate, the location of the building itself is not driving the need for reconstruction. The applicant could reconstruct the building in its present location and still address the drainage issues directly behind the house.

- 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

Does not comply. *The Planning Director and Chief Building Official have not found that there are hazardous conditions that have threatened the building. The hazardous conditions that relate to the 2017 Notice and Order are due to deferred maintenance, structural failures, and the overall poor condition of the building. The settlement of the canyon wall against the back of the house has accelerated the deterioration of the structure; however, this can be addressed by re-grading this area to address drainage when the house is reconstructed.*

The Planning Director and CBO do not find that the preservation of the building will be enhanced by relocating it four feet (4') west toward Daly Avenue as it is not threatened by site conditions in its current location.

- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation on the existing Site. Unique conditions shall include all of the following:

- 1. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and

HPB Discussion Requested. *Staff finds that the historic context of the site and the street have not been so radically altered that the proposed relocation will not improve the ability to interpret the historic character of the historic Building or the Historic District.*

In comparing the 1909 Sanborn Fire Insurance Map of the 200 and 300 blocks of Daly Avenue and a current map of the same area of Daly Avenue, it is evident that there are about nine (9) historic structures remaining on Daly Avenue that were depicted on the 1909 map; 269 Daly Avenue sits in the middle of this map page. Of these nine (9) properties, three (3)—291, 297, and 309 Daly—have been relocated. The structures at 291 and 297 Daly were moved north and south, respectively, to create a third developable lot in between the historic houses in 2005. 309 Daly (sometimes 313 Daly) was relocated towards the street. Of these, only the structure at 239 Daly Avenue has not yet been rehabilitated. In looking at all 33 historic structures along the entirety of Daly, a total of six (6)

have been relocated (about 18% of the structures). These buildings were all relocated prior to the LMC amendments adopted in 2015 and 2016.

Per the National Parks Service (NPS), eligibility for the National Register of Historic Places (NRHP) can be diminished due to the relocation of historic buildings. The NRHP encourages preserving historic properties as part of their communities, and artificial groupings of buildings that have been created for the purposes of interpretation, protection, or maintenance are not eligible for the NRHP. Because moving buildings to such groupings destroys the integrity of the location and setting as well as creates a false sense of historic development, a Historic District can lose its NRHP listing if a significant number of historic resources have been moved from their original location. While staff does not review NRHP eligibility as part of our HDDR review, our Design Guidelines are based on the NRHP criteria and Secretary of the Interior's Standards which seek to ensure that the property's [seven \(7\) aspects of integrity](#) are maintained during a renovation.

Does the HPB find that the street has been radically altered by 6 of the total 33 historic houses along Daly Avenue having been relocated?



The map on the left is the 1909 Sanborn Fire Insurance Map; whereas, the map on the right is a current map. The map includes houses within the 200 and 300 blocks of Daly Avenue, but does not include all of the houses on the street. In both maps, 269 Daly Avenue has been highlighted in red. Of the nine (9) historic structures existing on the current map, only two (2) have been relocated; however, further analysis of the street showed that six (6) of the total 33 historic buildings on the street have been relocated. The bullet points provide a key.

- *Green buildings have been designated as Significant on the City's HSI*
- *Blue buildings are designated as Landmark on the City's HSI*
- *The red building is 269 Daly Avenue*
- *291 and 297 Daly Avenue are circled in a red dashed line. These houses were approved to be relocated north and south, respectively, in order to permit the development of the lot in between them.*

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

Does not comply. *This site is not eligible for the NRHP; however, as previously noted, the Park City LMC and Design Guidelines provide standards for preservation that reflect those set by the NPS as part of their NRHP eligibility as well as the Secretary of the Interiors Standards.*

The NPS finds that the historical integrity of a district can be lost when a significant number of historic resources have been relocated within the district as these artificial groupings convey a false sense of history. [The NPS's review standards for the NRHP eligibility for moved historic resources is under [Criteria Consideration B: Moved Properties.](#)]

Staff finds that the LMC discourages the relocation of historic buildings in an effort to promote the preservation of the Historic District as a whole. As previously described, the relocation of historic houses within the Historic District diminishes the historic integrity of the District as a whole. Because of the location of the site at 269 Daly Avenue, staff finds that the relocation of the house will not diminish the historical associations used to define the boundaries of the district; the Historic District boundaries will remain.

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

Does not comply. *Location is one of the [seven \(7\) aspects of historic integrity](#), as defined by the NPS. The actual location of a*

historic property and its setting are important in recapturing the sense of the historic events and persons. Relocating a historic resource causes a loss of historic features such as landscaping, foundations, and chimneys. Further, it creates a false sense of history. Very rarely does relocating a historic resource not destroy the relationship between a property and its historic associations; however, the NPS finds that a moved building can still be eligible if, after the move, it is placed on a lot that is sufficient in size and character to recall the basic qualities of the historic environment and setting, and provided that the building is sited approximately in relation to natural and manmade surroundings.

The existing lot is about 165 feet in depth by 46.26 feet in width. Of this, the plat amendment only permits development on the first 93.5 feet of lot depth. (Please recall that a typical Old Town lot is 25 feet by 75 feet, so even with the limited development area the lot is larger than a typical Old Town lot.) Four feet (4') is approximately 2 percent of the entire lot depth and 4 percent of the buildable area depth. The relocation moves the house closer to the garage and the street, and the applicant is creating additional developable area behind the historic house in order to construct the addition. The relationship between the house and the garage will be further altered by changing their proximity and pushing them closer together.

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

Does not comply. *Staff finds that relocating the historic house four feet (4') east toward Daly Avenue will not substantially improve the potential to preserve the Historic house as it is not threatened in its current location by site hazards; as previously discussed, the house is structurally unsound and in poor condition due to years of deferred maintenance, not because of its location on the lot. While settling of the hillside against the back wall of the house has contributed the house's decay, drainage issues can be addressed as part of the reconstruction of the house. The ability to interpret the historical significance of this house is the same whether it is in its present location or four feet (4') closer to the street.*

Process:

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

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

Notice:

On January 2, 2018, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on and posted the property on December 28, 2017.

Recommendation:

Staff recommends the Historic Preservation Board review the Relocation of the Historic Building at 269 Daly Avenue, conduct a public hearing, and deny the Relocation pursuant to the following findings of fact and conclusions of law. The site has been designated as “Significant” on the City’s Historic Sites Inventory (HSI).

Finding of Fact for Relocation of a Historic Structure:

1. The site is located at 269 Daly Avenue in the Historic Residential (HR-1) zoning District.
2. The site has been designated as “Significant” on the City’s Historic Sites Inventory (HSI) and includes a historic house and historic garage.
3. The house first appears on the 1889 Sanborn Fire Insurance map to the west of the Union Concentrator Mill. The Ontario Mining Company and its subsidiaries continued to own many of the parcels on Daly Avenue and rented out houses constructed on their mining claims, such as 269 Daly, well into the late-twentieth century.
4. The house was likely built prior to 1889 as a two-room hall-parlor; however, it was expanded by adding a stem-wing to the south end of the hall-parlor form before 1889. T-shaped cottages became a predominant house form in the 1880s and 1890s.
5. By the 1900 Sanborn Fire Insurance map, the house was expanded once again or replaced by a house that is more rectangular in form with a full-width front porch.
6. In April 2011, a Historic District Design Review (HDDR) application was submitted for the purpose of relocating the house towards Daly Avenue, rehabbing the historic house, and constructing a new rear addition.
7. In June 2013, Chief Building Official Chad Root and Planning Director Thomas Eddington approved the relocation of the historic house to accommodate the rear addition, finding that the relocation would avoid excavation on the wall of the canyon and solve drainage issues that had caused the back wall of the historic house to deteriorate. The HDDR application was issued on May 17, 2013, with the Condition of Approval that the HDDR would expire by May 17, 2014, if a building permit had not been issued. The HDDR expired in May 2014 as no application for building permit was ever filed.
8. In April 2012, the Park City Council approved Ordinance 12-10 for the 269 Daly Avenue Plat Amendment. It included a “Maximum Building Line” on the east

- (rear) side of the house that would prevent development from creeping up the steep slope of the canyon wall.
9. In September 2013, the Historic Preservation Board approved a Determination of Significance (DOS) application to modify the designation from "Landmark" to "Significant."
 10. In December 2015, the Land Management Code (LMC) was amended to require that the Historic Preservation Board (HPB) review and approve
 11. On January 12, 2017, the Building Department issued a Notice and Order for the site due to the overall dilapidated conditions and structural instability of the house and garage.
 12. The house was then sold to the current owners, David and Harriet Henry, in April 2017.
 13. On September 8, 2017, the Planning Department received a Historic District Design Review (HDDR) application for the property at 269 Daly Avenue. The application became vested under the current Land Management Code (LMC) and Design Guidelines when the application was deemed complete on October 17, 2017.
 14. On November 27, 2017, the Chief Building Official issued a letter in support of reconstructing the historic house and garage due to the deficiencies outlined in the Notice and Order.
 15. On December 22, 2017, the Chief Building Official and Planning Director determined that the relocation of the historic house did not comply with LMC 15-11-13(A)(3)(B) as the structure was not threatened by hazardous conditions in its present location and the relocation of the building will not be enhanced by the relocation. Drainage issues are a hazardous condition; however, they can be reasonably mitigated while reconstructing the historic house in its present location. The Chief Building Official and Planning Director did not find that there were unique conditions that warranted the relocation.
 16. The applicant has proposed to relocate the historic house four feet (4') west towards Daly Avenue. The applicant has argued that relocating the historic house closer to the street will permit them to move the development away from the hillside and construct an addition behind the house that does not encroach over the "Maximum Development Line."
 17. The applicant argues that this application is being reviewed under the same logic as it was in 2013 and that there is no harm in relocating the house toward Daly Avenue as there is no impact its relationship to the historic garage. Additionally, the applicant argues that it will solve a drainage issue, prevent excavation of the hillside in order to construct a new addition, and prevent the new addition from towering over the historic house due to the increased grade on the back of the lot.
 18. The need to reconstruct the existing historic house was not driven by the proposed relocation, but by the poor structural stability of the house in its existing condition. No structural engineer's report was required as the house is in visibly poor condition and could not be repaired as-is. As such, the relocation will not have a detrimental effect on the soundness of the building.
 19. The proposed relocation will not abate demolition of the Historic Building as the applicant has already demonstrated that the historic house is in such poor

condition that it cannot be made safe and/or serviceable through repair. While the building's current location abutting the wall of Empire Canyon has caused the structure to settle and the back wall of the building to deteriorate, the applicant could reconstruct the historic house in its present location and still address the drainage issues behind the house.

20. The Chief Building Official and Planning Director have found that there are hazardous conditions that have threatened the building; however, they are not solely related to its location on the site as the site could be re-graded to address the drainage issues. The Planning Director and Chief Building Official do not find that the preservation of the building will be enhanced by relocating it four feet (4') toward Daly Avenue as it is not threatened by site conditions in its current location.
21. The Historic Preservation Board has found that there are not unique conditions that warrant the proposed relocation on the existing site. Specifically:
 - a. The historic context of the Historic house has not been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic house. Of the 33 historic structures along Daly, a total of 6 buildings have been relocated or about 18% of the structures. Location is one of the seven (7) aspects of historic integrity identified by the National Park Service (NPS).
 - b. The proposed relocation will diminish the overall physical integrity of the Historic District and the historical associations used to define the boundaries of the district.
 - c. The historic integrity and significance of the historic house will be diminished by relocation of this historic house as its original location contributes to its historic integrity.
 - d. The potential to preserve the historic house will not be enhanced by its relocation as the drainage issues that have damaged the back wall of the historic house can be addressed as part of its reconstruction.

Conclusions of Law:

1. The proposal does not comply with the Land Management Code requirements pursuant to LMC 15-11-13 and regarding Relocation and/or Reorientation of a Historic Building or Structure.

Exhibits:

- Exhibit A — LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or a Historic Structure
- Exhibit B — Planning Director-CBO Action Letter for Relocation, 5.20.13
- Exhibit C — CBO Letter for Reconstruction, 11.27.17
- Exhibit D — Planning Director-CBO Determination for Relocation, 12.22.17
- Exhibit E — Proposed Site Plan

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

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

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

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

B. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) TO A PERMANENT NEW SITE. To approve 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 to a new site, the Historic Preservation Board shall find the project complies with the following criteria.

1. For either a Landmark or Significant Site, all of the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. Landmark structures shall only be permitted to be relocated to a new site if the relocation will abate demolition and 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 must be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. This criterion is only available to Significant Sites. Unique conditions shall include all of the following:
 - (1) The relocation will not negatively affect the historic integrity of the Historic District, nor the area of receiving site; and
 - (2) One of the following must also be met:
 - (A) The historic building is located within the Historic districts, but its historic context and setting have become so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use and location of the structure on the lot as well as neighborhood features and uses; or
 - (B) The historic building is located outside of the Historic districts, and its historic context and setting have been so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use, and location of the structure on the lot as well as neighborhood features and uses; or

- (C) City Council, with input from the Historic Preservation Board, Planning Director, and Chief Building Official, determines that the Historic Building(s) and/or Structure(s) is deterrent to a major improvement program outside of the Historic districts that will be of Substantial Benefit to the community, such as, but not limited to:
- (a) The relocation of the Historic Building(s) and/or Structure(s) will result in the restoration of the house--both the interior and exterior--in compliance with the Secretary of the Interior's Standards and the relocation will aid in the interpretation of the history of the Historic Building(s) and/or Structure(s); or
 - (b) The relocation of the Historic Building(s) and/or Structure(s) will result in the revitalization of the receiving neighborhood due to the relocation; or
 - (c) The relocation of the Historic Building(s) and/or Structure(s) will result in a new affordable housing development on the original site that creates more units than currently provided on the existing site, and the rehabilitation of the Historic Building(s) and/or Structure(s) on the new receiving site.

C. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF A LANDMARK SITE OR A SIGNIFICANT SITE. All Applications for the relocation and/or reorientation of any Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.

Adopted by Ord. 09-23 on 7/9/2009

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 15-53 on 12/17/2015

Amended by Ord. 2016-44 on 9/15/2016

Amended by Ord. 2016-48 on 10/20/2016

Exhibit B



June 3, 2013

Otto-Walker Engineers
Attn: Rick Otto
2200 Park Ave # C201
Park City, Utah 84060

Re: PL-10-01003 - Reconstruction and Relocation of a home and detached garage building located at 269 Daly Avenue, Historic Residential (HR-1) District.

Dear Rick:

Thank you for submitting your HDDR application for the reconstruction and relocation of an existing historic home located at 269 Daily Avenue. As you are aware, the property and structure are designated within the Park City Historic Sites Inventory (HSI) as a "Landmark" structure. The initial reconnaissance level survey concluded that the home was likely built as a Hall-Parlor with a likely in-period wing addition to the front of the home.

Typically the City would not allow a Landmark structure to be reconstructed or relocated; however, the Land Management Code does allow that both could occur if the applicant can prove that both reconstruction and relocation are necessary and justifiable so long as the criteria for both could be met. It is our understanding that your client began the HDDR process with the idea of keeping the existing structure and doing a modest rear addition, but that during the review process it was discovered that the home was significantly altered from its original Hall-Parlor form. Further complicating the original concept was the fact that a Building Department inspection of the home concluded that the existing structure was not habitable due to its deteriorating state, and the evidence of mold and other life-safety issues.

Your physical conditions report for the property also concludes that it would be very difficult to salvage the historic portion of the existing home given the extremely poor condition of the siding. Since it was later confirmed that the front wing addition was actually an out-of-period addition, the Design Guidelines would not support an addition to the out-of-period construction, but rather would require that the original form of the building be preserved. Unfortunately, we find in your physical conditions report that it is the original Hall-Parlor portion of the home is the most deteriorated of the entire structure.

We understand that the Planning Staff, the City's Historic Preservation Consultant, and the Chief Building Official have all concurred with your current assessment of the home and all recommend reconstruction and relocation of the home. The Chief Building Official inspected the home and garage buildings, and recommended both be allowed to be reconstructed. Subsequent to that, the Planning Staff and the Historic Preservation Specialist also visited the property and found that very little, if any, historic material exists on the exterior of the home. They did not recommend "panalization" or disassembly, but rather noted reconstruction may be a viable solution. Staff also concluded that the proximity of the home to the hillside (Empire Canyon) made the home a candidate for relocation, and recommended that the home be allowed to move away from the canyon wall to preserve the structure from possible damage from runoff and allow for the reconstruction and the desired rear addition cannot be the unique condition.

As required by the LMC in approving this application for reconstruction of the historic Landmark site, the Planning Department finds that the project complies with the following criteria:

- (1) The historic buildings (both the existing home and garage) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
- (2) The historic buildings cannot be made safe and/or serviceable through repair; and
- (3) The form, features, detailing, placement, orientation and location of the historic buildings will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or historic photographs.

We commend your client's willingness to work to restore the existing structure, and therefore, pursuant to Park City Land Management Code (LMC) Section 15-11-15 (Reconstruction of An Existing Historic Building or Historic Structure), the proposal to reconstruct the existing home and detached garage building located at 269 Daily Avenue is hereby granted. The approval to reconstruct the home is based on the findings of the Chief Building Official's assessment that the home is unsafe for human habitation, as well as the findings by Staff and the City's Historic Preservation Specialist that the home retains very little of its original historic form, and that there are very few original historic materials remaining. Staff and the Historic Preservation Specialist agree with Chief Building Official that the home and detached garage buildings are dilapidated and in serious disrepair.

Furthermore, the proposal to relocate the home by reconstructing the original Hall-Parlor home four feet (4') to the west (closer to the street) is also hereby approved per LMC Section 15-11-13 "Criteria for the Relocation and/or Reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site."

Therefore, based on the recommendations of Staff and the City's Historic Preservation Consultant in approving the historic site design review application involving relocation and reorientation of the existing historic home on a Landmark Site, the Planning Department finds that the project complies with the code criteria and that the Planning Director and the Chief Building Official determine that unique conditions warrant the proposed relocation and reorientation on the existing Site. In this case, the unique condition is the fact that the historic home was originally constructed tight against the side of Empire Canyon which resulted in the accelerated deterioration of the rear of the historic portion of the home. Similar damage would likely ensure today if rebuilt in the same location. An exception for this unique condition to allow the original Hall-Parlor home to be re-constructed four feet (4') to the west of the wall will prevent similar deterioration in the future. In addition, this relocation will prevent any disturbance of the hillside; thus avoiding the need for substantial excavation of the canyon wall, the need for extensive retaining walls, and avoiding a rear addition that would tower over the reconstructed Hall-Parlor home.

As a condition of the aforementioned approval to reconstruct and relocate the historic home, and as a Condition of your HDDR to reconstruct and relocate the home (as well as reconstruct the detached garage building), the City has accepted the Physical Conditions Reported submitted on July 11, 2012 as well as the Preservation Plan submitted on April 8, 2011. Both reports provide the substantial support and justification for the reconstruction of the home and garage building, as well as the relocation of the home from its existing location. Furthermore, the applicant must apply to have the property reclassified from a "Landmark" site to a "Significant" site as provided for in LMC Section 15-11-10(C)(Removal of a Site from the Park City Historic Sites Inventory), which is required to be approved by the Historic Preservation Board (HPB) prior to the issuance of a demolition permit for both the house and the garage buildings. This is the final approval necessary to move forward with this project.

If you have any questions regarding this letter, the approvals, or the conditions of approval to reconstruct and relocate the building, please contact the Project Planner, Mathew Evans at 435.615.5063 or via e-mail at mathew.evans@parkcity.org.

Sincerely,



Thomas Eddington,
Planner Director



Chad Root
Chief Building Official

Copy: Mathew Evans, Senior Planner
File



Building • Engineering • Planning

November 27, 2017

David and Harriet Henry
5329 Shadwell Ct
Greenwood, IN 46143

CC: Rick Otto, Otto-Walker Architects; Anya Grahn, Park City Municipal Corporation

RE: 269 Daly Avenue, Park City, UT 84060

Dear Mr. and Mrs. Henry,

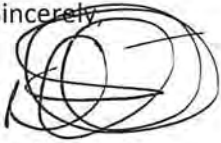
Please be advised that the historic structure located at 269 Daly Avenue, has been found to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. A Notice and Order to vacate and repair the structure due to its general dilapidated state was issued on January 12, 2017.

Planning and Building Department staff visited the site on November 14, 2017. At that time, we observed the following conditions:

- Due to the lack of foundation beneath the historic house, the floor structure has slumped. This has caused the walls to buckle and settle unevenly. The roof structure has failed. It is no longer safe to enter the building due to its structural instability.
- The hillside has settled across the back of the historic house, accelerating the deterioration of the wood sided walls. Further wood rot and deterioration can be seen along the roofline, with rotted and missing eaves. Moisture has entered the structure through the deteriorated roofing and rotted wood siding, causing black mold on the interior of the house.
- The porch structure of the house is also failing. The roof has begun to detach from the roof structure of the historic house. The posts have settled and porch decking has warped, rotted, and disconnected from the porch's floor structure.
- The historic garage has no floor framing or foundation. The walls have begun to buckle and pull away from the structure. On the east half of the garage, the walls have become partially buried by the lawn, causing wood rot about 3 feet above the ground. Due to the extent of the wood rot and damage, the historic wall materials have deteriorated to a point where they are no longer salvageable. The roof framing is inadequate and a number of the structural members have disconnected and no longer transfer the weight of the roof.

Due to the structural instability of both the garage and the house structural systems, as well as the extent of the deterioration of the original materials, I find that the safest approach is to reconstruct these two (2) historic structures.

Sincerely,

A handwritten signature in black ink, appearing to be "Dave Thacker", written over a circular scribble.

Dave Thacker
Chief Building Official



Building • Engineering • Planning

December 22, 2017

David and Harriet Henry
5329 Shadwell Ct
Greenwood, IN 46143

CC: Rick Otto, Otto-Walker Architects; Anya Grahn, Park City Municipal Corporation

NOTICE OF PLANNING DIRECTOR & CHIEF BUILDING OFFICIAL DETERMINATION

Project Address: 269 Daly Avenue
Project Description: Planning Director & Chief Building Official Determination for Reorientation of a Significant Historic Structure
Project Number: PL-17-03554
Date of Action: December 22, 2017

ACTION TAKEN BY PLANNING DIRECTOR AND CHIEF BUILDING OFFICIAL:

The Planning Director and Chief Building Official find that the proposed relocation 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 Historic house and garage at 269 Daly Avenue are listed as "Significant" on the Park City Historic Sites Inventory (HSI) and the site is located in the Historic Residential (HR-1) zone.
2. On September 8, 2017, the applicant submitted a Historic District Design Review (HDDR) application for the subject property. The project scope of the HDDR included: relocation of the Historic house four feet (4') west towards Daly Avenue, reconstruction of the Historic house and Historic garage, and Material Deconstruction of both historic structures.
3. The Historic house is currently setback approximately 39 feet from the front property line along Daly Avenue and is about 11 feet east of (behind) the historic garage. The house faces west toward Daly Avenue.
4. In April 2012, the Park City Council approved the 269 Daly Avenue Plat Amendment through Ordinance 12-10. The plat included a provision for a "Maximum Development Line" that is approximately 93.5 feet back from the front property line. The purpose of the Maximum

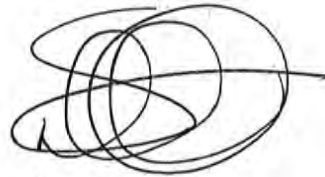
Development Line was to prevent development from creeping up the steep slope of the canyon wall. The line was drawn based on existing slopes and vegetation.

5. 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 reconstructing the Historic Structure in its current location.
6. The Planning Director and Chief Building Official find that there are no unique conditions that warrant the proposed relocation on the existing Site. The historic context of the historic house has not been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Buildings and the Historic District in its present setting. The proposed relocation will diminish the overall physical integrity of the Historic District and diminish the historical associations used to define the boundaries of the district as the original location of the structure and its placement on the lot contributes to its historic integrity. The historic integrity and significance of the Historic Buildings will be diminished by the relocation as location is one of the seven aspects of integrity. The potential to preserve the Historic house will not be enhanced by its relocation.

Sincerely,



Bruce Erickson, AICP
Planning Director



Dave Thacker
Chief Building Official

Historic Preservation Board Staff Report



Subject: Annual Historic Preservation Award Program
Author: Anya Grahn, Historic Preservation Planner
Date: January 16, 2018
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. The item was scheduled for the December 6, 2017, HPB meeting; however, it was continued to the January HPB meeting.

On December 21, 2017, the Park City Council chose to honor Councilwoman Cindy Matsumoto's dedication to Park City's historic preservation movement by renaming the annual Historic Preservation Award in her honor (See Exhibit M). City Council will do this by adopting a resolution that addresses the name change as well as HPB's interest in adding the seventh category—"stewardship" as discussed by the HPB in the November meeting.

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 1st 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 1st 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 McEnery 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](#)
- Exhibit M- City Council Report for Renaming the Historic Preservation Award



City Council Staff Report

Subject: Renaming the Historic Preservation Award
Author: Anya Grahn, Historic Preservation Planner
Department: Planning Department
Date: December 21, 2017
Type of Item: Administrative

Summary Recommendation

Staff recommends that City Council rename the Historic Preservation Award, chosen and presented each year by the Historic Preservation Board (HPB), in honor of Councilwoman Cindy Matsumoto's dedication to Park City's historic preservation movement. Staff will return in 2018 with a resolution to officially rename the award.

Executive Summary

Staff recommends that City Council rename the annual Historic Preservation Award in honor of Councilwoman Cindy Matsumoto's dedication to Park City's historic preservation movement. She has been instrumental in the fruition of numerous preservation projects, including the structural stabilization of the city-owned McPolin Farm, renovation of the Park City Library and its listing on the National Register of Historic Places, as well as recent revisions to the Historic Preservation Award. The award program was introduced in 2011, during Councilwoman Matsumoto's terms of service. Staff will return in 2018 with a resolution to officially rename the grant program.

Acronyms

HPB Historic Preservation Board
MOU Memorandum of Understanding

The Opportunity

With Councilwoman Matsumoto's term coming to end at the end of this year, the City has the opportunity to honor her years of service and dedication to preservation by naming the Historic Preservation Award in her honor.

Background

Cindy Matsumoto has strived to carry on Park City's legacy of historic preservation during her two (2) terms on the Park City Council. She has been instrumental in the fruition of numerous preservation projects, including the structural stabilization of the city-owned McPolin Farm as well as the renovation of the Park City Library and its listing on the National Register of Historic Places. Ms. Matsumoto has also served as liaison to the Historic Preservation Board (HPB), overseeing recent revisions to the 2009 *Design Guidelines for Historic Districts and Historic Sites* and nominating a number of new historic sites to the City's Historic Sites Inventory. During her time on the City Council, the City and Vail Resorts also entered into a Memorandum of Understanding (MOU), committing to a 15-year partnership to finance the stabilization of

mine sites on resort property. Most recently, she has contributed to revising the Historic District Grant program to incentivize private investment in historic preservation projects. In addition to her work on City Council, Ms. Matsumoto has also served on the Park City Museum and Historical Society's Board of Trustees.

The HPB launched the annual Historic Preservation Award in 2011. The awards program honors projects utilizing the *Design Guidelines for Historic Districts and Historic Sites*, adopted in 2009, and the focus of the award may change from year to year. The Board has agreed that the HPB Preservation Award should not compete with any of the Historical Society's awards, but complement the existing joint preservation efforts already taking place and highlight the *Design Guidelines for Historic Districts and Historic Sites* by which all development in the Historic Districts must comply.

These art pieces are showcased in City Hall, on the main and second levels. Owners of the award receive a bronze plaque that can be displayed on the exterior of their building. As staff works to better interpret the City's collection of Historic Preservation Award art pieces, staff will work to memorialize the name of the preservation award.

Alternatives for City Council to Consider

1. **Recommended Alternative:** Staff recommends that City Council rename the Historic Preservation Award in honor of City Councilwoman City Matsumoto's service to the community over her two (2) terms.

Pros. Councilwoman Matsumoto has been an advocate for historic preservation and promoted historic preservation as a top priority and community value.

Cons. This proposal recognizes a political advocate for historic preservation in Park City. While there are no direct negative impacts, Council may wish to direct staff to consider potential policy options for recognizing community contributions beyond our existing naming policy.

2. **Null Alternative:** Should Council not pursue this staff recommendation or other recognition for Cindy Matsumoto, collectively we miss an opportunity to honor Cindy Matsumoto as well as recognize the importance of historic preservation in the modern day evolution of Park City.
3. **Other Alternatives:** Council may direct staff to return with other options to honor Cindy Matsumoto. Staff would request input from Council on alternative approaches and return at a future date.

Department Review

This report has been reviewed by the Planning, Legal, and Executive Departments.