



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM *pg*
WORK SESSION – *Discussion, no action taken.*

Overview of the intensive level survey of the historic buildings within Main Street and Mining Boom Era Residences Thematic National Register District 5

ROLL CALL
PUBLIC COMMUNICATIONS – *Items not on regular meeting schedule.*
STAFF/BOARD COMMUNICATION & DISCLOSURES

Overview of Historic Preservation Approvals list 9

ACTION ITEMS – *Discussion, public hearing, and action as outlined below.*

1049 Park Avenue – Grant PL-13-02016 27
Public hearing and possible action

ADJOURN

Times shown are approximate. Items listed on the Regular Meeting may have been continued from a previous meeting and may not have been published on the Legal Notice for this meeting. For further information, please call the Planning Department at (435) 615-5060.

A majority of Historic Preservation Board members may meet socially after the meeting. If so, the location will be announced by the Chair person. City business will not be conducted.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Park City Planning Department at (435) 615-5060 24 hours prior to the meeting.

WORK SESSION



Historic Preservation Board Staff Report

Subject: Intensive Level Surveys
Author: Anya Grahn, Historic Preservation Planner
Department: Planning Department
Date: August 21, 2013
Type of Item: Work Session

Topic/Description:

In April 2013, the City Council awarded a contract to Cooper Robertson Simonsen Associates (CRSA) to conduct an Intensive Level Survey (ILS) of the historic buildings within our Main Street and Mining Boom Era Residences Thematic National Register Districts, an evaluation of new potential listings, and nominate two (2) buildings to the National Register of Historic Places.

Background:

Reconnaissance level surveys, also known as “windshield surveys,” identify the general distribution, location, and nature of cultural resources within a given area. These surveys identify resources that meet a broad context. A reconnaissance survey identifies the following:

- Boundaries of the surveyed area
- Methods of survey, including the extent of survey coverage
- Categorized types of historic properties that were identified
- Places examined that did not feature historic properties

In 2008-2009, Preservation Solutions conducted a reconnaissance level survey that led to the creation of our Historic Sites Inventory (HSI). The survey identifies the address and legal description of historic properties as well as its use. The Architectural Description and Integrity section documented the condition, materials, and form of the structure and site by describing its design, setting, workmanship, feeling, and association. The next section explains its significance. This is followed by historic photos, tax card records, and contemporary photos. The HSI form also identifies the historic structure or site as Landmark or Significant, indicating whether or not it is eligible and/or listed on the National Register of Historic Places.

Unlike a reconnaissance level survey, an intensive level survey (ILS) is much more detailed in its description of the site and its history. Park City’s HSI forms contain a substantial amount of information (more so than the typical windshield survey), and the intensive level survey will continue to build upon the previously completed research. In addition to historic photographs, construction date, and National Register eligibility, the ILS will include also include historic uses of the property, history of ownership, and an in-depth statement of significance based on the history of the resource, its context, and National Register eligibility.

ILSs typically include the following information:

- Boundaries of the area surveyed
- Method of survey, including an estimate of the extent of survey coverage
- Categorized types of properties identified
- Record of the precise location of all properties identified (typically determined by USGS coordinates)
- Description of the structure and/or site based on appearance, significant, integrity, and boundaries of each property sufficient to permit an evaluation of its National Register eligibility

The City Council has expressed a substantial and significant interest in protecting its historic resources. Park City's historic resources provide a heightened sense of relevance to our community's past. Methods to sustain, enhance, and protect historic buildings, structures, sites, and aesthetic qualities of the Park City Historic District are valued by the City Council. In an effort to meet this goal, Council wishes to accurately identifying the physical attributes and features that make Park City as a place to visit and live is essential to maintaining a healthy and strong local economy as a resort town.

Park City Municipal Corporation has contracted CRSA to complete an Intensive Level Survey (ILS) of the historic buildings within our Main Street and Mining Boom Era Residences Thematic National Register Districts. The survey will include approximately four-hundred (400) historic sites and structures.

To complete the ILSs, the firm will conduct historical research on surveyed properties in order provide necessary information to determining which properties are eligible for historic designations both locally and nationally. The findings of the ILS will be utilized to establish priorities for preservation projects; identify historic properties that may be eligible for the National Register of Historic Places and/or local designation; create a body of background information for project and land-use planning; increase public awareness and appreciation for properties that reflect local, state, and national history; and gather information for educational and promotional purposes.

Information collected from the ILSs will be used to nominate two (2) buildings to the National Register of Historic Places. The project is expected to be completed in eighteen (18) months.

The purpose of this work session is to inform the Historic Preservation Board of these activities as well as educate the Board on intensive level surveys.

Department Review:

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

STAFF COMMUNICATION

Park City Historic District Design Review applications since June 2006

ADDRESS	PLANNING APPLICATION #	DESCRIPTION	HDDR STATUS	BUILDING PERMIT #	BUILDING STATUS	DESIGNATION	IMPACT
81 DALY AVE		Major panelization; panels located on property; No HDDR formally submitted. Demo'd due to safety issues.	Approved	BD-04-10066	Final - CO	Significant	Major
1135 PARK AVE	PL-06-00100	Addition/Remodel of existing historic structure	Approved	BD-06-11916	Final - CO	Significant	Major
71 DALY AVE	PL-06-00102	Demolition of non-historic additions and movement of house 25'	Expired	BD-07-12889	Expired	Significant	Major
562 MAIN ST	PL-06-00132	Rear addition to a Historic Commercial Building	Expired	BD-07-12870	Expired	Landmark	Major
119 WOODSIDE AVE	PL-06-00171	New single family dwelling	Expired	BD-09-14976	Expired	New Construction	Major
123 WOODSIDE AVE	PL-06-00172	New single family dwelling	Expired	BD-09-14977	Expired	New Construction	Major
260 MAIN ST	PL-06-00180	Construction of new commercial building	Approved	BD-06-12149	Final - CO	New Construction	Major
118 DALY AVE	PL-06-00213	Addition to existing historic structure	Approved	BD-07-12506	Issued	Significant	Major
41 SAMPSON AVE	PL-06-00222	Addition/Remodel of an existing historic structure	Approved	BD-07-12751	Issued	Landmark	Major
275 ONTARIO AVE	PL-07-00011	New single family dwelling	Approved	BD-07-12851	Final - CO	New Construction	Major
1110 EMPIRE AVE	PL-07-00015	Demo of non-historic home and construction of a duplex	Approved	BD-08-13456	Final - CO	New Construction	Major
573 MAIN ST	PL-07-00019	Renovation and addition to existing Historic Commercial Building	Expired			Landmark	Major
1013 WOODSIDE AVE	PL-07-00028	Restoration and Addition to an existing historic structure	Approved	BD-07-12944	Final - CO	Significant	Major
553 PARK AVE	PL-07-00033	Remodel and addition of an existing historic structure	Approved	BD-10-15905	Final - CO	Landmark	Major
951 WOODSIDE AVE	PL-07-00040	Addition to an existing historic structure	Approved	BD-10-15174	Issued	Landmark	Major
205 MAIN ST	PL-07-00049	Construction of a 7 unit condominium project	Withdrawn			New Construction	Major
333 MAIN ST	PL-07-00051	Renovation of Main Street Mall. See PL-10-01130	Withdrawn			Non-Historic	Major
430 ONTARIO AVE	PL-07-00056	New single family dwelling	Approved	BD-10-15541	Final - CO	New Construction	Minor
432 ONTARIO AVE	PL-07-00057	New single family dwelling	Approved	BD-07-12849	Final - CO	New Construction	Major
239/241 WOODSIDE AVE	PL-07-00061	New single family dwelling	Approved	BD-07-12750	Final - CO	New Construction	Major
1030 NORFOLK AVE	PL-07-00092	New single family dwelling	Approved	BD-07-13238	Final - CO	New Construction	Major
429 WOODSIDE AVE	PL-07-00117	Reconstruction of an existing historic structure	Approved	BD-11-16869	Final - CO	Significant	Major
576 WOODSIDE AVE	PL-07-00133	Remodel of existing non-historic structure	Approved			Non-Historic	Major
572 WOODSIDE AVE	PL-07-00134	Remodel of existing non-historic structure	Approved			Non-Historic	Major
60 SAMPSON AVE	PL-07-00135	Addition/Remodel of an existing historic structure	Approved	BD-08-13659	Final - CO	Significant	Major
421 ONTARIO AVE	PL-07-00143	Addition of mudroom at front door of non-historic structure	Approved	BD-07-13012	Issued	Non-Historic	Major

ADDRESS	PLANNING APPLICATION #	DESCRIPTION	HDDR STATUS	BUILDING PERMIT #	BUILDING STATUS	DESIGNATION	IMPACT
166 DALY AVE	PL-07-00192	Restoration of existing historic structure	Approved	BD-07-13137	Final - CO	Landmark	Minor
313 DALY AVE	PL-07-00234	Reconstruction of historic home w/ addition	Approved	BD-09-15118	Issued		Major
601 SUNNYSIDE DR	PL-08-00293	Reconstruction of historic shed/cabin. Applicant chose to panelize and retain some historic materials on front façade	Approved	BD-10-15824	Issued	Landmark	Major
130 SANDRIDGE AVE	PL-08-00297	Addition/Remodel of an existing historic structure - panelization	Approved	BD-09-14554	Final - CO	Significant	Major
166 RIDGE AVE	PL-08-00315	New single family dwelling	Approved	BD-09-14909	Pending	New Construction	Major
158 RIDGE AVE	PL-08-00316	New single family dwelling	Approved	BD-09-14905	Pending	New Construction	Major
162 RIDGE AVE	PL-08-00317	New single family dwelling	Approved	BD-09-14907	Pending	New Construction	Major
657 PARK AVE	PL-08-00329	Reconstruction and relocation of historic building	Approved	BD-10-15451	Final - CO	Significant	Major
308 ONTARIO AVE	PL-08-00346	Addition to an existing historic structure	Approved	BD-09-14746	Final - CO	Significant	Major
1102 NORFOLK AVE	PL-08-00353	Rear addition to an existing historic structure	Approved			Landmark	Major
426 WOODSIDE AVE	PL-08-00362	New single family dwelling	Approved	BD-09-14437	Final - CO	New Construction	Major
129 MAIN ST	PL-08-00387	New Single Family Dwelling	Expired			New Construction	Major
108 PARK AVE	PL-08-00389	New single family dwelling	Approved	BD-10-15242	Final - CO	New Construction	Major
1110 WOODSIDE AVE	PL-08-00418	New Single Family Dwelling	Approved	BD-12-17849	Pending	New Construction	Major
1110 WOODSIDE AVE	PL-08-00418	Addition to existing historic structure	Approved	BD-10-15865	Final - CO	Landmark	Major
515 MAIN ST	PL-08-00434	Renovation of a Historic Commercial Building	Approved	BD-09-14937	Final - CO	Significant	Minor
154 MARSAC AVE	PL-08-00435	Two new single family dwellings	Approved	BD-11-16456	Issued	New Construction	Major
265 WOODSIDE AVE	PL-08-00441	New single family dwelling	Approved			New Construction	Major
100 MARSAC AVE	PL-08-00504 to PL-08-00495	10 units for Affordable Housing projects	Withdrawn		Withdrawn	New Construction	Major
68 PROSPECT ST	PL-08-00507	Reconstruction of historic structure with basement and main level addition	Approved	BD-11-16017	Final - CO	Landmark	Major
412 DEER VALLEY LOOP	PL-08-00520	New Single Family Dwelling	Approved	BD-09-14757	Final - CO	New Construction	Major
1195 EMPIRE AVE	PL-08-00538	New Single Family Dwelling	Approved	BD-10-15191	Issued	New Construction	Major
16 SAMPSON AVE	PL-08-00571	Addition to an existing historic structure	Approved	BD-12-17433	Issued	Significant	Major
654 WOODSIDE AVE	PL-08-00574	New single family dwelling	Approved	BD-09-14541	Final - CO	New Construction	Major
201 NORFOLK AVE	PL-08-00582	Addition to an existing structure	Approved	BD-12-17152	Pending	Non-Historic	Major

ADDRESS	PLANNING APPLICATION #	DESCRIPTION	HDDR STATUS	BUILDING PERMIT #	BUILDING STATUS	DESIGNATION	IMPACT
333 MAIN ST	PL-09-00637	Revision of approval of PL-07-00051	Withdrawn			N/A	Major
1177 EMPIRE AVE	PL-09-00643	New Single Family Dwelling	Approved	BD-09-14801	Final - CO	New Construction	Major
584 PARK AVE	PL-09-00646	New single family dwelling	Approved			New Construction	Major
505 WOODSIDE AVE	PL-09-00655	Renovation and addition to an existing historic structure	Expired			Construction Significant	Major
575 PARK AVE	PL-09-00685	Rear addition to an existing historic structure	Approved	BD-10-15189	Final - CO	Landmark	Major
235 MCHENRY AVE	PL-09-00693	New garage addition to non-historic structure	Approved	BD-10-15548	Issued	Non-Historic	Major
919 WOODSIDE AVE	PL-09-00734	Reconstruction of structure noted for demolition by Building Official; review by City Council; Preservation Plan completed. See PL-11-01202.	Expired	N/A		Significant	
528/526 PARK AVE	PL-09-00745	Modification of front patio of a historic building	Approved	N/A	N/A	Landmark	Minor
136 HEBER AVE	PL-09-00757	Awning addition to a non historic building	Approved	N/A	N/A	Non-Historic	Minor
3000 N HWY 224	PL-09-00793	ADA access at McPolin Farm Driveway	Approved	N/A	N/A	Landmark	Minor
901 WOODSIDE AVE	PL-09-00795	Reconstruct rear deck and construct new carport under deck	Expired			Landmark	Minor
311 WOODSIDE AVE	PL-09-00822	Repair to stairs of an existing historic structure	Approved	BD-09-15081	Final - CO	Significant	Minor
929 PARK AVE	PL-09-00842	Preservation Plan for moth balling	Approved	BD-10-15770	Final - CO	Significant	Major
245 WOODSIDE AVE	PL-09-00849	Repair of stairs	Approved	BD-10-15565	Issued	Non-Historic	Minor
147 RIDGE AVE	PL-09-00853	Reconstruction of the wall on the upper part of Ridge Avenue.	Approved			Landmark	Major
176 MAIN ST	PL-10-00893	Discussion of development potential	Pending full HDDR			Landmark	
1420 PARK AVE	PL-10-00904	Remove non-historic garage and build new garage and addition to rear and north elevations of existing historic structure	Approved			Significant	Major
317 ONTARIO AVE	PL-10-00905	Addition to an existing historic structure	Expired			Significant	Major
692 MAIN ST	PL-10-00916	Addition to a non-historic commercial building. Replaced by PL-11-01306	Withdrawn			Non-Historic	Major
577 MAIN ST	PL-10-00921	Addition of second story balcony to a non-historic structure	Approved	BD-10-15489	Issued	Non-Historic	Major
508 MAIN ST	PL-10-00934	Proposed rear addition to existig Historic Commercial building	Withdrawn			Landmark	Major
505 PARK AVE	PL-10-00935	Addition to non-historic structure	Approved	BD-11-16952	Pending	Non-Historic	Major
335 WOODSIDE AVE	PL-10-00936	Renovation of an existing historic structure - proposed rear addition and new foundation / Historic structure fell during foundation - possible	Approved	BD-12-17169	Issued	Landmark	Major
320 MARSAC AVE	PL-10-00939	Railing repair and siding maintenance	Approved	BD-10-15729	Final - CO	Non-Historic	Minor
412 MAIN ST	PL-10-00944	Review of awning	Pending Review			Significant	Minor
352 MAIN ST	PL-10-00948	Retail Shell infill space	Approved	BD-12-17490	Final - CO		Major
950 NORFOLK AVE	PL-10-00949	Maintenance of trim on non-historic structure	Approved			Non-Historic	Minor

ADDRESS	PLANNING APPLICATION #	DESCRIPTION	HDDR STATUS	BUILDING PERMIT #	BUILDING STATUS	DESIGNATION	IMPACT
115 MAIN ST	PL-10-00963	Replacement of Siding & Windows on a historic structure	Approved	BD-11-16390	Final - CO	Significant	Minor
1003 EMPIRE AVE	PL-10-00966	Replacement of 2nd story decks at 1003 & 1007 Empire Avenue.	Approved	BD-10-15506	Issued	Non-Historic	Minor
455 PARK AVE	PL-10-00971	Repair to fence	Approved	N/A	N/A	Landmark	Minor
812 NORFOLK AVE	PL-10-00992	Fence repair at a non-historic site	Approved	N/A	N/A	Non-Historic	Minor
543 PARK AVE	PL-10-00993	Addition of pool on a historic site	Approved	BD-11-16066	Final - CO	Landmark	Major
269 DALY AVE	PL-10-01003	Clean, repair, or replace fences, concrete flatwork and landscaping	Pending Review			Landmark	Major
1144 WOODSIDE AVE	PL-10-01004	New single family dwelling	Approved	BD-11-16552	Final - CO	New Construction	Major
1149 PARK AVE	PL-10-01005	Create a parking pad and fence	Approved	N/A	N/A	Significant	Minor
1328 PARK AVE	PL-10-01006	Fence along front yard	Approved	N/A	N/A	Landmark	Minor
209/207 DALY AVE	PL-10-01007	Replacement of window in non-historic structure	Approved	BD-10-15510	Issued	Non-Historic	Minor
321 MCHENRY	PL-10-01008	New garage addition to non-historic structure	Approved	BD-10-15864	Issued	Non-Historic	Major
1310 LOWELL AVE	PL-10-01011	Silver King Coalition Mine Site - Boarding House PCA-S-98-PCMR	Approved	BD-10-15777	Issued	Significant	Major
40 SAMPSON AVE	PL-10-01015	Proposed parking pad	Expired	N/A		Significant	Minor
416 PARK AVE	PL-10-01016	Soffit repair and venting work on historic structure	Approved			Landmark	Minor
259 NORFOLK AVE	PL-10-01027	New Single Family Dwelling	Pending Review			New Construction	Major
351 MCHENRY AVE	PL-10-01036	Deck expansion off rear and deck addition over garage of existing duplex	Approved			Non-Historic	Minor
327 ONTARIO AVE	PL-10-01037	Addition of solar panels to roof a structure	Approved			Non-Historic	Minor
209/207 DALY AVE	PL-10-01044	Shed Maintenance	Approved			Non-Historic	Major
817 NORFOLK AVE	PL-10-01045	Fence at 817 Norfolk along the north side property line	Approved	N/A	N/A	Landmark	Minor
637 WOODSIDE AVE	PL-10-01046	New single family dwelling	Approved	BD-11-16195	Issued	New Construction	Major
515 WOODSIDE AVE	PL-10-01047	Proposed new fence	Approved	N/A	N/A	Non-Historic	Minor
44 PROSPECT ST	PL-10-01048	Replacement of shingles and siding on a non-historic structure	Approved	BD-10-15782	Final - CO	Non-Historic	Minor
525 ROSSIE HILL DR	PL-10-01051	Addition of solar collectors on roof	Approved	PB-10-00348	Issued	Non-Historic	Minor
402 WOODSIDE AVE	PL-10-01052	Replacement of two exterior doors and material change of front door	Approved	BD-10-15665	Issued	Non-Historic	Minor
1159 EMPIRE AVE	PL-10-01055	Proposed addition of a railing on an existing deck.	Approved			Non-Historic	Minor
1059 PARK AVE	PL-10-01059	Addition to existing historic structure. Structure moved whole - penalty to owners for removing siding.	Approved	BD-10-15608	Final - CO	Significant	Major
508 MAIN ST	PL-10-01065	3 modifications proposed to the exterior of the building to convert to a restaurant	Approved	BD-10-15957	Issued	Landmark	Major
115 SAMPSON AVE	PL-10-01069	Preservation Plan	Approved	N/A	N/A	Significant	

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210 ONTARIO AVE	PL-10-01073	propose to build a 500 sq ft deck on rear of property with covered roof.	Expired			Non-Historic	Minor
811 NORFOLK AVE	PL-10-01080	Possible movement of Landmark Structure. Within appeal period of Denial by Staff.	Approved	BD-12-17681	Issued	Landmark	Major
817 NORFOLK AVE	PL-10-01081	SFD	Approved	BD-13-18029	Final - CO	New Construction	Major
220 DALY AVE	PL-10-01087	Rebuild existing exterior staircase and landing to entrances of 220 & 222 Daly Ave	Approved			Non-Historic	Minor
927 NORFOLK AVE	PL-10-01088	partial conversion of an existing 2-car garage into a mudroom, bedroom and bathroom	Approved	BD-11-16373	Issued	Non-Historic	Major
442-444 MAIN ST	PL-10-01091	Proposed a small storage unit behind the building. The unit will be separate from the building	Approved			Significant	Minor
109 WOODSIDE AVE	PL-10-01092	Applicant is proposing improvements on a free standing garage - reconstruction proposal - pending review	Approved	BD-12-17009	Final - CO	Landmark	Minor
633 WOODSIDE AVE	PL-10-01097	Restoration of existing garage	Approved	BD-11-16490	Final - CO	Significant	Major
550 MAIN ST	PL-10-01101	Stucco repair of existing Historic Building	Withdrawn			Landmark	Minor
601 SUNNYSIDE DR	PL-10-01119	Addition of skylights to historic structure	Denied			Landmark	Minor
333 MAIN ST	PL-10-01130	Renovation of Main Street Mall	Approved			Non-Historic	Major
340 WOODSIDE AVE	PL-11-01187	Deck extension on a non-historic structure	Approved	BD-11-16389	Final - CO	Non-Historic	Minor
562 MAIN ST	PL-11-01193	Proposed 876 square foot addition on the rear of existing structure of Landmark Structure	Withdrawn			Landmark	Major
905 WOODSIDE AVE	PL-11-01194	Addition of a single car garage to a Significant Site	Approved			Significant	Major
573 MAIN ST	PL-11-01199	Improvements to exterior windows and repair of masonry. Replaces the earlier approval of PL-07-00019	Approved	BD-11-16240	Issued	Landmark	Minor
338 MARSAC AVE	PL-11-01200	Replacement of all exterior windows/doors and addition of pre-existing deck	Approved	BD-11-16064	Final - CO	Significant	Minor
919 WOODSIDE AVE	PL-11-01202	Reconstruction of original historic house w/ two story addition at the rear and full basement with one single car garage	Approved			Significant	Major
424 WOODSIDE AVE	PL-11-01215	Addition to an existing Significant structure	Approved			Significant	Major
929 PARK AVE	PL-11-01219	Renovation and addition to an existing Significant structure	Approved	BD-12-17274	Issued	Significant	Major
920 NORFOLK AVE	PL-11-01223	New Single Family Dwelling on a vacant lot	Pending full HDDR			New Construction	Major
263 PARK AVE	PL-11-01243	Proposed underground single car garage	Approved	BD-11-16795	Issued	Significant	Major
355 ONTARIO AVE	PL-11-01246	Shoring of existing Landmark structure to address drainage issues.	Approved	BD-12-17116	Issued	Landmark	Minor
361 1/2 MAIN ST	PL-11-01247	Rebuild the front entry deck and interior remodeling	Approved	BD-11-16331	Issued	Non-Historic	Major
1103 LOWELL AVE	PL-11-01248	Subdivide and create a SFD at the rear portion of the lot.	Pending Review			Non-Historic	Major
402 MAIN ST	PL-11-01250	Rearrangement of furniture on store front/porch area	Approved	N/A	N/A	Landmark	Minor
402 MAIN ST	PL-11-01251	Review of graffiti on side of building.	Approved	BD-11-16429	Issued	Landmark	Minor
541 MAIN ST	PL-11-01255	Siding repair	Approved	BD-11-16336	Issued	Landmark	Minor

ADDRESS	PLANNING APPLICATION #	DESCRIPTION	HDDR STATUS	BUILDING PERMIT #	BUILDING STATUS	DESIGNATION	IMPACT
434 MAIN ST	PL-11-01258	Proposed storage area under existing rear deck off of Swede Alley	Pending Review			Landmark	Minor
64 CHAMBERS AVE	PL-11-01262	Removal of stairs and landscaping, work on rock retaining wall	Approved	BD-11-16777	Issued	Landmark	Minor
57 KING RD	PL-11-01263	New SFD on a vacant lot.	Approved	BD-12-17093	Issued	Non-Historic	Major
440 MAIN ST	PL-11-01267	Repair of rotted wood on front façade.	Approved			Landmark	Minor
520-522 PARK AVE	PL-11-01268	Combination of two vacant lots to build one SFD.	Withdrawn			Non-Historic	Major
946 NORFOLK AVE	PL-11-01275	Remodeling porch roof form on a Landmark Site.	Withdrawn			Landmark	Minor
40 DALY AVE	PL-11-01276	Proposed changes to secondary roof form.	Pending Review			Non-Historic	Major
841 EMPIRE AVE	PL-11-01283	Fencing	Pending Review			Significant	Minor
543 WOODSIDE AVE	PL-11-01284	Proposed renovation to a Significant site.	Pending Review			Significant	Major
632 MAIN ST	PL-11-01296	Remodel of exterior	Approved	BD-12-17143	Pending	Non-Historic	Major
221 MAIN ST	PL-11-01301	Renovation of Imperial Hotel.	Approved	BD-11-16833	Final - CO	Landmark	Major
208 WOODSIDE AVE	PL-11-01303	Railing replacement on second story.	Approved	BD-11-16425		Non-Historic	Minor
692 MAIN ST	PL-11-01306	Addition to a non-historic commercial building	Approved	BD-11-16454	Pending	Non-Historic	Major
1025 EMPIRE AVE	PL-11-01307	Removal of spiral staircase and rebuild with alternative access	Approved	BD-11-016743	Final - CO	Non-Historic	Minor
1107 WOODSIDE AVE	PL-11-01308	Building fence to enclose back yard and create walkway and area for hot tub	Approved	N/A	N/A	Non-Historic	Minor
944 WOODSIDE AVE	PL-11-01309	Remodel of existing non-historic structure	Withdrawn			Non-Historic	Major
237B WOODSIDE AVE	PL-11-01310	Renovation of existing structure.	Approved	BD-12-17270	Final - CO	Non-Historic	Major
628 PARK AVE	PL-11-01312	Outdoor dining	Approved			Non-Historic	Minor
61 DALY AVE	PL-11-01314	Repair of windows in Landmark Structure	Expired			Landmark	Minor
614 PARK AVE	PL-11-01316	Repair existing and partial material change of roof	Pending Review			Landmark	Minor
261 NORFOLK AVE	PL-11-01319	Explore development possibilities on a vacant lot	Withdrawn			Non-Historic	Major
540 & 544 MAIN ST	PL-11-01320	Mechanical upgrades on roof and modification/replacement of rear window	Approved	BD-11-16620	Final - CO	Landmark	Minor
202 ONTARIO AVE	PL-11-01322	Conversion of garage area into living area	Pending full HDDR			Non-Historic	Major
30 SAMPSON AVE	PL-11-01323	Building on a vacant lot	Pending Review			Non-Historic	Major
539 PARK AVE	PL-11-01324	Addition of a garage under an existing Landmark structure.	Pending full HDDR			Landmark	Major
592 MAIN ST	PL-11-01325	Removal of stairs off rear and new deck with access stairs.	Pending Review			Non-Historic	Minor
481 WOODSIDE AVE	PL-11-01334	Convert basement into habitable space	Pending full HDDR			Significant	Major
568 WOODSIDE AVE	PL-11-01335	Residing of a non-historic home	Approved	BD-11-16719	Issued	Non-Historic	Minor
201 PARK AVE	PL-11-01336	Add stone to concrete foundation	Approved			Non-Historic	Minor

ADDRESS	PLANNING APPLICATION #	DESCRIPTION	HDDR STATUS	BUILDING PERMIT #	BUILDING STATUS	DESIGNATION	IMPACT
222 GRANT AVE	PL-11-01337	Exterior changes to existing historic structure (building to be removed from HSI)	Approved	BD-11-16734	Issued	Significant	Minor
751 MAIN ST	PL-11-01340	Replacement of seasonal lighting	Approved	N/A	N/A	Non-Historic	Minor
210 GRANT AVE	PL-11-01342	Exterior changes to existing historic structure (building to be removed from HSI)	Withdrawn			Non-Historic	Minor
601 SUNNYSIDE DR	PL-11-01343	Addition of a hot tub	Approved	BD-10-15824	Issued	Landmark	Minor
131 DALY AVE	PL-11-01351	Replacement of six windows in disrepair	Approved	BD-12-17024	Final - CO	Landmark	Minor
1450 PARK AVE	PL-11-01352	Exploration of possibilities to reuse properties. - Withdrawn by applicant	Pending full HDDR			Significant	Major
427 MAIN ST	PL-11-01353	Screening of mechanical equipment on roof	Approved			Landmark	Minor
1460 PARK AVE	PL-11-01354	Exploration of possibilities to reuse properties - Withdrawn by applicant	Pending full HDDR			Significant	Major
260 WOODSIDE AVE	PL-11-01358	Enclose rear deck to create more livable area	Approved	BD-11-16755	Issued	Non-Historic	Minor
317 ONTARIO AVE	PL-11-01360	Enclosure of rear deck to create more livable area	Pending full HDDR			Significant	Major
537 WOODSIDE AVE	PL-11-01361	Hunter Villa condos - remodel and upgrade current building	Approved	BD-12-17873	Pending	Non-Historic	Major
421 PARK AVE	PL-11-01362	Add a parking garage	Pending full HDDR			Landmark	Minor
1035 NORFOLK AVE	PL-11-01363	Mechanical on roof	Withdrawn			Non-Historic	Minor
615 WOODSIDE AVE	PL-11-01365	Create an off street parking area in the front of an existing Significant structure	Approved	BD-12-17123	Pending	Significant	Major
823 WOODSIDE AVE	PL-11-01366	Remodel of a significant site	Pending full HDDR			Significant	Major
508 MAIN ST	PL-11-01371	Small addition on rear for a storage unit	Withdrawn			Landmark	Minor
44 CHAMBERS AVE	PL-11-01372	Reconstruct porch area.	Approved	BD-11-16895	Final - CO	Landmark	Minor
927 NORFOLK AVE	PL-11-01384	Repair of a retaining wall	Approved	BD-11-16838	Issued	Non-Historic	Minor
210 GRANT AVE	PL-11-01385	Remodel of an existing structure on a non-historic site.	Approved	BD-11-16913	Final - CO	Non-Historic	Major
1033 EMPIRE AVE	PL-11-01386	Replace rim joice	Approved	BD-11-16832	Issued	Non-Historic	Minor
447 MAIN ST	PL-11-01393	Proposed tube style heaters on entrance of Harry O's	Approved			Landmark	Minor
1450 PARK AVE	PL-11-01394	Mothballing/preservation plan for deteriorating buildings	Approved	BD-12-17006	Final - CO	Significant	Major
1460 PARK AVE	PL-11-01395	Mothballing/preservation plan for deteriorating buildings	Approved	BD-12-17005	Final - CO	Significant	Major
52 PROSPECT ST	PL-11-01398	Repair and replacement of windows, siding, and door.	Approved			Significant	Minor
824 NORFOLK AVE	PL-11-01399	Repair siding, trim, chimney and replace front porch	Pending full HDDR			Landmark	Minor
430 WOODSIDE AVE	PL-11-01403	Extension of rear deck on a non-historic structure	Withdrawn			Non-Historic	Minor
557 PARK AVE	PL-11-01404	Siding repair and replacement on a historic site	Approved			Significant	Minor
455 PARK AVE	PL-11-01405	Addition/Remodel	Approved	BD-12-17432	Issued	Landmark	Major
80 DALY AVE	PL-11-01408	New Single Family Dwelling on a vacant lot	Pending full HDDR			New Construction	Major

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505 WOODSIDE AVE	PL-11-01409	Restoration and Addition to a Significant Site	Pending full HDDR			Significant	Major
283 NORFOLK AVE	PL-11-01410	Retaining wall in right of way.	Approved			Non-Historic	Minor
835 NORFOLK AVE	PL-11-01412	Install a fence on a historic site.	Withdrawn			Significant	Minor
226 MARSAC AVE	PL-11-01414	Replacement of deck	Approved	BD-11-16954	Final - CO	Non-Historic	Minor
841 PARK AVE	PL-11-01426	Repair failing concrete footings and add a retaining wall	Approved			Non-Historic	Minor
1035 PARK AVE	PL-11-01427	Replace windows	Approved			Non-Historic	Minor
580 MAIN ST	PL-12-01454	Adding a patio space on the roof top	Approved			Non-Historic	Minor
940 WOODSIDE AVE	PL-12-01455	Convert an existing Duplex to a single family dwelling	Approved	BD-12-17061	Issued	Non-Historic	Major
1509 PARK AVE	PL-12-01460	Replace windows and sliding glass doors	Approved	BD-12-17075	Issued	Non-Historic	Minor
562 MAIN ST	PL-12-01465	Renovation and Addition on a Landmark Site	Pending Review			Landmark	Major
317 ONTARIO AVE	PL-12-01480	Possible addition to a Significant Site	Pending full HDDR			Significant	Major
339 PARK AVE	PL-12-01481	Enclosure of an existing stairwell	Pending full HDDR			Significant	Minor
LOT 17, 18, 19 ECHO SPUR	PL-12-01483	Development possibilities of single family dwellings on vacant lots in Echo Spur on Rossi Hill	Pending full HDDR			New Construction	Major
LOT 20, ECHO SPUR	PL-12-01483	New single family dwelling on a vacant lot	Pending full HDDR			New Construction	Major
315 PARK AVE	PL-12-01489	New single family dwelling on a vacant lot	Pending full HDDR			New Construction	Major
1134 LOWELL AVE	PL-12-01490	New Single Family Dwelling on a vacant lot	Pending full HDDR			New Construction	Major
LOT 21-32, ECHO SPUR	PL-12-01495	Development possibilities of single family dwellings on vacant lots in Echo Spur on Rossi Hill	Pending full HDDR			New Construction	Major
61 DALY AVE	PL-12-01496	Build a detached garage on a Landmark Site	Pending full HDDR			Landmark	Major
573 MAIN ST	PL-12-01497	Expansion of a Landmark Site - Claimjumper	Approved	BD-13-18173	Issued	Landmark	Major
109 WOODSIDE AVE	PL-12-01502	Rebuild an existing retaining wall on a historic site	Approved	BD-12-17082	Issued	Landmark	Minor
520 PARK AVE	PL-12-01508	New Single Family Dwelling on a vacant lot	Pending full HDDR			New Construction	Major
522 PARK AVE	PL-12-01509	New Single Family Dwelling on a vacant lot	Pending full HDDR			New Construction	Major
963 EMPIRE AVE	PL-12-01510	Addition to the rear of an existing building on a Significant Site.	Approved	BD-12-17394	Final - CO	Significant	Major
32 DALY AVE	PL-12-01515	Replacement of windows with vinyl windows	Pending Review			Non-Historic	Minor
429 WOODSIDE AVE	PL-12-01516	Addition to the rear of an existing building on a Significant Site.	Pending full HDDR			Significant	Major
331 PARK AVE	PL-12-01517	Modify existing retaining wall and create a side yard walkway and side entry into existing structure	Pending Review			Non-Historic	Minor
57 DALY AVE	PL-12-01520	Replacement of existing windows	Approved	BD-12-17199	Final - CO	Non-Historic	Minor
421 MAIN ST	PL-12-01521	Renovation of existing structure.	Pending full HDDR			Non-Historic	Major
614 MAIN ST	PL-12-01523	Renovation and conversion of existing office space to residential unit	Pending Review	BD-12-17079	Withdrawn	Non-Historic	Minor

ADDRESS	PLANNING APPLICATION #	DESCRIPTION	HDDR STATUS	BUILDING PERMIT #	BUILDING STATUS	DESIGNATION	IMPACT
243 ONTARIO AVE	PL-12-01524	Remodel and small addition	Pending Review			Non-Historic	Minor
160 PARK AVE	PL-12-01525	Stain and stamp concrete landscaping	Denied			Non-Historic	Minor
488 MARSAC AVE	PL-12-01526	New Single Family Dwelling on a vacant lot	Pending full HDDR			New Construction	Major
283 NORFOLK AVE	PL-12-01528	Renovation and addition to a non-historic structure	Pending full HDDR			Non-Historic	Major
61 DALY AVE	PL-12-01530	Replacement of windows and refinishing	Pending Review			Landmark	Minor
1024 EMPIRE AVE	PL-12-01531	Adding a post-service mailbox to an existing structure	Denied			Non-Historic	Minor
101 PROSPECT ST	PL-12-01532	Stabilization and foundation to a historic garage	Approved	BD-12-17800	Pending	Landmark	Major
222 SANDRIDGE AVE	PL-12-01534	Addition to an existing historic structure	Pending full HDDR			Landmark	Major
146 DALY AVE	PL-12-01536	Addition to a non-historic structure	Pending full HDDR			Non-Historic	Major
146 DALY AVE	PL-12-01536	Remodel of non-historic structure	Approved	BD-12-17456	Issued	Non-Historic	Major
834 NORFOLK AVE	PL-12-01537	Replacement of windows	Pending Review			Non-Historic	Minor
834 NORFOLK AVE	PL-12-01537	Replacement of windows on a non-historic structure	Approved	BD-12-17636	Final - CO	Non-Historic	Minor
940 WOODSIDE AVE	PL-12-01538	Replacement of retaining wall	Pending Review			Non-Historic	Minor
944 WOODSIDE AVE	PL-12-01538	Replacement of retaining wall on non-historic site	Approved			Non-Historic	Minor
249 WOODSIDE AVE	PL-12-01539	Replacement of railing on rear deck	Approved			Non-Historic	Minor
249 WOODSIDE AVE	PL-12-01539	Repair of railing on non-historic structure	Approved	BD-12-17232	Final - CO	Non-Historic	Minor
916 EMPIRE AVE	PL-12-01540	New Single Family Dwelling on a vacant lot	Pending full HDDR			New Construction	Major
71 DALY AVE	PL-12-01542	Addition to a Significant site	Pending Review			Significant	Major
206 GRANT AVE	PL-12-01544	Development possibilities on a vacant lot	Pending Review			New Construction	Major
131 DALY AVE	PL-12-01546	Fence on front yard of Landmark Site	Approved	N/A	N/A	Landmark	Minor
942 NORFOLK AVE	PL-12-01547	Roof Extension on non-historic structure	Pending Review			Non-Historic	Minor
610 PARK AVE	PL-12-01548	Siding repair on historic home	Approved	BD-12-17307	Issued	Significant	Minor
308 NORFOLK AVE	PL-12-01552	Replace exterior doors/railings on a non-historic site	Approved	BD-12-17312	Final - CO	Non-Historic	Minor
1483 PARK AVE	PL-12-01553	Replace rear patio with Trex decking	Approved	BD-12-17243	Issued	Non-Historic	Minor
	PL-12-01554	HPCA/Main Street Improvement Project - Crosswalks & Walkways	Approved	N/A	N/A	Non-Historic	Minor
334 MARSAC AVE	PL-12-01555	Re-roof of Landmark building	Approved	BD-12-17496	Final - CO	Landmark	Minor
1003 WOODSIDE AVE	PL-12-01560	Replace exterior steps in rear of non-historic site	Approved	BD-12-17315	Final - CO	Non-Historic	Minor

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124 NORFOLK AVE	PL-12-01561	Add exterior gable/windows to non-historic structure	Pending Review			Non-Historic	Minor
201 HEBER AVE	PL-12-01564	Remodel of Significant site	Approved	BD-12-17733	Final - CO	Significant	Major
499 ONTARIO AVE	PL-12-01566	Landscaping/fencing in front yard of non-historic site	Approved			Non-Historic	Minor
57 DALY AVE	PL-12-01573	Stone finish accent to non-historic site	Pending Review			Non-Historic	Minor
427 MAIN ST	PL-12-01574	Change to awnings on Landmark Site	Approved	N/A	N/A	Landmark	Minor
15 ANCHOR AVE	PL-12-01575	Creation of parking pad on a Significant Site	Approved			Significant	Minor
263 PARK AVE	PL-12-01577	Reconstruct existing stack wall on a Significant site	Approved			Significant	Minor
1203 PARK AVE	PL-12-01578	Exterior repairs on a non-historic site	Approved	BD-12-17368	Final - CO	Non-Historic	Minor
637 WOODSIDE AVE	PL-12-01579	Replace failing retaining wall	Approved			Non-Historic	Minor
920 NORFOLK AVE	PL-12-01582	New SFD on a vacant lot, Lot 30	Pending Review			New Construction	Major
920 NORFOLK AVE	PL-12-01583	New SFD on a vacant lot, Lot 31	Pending Review			New Construction	Major
912 EMPIRE AVE	PL-12-01584	Addition of window to a non-historic site	Approved	BD-12-17497	Final - CO	Non-Historic	Minor
943 PARK AVE	PL-12-01586	Add parking spot on a Landmark Site	Pending Review			Landmark	Minor
412 DEER VALLEY LP	PL-12-01589	New deck in side yard of a non-historic structure	Approved			Non-Historic	Minor
1063 NORFOLK AVE	PL-12-01590	Renovation and addition a Significant site	Approved	BD-13-18552	Pending	Significant	Major
17 DALY AVE	PL-12-01591	Create walkway on a non-historic site	Pending Review			Non-Historic	Minor
844 EMPIRE AVE	PL-12-01595	Create two off street parking pads on a Significant site	Pending Review			Significant	Minor
1096 LOWELL AVE	PL-12-01597	Addition on a non-historic site	Pending Review			Non-Historic	Major
336 WOODSIDE AVE	PL-12-01598	Roof modification on a non-historic site	Approved	BD-12-17584	Final - CO	Non-Historic	Minor
109 WOODSIDE AVE	PL-12-01599	Exterior chimney for fireplace on a Landmark site	Approved	BD-12-17583	Final - CO	Landmark	Minor
205 MAIN ST	PL-12-01603	6 unit Condominium on a vacant lot	Approved			New Construction	Major
1008 EMPIRE AVE	PL-12-01608	Add deck on rear of non-historic site	Approved	BD-13-18311	Pending	Non-Historic	Minor
350 MCHENRY AVE	PL-12-01609	Replacement of siding/windows on non-historic site	Approved	BD-12-17400	Issued	Non-Historic	Minor
1119 PARK AVE	PL-12-01611	Removal or rear additions on Landmark site	Pending Review			Landmark	Major
421 MAIN ST	PL-12-01612	Remodel of front façade on non-historic site	Approved	BD-12-17790	Issued	Non-Historic	Minor
429 WOODSIDE AVE	PL-12-01614	Installation of new window in lower level of a non-historic site	Approved	BD-12-17389	Final - CO	Non-Historic	Minor

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ECHO SPUR	PL-12-01617	Development of SFD on Lot 17-19 of Echo Spur	Pending Review			New Construction	Major
214 DALY AVE	PL-12-01619	Re-roof on a non-historic site	Approved	BD-12-17525	Final - CO	Non-Historic	Minor
226 NORFOLK AVE	PL-12-01621	Remodel of non-historic site	Approved	BD-12-17554	Issued	Non-Historic	Minor
1119 PARK AVE	PL-12-01622	Abatement of a Landmark site	Pending Review	BD-12-17471	Pending	Landmark	Major
561 WOODSIDE AVE	PL-12-01623	Landscaping on non-historic site	Approved	BD-12-17207	Issued	Non-Historic	Minor
250 MAIN ST	PL-12-01624	Replace damaged siding on a non-historic site	Approved	BD-12-17529	Final - CO	Non-Historic	Minor
1150 PARK AVE	PL-12-01625	Exterior remodel of a Landmark site	Approved	BD-13-18108	Issued	Landmark	Major
421 ONTARIO AVE	PL-12-01626	Deck repair on a non-historic site	Approved	BD-12-17464	Final - CO	Non-Historic	Minor
823 NORFOLK AVE	PL-12-01633	Re-roof of a Landmark site	Pending Review			Landmark	Major
820 PARK AVE	PL-12-01640	Relocation and renovation of Significant Site	Pending Review			Significant	Major
442 MAIN ST	PL-12-01643	Enclosure in rear for recycling area on a Significant site	Approved			Significant	Minor
402 MARSAC AVE	PL-12-01646	Siding/deck repair on a Significant site	Approved	BD-12-17577	Issued	Significant	Minor
488 MARSAC AVE	PL-12-01647	New SFD on a vacant lot	Pending Review			New Construction	Major
302 MCHENRY AVE	PL-12-01648	Replace garage door on non-historic site	Approved	BD-12-17519	Issued	Non-Historic	Minor
1001 LOWELL AVE	PL-12-01649	Radiant heat in driveway on non-historic site	Pending Review			Non-Historic	Major
1328 PARK AVE	PL-12-01650	Re-roof of a Landmark site	Approved	BD-12-17558	Issued	Landmark	Minor
916 WOODSIDE AVE	PL-12-01654	Landscaping on non-historic site	Pending Review			Non-Historic	Minor
331 MCHENRY AVE	PL-12-01655	Addition on a non-historic site	Pending Review			Non-Historic	Major
315 WOODSIDE AVE	PL-12-01659	Remodel of a non-historic site	Pending Review			Non-Historic	Major
2780 KEARNS BLVD	PL-12-01661	Maintenance to stabilize a Landmark site	Approved			Landmark	Minor
528 MAIN ST	PL-12-01663	Replacement of entry way floor on Landmark site	Approved	BD-12-17604	Final - CO	Landmark	Minor
302 NORFOLK AVE	PL-12-01664	Repair/replace fascia on non-historic site	Approved			Non-Historic	Minor
912 EMPIRE AVE	PL-12-01665	Replacement of windows on a non-historic structure	Approved	BD-13-17996	Final - CO	Non-Historic	Minor
946 NORFOLK AVE	PL-12-01668	Replace stairway of a Landmark site	Approved	BD-12-17685	Issued	Landmark	Minor
119 WOODSIDE AVE	PL-12-01669	Add radon system to non-historic site	Approved	BD-12-17715	Issued	Non-Historic	Minor
963 EMPIRE AVE	PL-12-01670	Add radon system to Significant site	Approved	BD-12-17716	Final - CO	Significant	Minor

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130 DALY AVE	PL-12-01676	Remodel of a non-historic site	Approved	BD-12-17644	Issued	Non-Historic	Major
250 MAIN ST	PL-12-01677	Remodel of a non-historic site	Approved	BD-12-17691	Final - CO	Non-Historic	Minor
52 PROSPECT ST	PL-12-01678	Repair stone wall on a Significant site	Approved	BD-12-17726	Issued	Significant	Minor
1162 WOODSIDE AVE	PL-12-01679	Addition to a Landmark site	Pending Review			Landmark	Major
430 WOODSIDE AVE	PL-12-01680	Add rear deck on a non-historic site	Pending Review			Non-Historic	Minor
615 PARK AVE	PL-12-01681	Convert commercial to residential in a Landmark site	Pending Review			Landmark	Major
214 NORFOLK AVE	PL-12-01684	Replace driveway and add stairwell in rear of non-historic site	Approved	BD-13-18246	Issued	Non-Historic	Minor
1492 PARK AVE	PL-12-01685	Renovation of a non-historic site	Approved	BD-13-17928	Issued	Non-Historic	Major
441 PARK AVE	PL-12-01686	Repair and maintenance of second story deck on non-historic townhomes	Approved	BD-13-18440	Issued	Non-Historic	Minor
121 SAMPSON AVE	PL-12-01687	Deck replacement on a non-historic home	Approved	BD-12-17743	Final - CO	Non-Historic	Minor
9 HILLSIDE AVE	PL-12-01688	Landscaping on a Significant site	Approved	BD-12-17836	Issued	Significant	Minor
427 MAIN ST	PL-12-01690	Signage change to front façade of a Landmark site	Approved	N/A	N/A	Landmark	Minor
81 KING RD	PL-12-01697	Rehabilitation of front door on a Significant site	Approved	BD-12-17809	Final - CO	Significant	Minor
231 PARK AVE	PL-12-01698	Replacement of windows on a non-historic structure	Approved	BD-12-17804	Pending	Non-Historic	Minor
1015 PARK AVE	PL-12-01703	Renovation and Addition on a Significant site	Pending Review			Significant	Major
421 PARK AVE	PL-12-01704	Addition to a Landmark site	Pending Review			Landmark	Major
480 SWEDE ALY	PL-12-01705	Main Street Improvement Project - Renovation of historic retaining wall below City Hall	Pending Review			Significant	Major
264 ONTARIO AVE	PL-12-01711	Rehabilitation and addition to a Landmark Site	Pending Review			Landmark	Major
918 WOODSIDE AVE	PL-12-01712	Addition to rear of a non-historic structure	Pending Review			Non-Historic	Major
201 HEBER AVE	PL-12-01713	Minor alternations to a Significant site	Approved	BD-12-17789	Final - CO	Significant	Minor
210 ONTARIO AVE	PL-12-01714	Addition to a non-historic structure	Pending Review			Non-Historic	Major
109 WOODSIDE AVE	PL-12-01718	Minor alterations to rear of a Landmark site	Approved	BD-12-17806	Final	Landmark	Minor
733 WOODSIDE AVE	PL-12-01719	Landscaping on a Significant site	Pending Review			Significant	Minor
627 PARK AVE	PL-12-01724	Change of a door to a condominium unit in a non-historic site	Approved	BD-13-18225	Issued	Non-Historic	Minor
1134 LOWELL AVE	PL-12-01725	New Single Family Dwelling on a vacant lot	Pending Review			New Construction	Major
268 MAIN ST	PL-12-01726	Egress door in side of a Significant site	Approved			Significant	Minor
1135 WOODSIDE AVE	PL-12-01746	Enclosure of a garage on an existing non-historic site	Pending Review			Non-Historic	Major
337 DALY AVE	PL-12-01753	New Single Family Dwelling on a vacant lot	Pending Review			New Construction	Major

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427 MAIN ST	PL-12-01756	Replacement of rear exterior door on a Landmark site	Approved	BD-12-17892	Pending	Landmark	Minor
343 PARK AVE	PL-13-01796	Possible garage addition on a Landmark site	Pending full HDDR			Landmark	Major
342 MARSAC AVE	PL-13-01804	Renovation of a Landmark site	Approved	BD-13-18264	Issued	Landmark	Major
543 PARK AVE	PL-13-01814	Applicant is requesting to add air conditioning units to a Landmark site	Approved	BD-13-18061	Issued	Landmark	Minor
1049 PARK AVE	PL-13-01816	Renovation of a Landmark site	Approved	BD-13-18565	Pending	Significant	Major
1001 LOWELL AVE	PL-13-01820	Deck and addition to non-historic structure	Pending full HDDR			Non-Historic	Minor
1127 WOODSIDE AVE	PL-13-01821	Adjoin a detached garage to a Landmark structure	Pending full HDDR			Landmark	Major
101 PROSPECT AVE	PL-13-01822	Basement remodel of a Landmark site	Approved			Landmark	Major
32 PROSPECT AVE	PL-13-01823	Repair/remodel of retaining wall	Approved	BD-13-18111	Issued	Non-Historic	Minor
124 NORFOLK AVE	PL-13-01824	Remodel and 50 sq foot addition	Approved	BD-13-18630	Pending	Non-Historic	Minor
1450 PARK AVE	PL-13-01832	Re-development of historic site	Pending Review			Significant	Major
1460 PARK AVE	PL-13-01833	Re-development of historic site	Pending Review			Significant	Major
940 EMPIRE AVE	PL-13-01838	Possible demolition of an A-frame non-historic site and development of a new SFD				Non-Historic	Major
64 CHAMBERS AVE	PL-13-01840	Renovation and addition to a Landmark Site				Landmark	Major
351 MCHENRY AVE	PL-13-01843	Re-roof of a non-historic structure	Approved	BD-13-17971	Issued	Non-Historic	Minor
129 MAIN ST	PL-13-01848	New single family residence	Pending Review	BD-13-17962	Pending	New Constr	Major
244 SANDRIDGE RD	PL-13-01849	Development possibilities	Pending full HDDR			Significant	Major
596 MAIN ST	PL-13-01850	Enlarge front entry door	Approved	BD-13-18048	Final - CO	Non-Historic	Minor
1825 THREE KINGS DR	PL-13-01851	Renovation & addition to historic building requires full HDDR	Pending full HDDR			Significant	Major
1027 EMPIRE AVE	PL-13-01852	Front Deck Addition	Pending full HDDR			Non-Historic	Minor
1155 NORFOLK AVE	PL-13-01856	Window replacement	Approved			Non-Historic	Minor
96 DALY AVENUE #4	PL-13-01862	Siding & windows	Approved	BD-13-18067	Issued	Non-Historic	Minor
305 PARK AVE	PL-13-01863	Garage Addition	Pending full HDDR			Significant	Major
86 PROSPECT AVE	PL-13-01865	Possible renovation/addition - discussion of possibilities				Non-Historic	Major
70 CHAMBERS AVE	PL-13-01868	New SFD on vacant lot				New Constr	Major
145 PARK AVE	PL-13-01872	Renovation and Addition	Pending full HDDR			Significant	Major
1277 PARK AVE	PL-13-01873	Wall in rear yard	Approved			Non-Historic	Minor
1475 PARK AVE #1	PL-13-01874	Railing repairs	Approved			Non-Historic	Minor
164 SANDRIDGE RD	PL-13-01875	Development possibilities on a Significant Site	Pending full HDDR			Significant	Major
1149 PARK AVE	PL-13-01876	Windows & Siding	Approved			Non-Historic	Minor
317 ONTARIO AVE	PL-13-01878	Addition of a Significant Site	Pending full HDDR			Significant	Major
530 MAIN ST	PL-13-01882	Riverhorse Upper Deck Options				Landmark	Minor
320 MCHENRY AVE	PL-13-01884	Residing house - same siding and color	Approved	BD-13-18105	Issued	Non-Historic	Minor
615 WOODSIDE AVE	PL-13-01886	Replacement of deck on a significant building	Approved	BD-13-18055	Issued	Significant	Minor
509 MAIN ST	PL-13-01890	Applicant wants to do barber pole on a Landmark Site.				Landmark	Minor
115 SAMPSON AVE	PL-13-01891	Request to raise a historic structure and build a new single family dwelling	Pending Review			Significant	Major

ADDRESS	PLANNING APPLICATION #	DESCRIPTION	HDDR STATUS	BUILDING PERMIT #	BUILDING STATUS	DESIGNATION	IMPACT
1204 EMPIRE AVE	PL-13-01892	Demo a non-historic building and build 4 single family dwellings	Pending full HDDR			Non-Historic	Major
545 MAIN ST	PL-13-01894	Change to front facade window in a non-historic site.				Non-Historic	Minor
1018 LOWELL AVE	PL-13-01895	Re-Roof	Approved	BD-13-18157	Final - CO	Non-Historic	Minor
162 DALY AVE	PL-13-01898	Development possibilities of a Landmark Site.	Pending full HDDR			Landmark	Major
218 SANDRIDGE RD	PL-13-01899	Remove existing window and replace with a doorway in a Significant Site	Approved			Significant	Minor
109 WOODSIDE AVE	PL-13-01900	Remove and replace second story deck on a historic site	Approved			Landmark	Minor
311 ONTARIO AVE	PL-13-01901	Exterior remodel of windows and doors on a non-historic site	Approved	BD-13-18541	Issued	Non-Historic	Minor
1034 NORFOLK AVE	PL-13-01902	Fence in rear yard of a non-historic structure. Fence is proposed to be built of trex	Approved			Non-Historic	Minor
580 MAIN ST	PL-13-01905	Repair and replacement of shingle roof over boiler rooms on top of building				Non-Historic	Minor
61 DALY AVE	PL-13-01906	Renovation of a Landmark Site including the possible construction of a detached shed				Landmark	Major
363 PARK AVE	PL-13-01907	Replacement of windows and conversion of a window into a doorway on a Landmark Site	Approved	BD-13-18509	Issued	Landmark	Minor
1150 EMPIRE AVENUE #42	PL-13-01911	Replace cement stairs to prevent leaking	Approved			Non-Historic	Minor
1119 WOODSIDE AVE	PL-13-01915	Retaining wall	Approved			Non-Historic	Minor
158 RIDGE AVE	PL-13-01916	SFD	Pending full HDDR			New Constr	Major
475 ONTARIO AVE	PL-13-01917	SFD				New Constr	Major
1378 PARK AVE	PL-13-01919	Replace siding on south east side. Replace windows with aluminum clad or vinyl. Non-historic site.	Approved			Non-Historic	Minor
1046 NORFOLK AVE	PL-13-01920	Replace existing deck on non-historic	Approved	BD-13-18265	Issued	Non-Historic	Minor
131 DALY AVE	PL-13-01921	Replace front porch supports on Landmark site.	Approved			Landmark	Minor
1101 PARK AVE	PL-13-01927	Replacement of doors and windows and re-roof of non-historic site.	Approved	BD-13-18319	Issued	Non-Historic	Minor
151 MAIN ST	PL-13-01928	repair and replacement of outdoor dining deck area on a Landmark site.	Approved	BD-13-18300	Final - CO	Landmark	Minor
176 MAIN ST	PL-13-01929	Development possibilities discussion on a Landmark Site, Centennial Hotel	Pending full HDDR			Landmark	Major
613 MAIN STREET #1	PL-13-01933	Change Front Door				Non-Historic	Minor
81 KING RD	PL-13-01935	Renovate a Significant structure by adding a foundation				Significant	Major
40 DALY AVE	PL-13-01936	Retaining wall on non-historic	Pending Review			Non-Historic	Minor
71 DALY AVE	PL-13-01937	Renovation and addition of a Significant Site				Significant	Major
15 ANCHOR AVE	PL-13-01938	Development possibilities on a Significant site.	Pending full HDDR			Significant	Major
204 WOODSIDE AVE	PL-13-01940	Driveway and porch repair	Approved	BD-13-18219	Issued	Non-Historic	Minor
109 WOODSIDE AVE	PL-13-01941	Fence in the front yard of a Landmark site.	Approved			Landmark	Minor
730 NORFOLK AVE	PL-13-01942	Enclosure of a patio area below a second story deck on a non-historic deck				Non-Historic	Minor
632 MAIN ST	PL-13-01946	Applicant is suggesting a minor change to the second story deck				Non-Historic	Minor
139 WOODSIDE AVE	PL-13-01951	Proposed driveway melt system	Approved	BD-13-18593	Issued	Non-Historic	Minor

ADDRESS	PLANNING APPLICATION #	DESCRIPTION	HDDR STATUS	BUILDING PERMIT #	BUILDING STATUS	DESIGNATION	IMPACT
156 DALY AVE	PL-13-01952	Replace wooden deck and stairs in a non-historic structure	Pending Review			Non-Historic	Minor
231 PARK AVE	PL-13-01954	Installation of a snowmelt driveway system in a non-historic structure	Approved	BD-13-18447	Issued	Non-Historic	Minor
302 NORFOLK AVE	PL-13-01955	Replace roof and soffit in a non-historic structure	Approved			Non-Historic	Minor
958 EMPIRE AVE	PL-13-01961	Replacement of driveway on a non-historic site	Approved	BD-13-18446	Issued	Non-Historic	Minor
429 WOODSIDE AVE	PL-13-01962	New Accessory Structure in the rear yard of an existing home on a Significant Site				Significant	Minor
330 WOODSIDE AVE	PL-13-01965	Re-roof	Approved	BD-13-18465	Issued	Non-Historic	Minor
1024 EMPIRE AVE	PL-13-01970	Driveway and step replacement in the front yard of a non-historic site.	Approved			Non-Historic	Minor
218 SANDRIDGE RD	PL-13-01971	Replacement of siding on a significant site	Approved			Significant	Minor
920 LOWELL AVENUE #6	PL-13-01972	Replacement of windows in a non-historic structure	Approved	BD-13-18568	Issued	Non-Historic	Minor
321 MCHENRY AVE	PL-13-01973	Second story deck addition on a non-historic structure	Pending Review			Non-Historic	Minor
901 NORFOLK AVE	PL-13-01974	Renovation and addition to a Significant site				Significant	Major
487 ONTARIO AVE	PL-13-01975	Roof overhang on the front facade of a non-historic structure				Non-Historic	Minor
310 PARK AVE	PL-13-01976	Solar panels on rooftop of non-historic site	Approved	BD-13-18624	Pending	Non-Historic	Minor
1109 LOWELL AVE	PL-13-01977	Reroof of a non-historic site.	Approved	BD-13-18558	Issued	Non-Historic	Minor
817 WOODSIDE AVE	PL-13-01981	HDDR for retaining wall				Landmark	Minor
143 NORFOLK AVE	PL-13-01982	Replacement of all windows in a Landmark site.	Approved			Landmark	Minor
638 PARK AVE	PL-13-01984	Addition of Landmark site				Landmark	Major
1034 NORFOLK AVE	PL-13-01985	Landscaping	Approved			Non-Historic	Minor
218 SANDRIDGE RD	PL-13-01986	Add covered roof over rear entrance	Approved			Non-Historic	Minor
1058 EMPIRE AVE	PL-13-01987	Replace deck and railing	Approved			Non-Historic	Minor
407 ONTARIO AVE	PL-13-01990	Replace driveway	Approved			Non-Historic	Minor
133 SAMPSON	PL-13-01997	Replace roof, handrails, decking & driveway	Approved	BD-13-18606	Issued	Non-Historic	Minor
949 EMPIRE AVE	PL-13-01998	Demo 1967 A-frame				Non-Historic	Major
442-444 MAIN ST	PL-13-01999	rear addition	Pending Review			Non-Historic	Major
314 DALY AVE	PL-13-02000	add garage and house addition	Pending full HDDR			Landmark	Major
955 NORFOLK AVE	PL-13-02001	Radon system	Approved	BD-13-18608	Issued	Non-Historic	Minor

Approved through 1983 Historic District Guidelines

REGULAR AGENDA

**Historic Preservation Board
Staff Report**



Subject: 1049 Park Avenue
Author: Anya Grahn, Planner
Date: August 21, 2013
Type of Item: Historic District Grant
Project Number: PL-13-02016

Summary Recommendations

Staff recommends that the Historic Preservation Board (HPB) review the request for a historic district grant and consider awarding the applicant a portion of the costs associated with the restoration of 1049 Park Avenue.

Description

Applicant: Jeff Pierce, represented by Dave Baglino
Location: 1049 Park Avenue – Landmark Site
Proposal: Historic Grant
Zoning: Historic Residential (HR-1) District
Adjacent Land Uses: Single-family dwellings, multi-family dwellings
Redevelopment Area: Lower Park Avenue RDA

Background

The Nathaniel L. Houston house at 1049 Park Avenue is a landmark structure built in 1895. According to the 2009 Park City Historic Sites Inventory (HSI), the two (2) story frame house was originally constructed as a one (1) story hall and parlor. When the second floor was added, the rear roof section was extended over a shed addition to create a saltbox roof type. The fenestration pattern on the façade is symmetrical. The hip roof porch on the façade features a projecting center gabled pediment, which is a later addition. A shed roof addition was introduced on the north (side) elevation prior to 1929, within the period of significance and is historic. Along the west (rear) elevation, a gabled addition was constructed out-of-period, prior to 1949. As described by the HSI, the structure remains relatively unchanged despite these minor alterations.

Design. The two (2)-story frame hall-parlor house remains unchanged from the description in the National Register nomination. The alterations—addition of a pediment on the porch roof—is minor and does not affect the site’s original design character.

Setting. The setting remains unchanged from early descriptions and/or photographs.

Workmanship. The physical evidence from the period that defines 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, a simple roof form, informal landscaping, restrained ornamentation, and plain finishes.

Feeling. 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. The Hall-Parlor house form is the earliest type to be built in Park City and one of the three (3) most common house types built in Park City during the mining era.

The house is eligible for the National Register of Historic Places. The site was nominated for the National Register in 1984 as part of the Park City Mining Boom Era Residences Thematic District; however, the then-owner objected to its listing. The site retains its historic integrity. Planning Staff has encouraged the current property owner to seek state preservation tax credits as part of this rehabilitation—tax credit projects require listing on the National Register. The applicant would not be eligible for federal preservation tax credits unless the property was income producing.

Analysis

General eligible improvements for historic district grants include, but are not limited to:

- Masonry Repair
- Siding
- Exterior Doors
- Retaining walls of historic significance/steps/stairs
- Porch repair
- Exterior trim
- Foundation work
- Structural stabilization
- Windows
- Cornice repairs

The purpose of the grant program is to incentivize property owners to maintain and preserve historic commercial and residential structures in Park City. In 1987, the Park City Historic District Commission and City Council identified the preservation of Park City's historic resources as one of their highest priorities. The grant program has operated continuously since that time with the full support of subsequent City Councils and Preservation Boards. The purpose of the grant program is to assist in offsetting the costs of rehabilitation work. Funds are awarded to projects that provide a community benefit of preserving and enhancing the City's historic architecture.

According to the HSI, the building is in "good" condition. The applicant submitted a Historic District Design Review (HDDR) application on May 29, 2013. The application was deemed complete the same day. The applicant proposes to restore the 1895 two (2) story house, adding a new two (2) story rear addition. The proposed work was approved as part of a Historic District Design Review (HDDR) on July 18, 2013. A financial guarantee of \$295,000 is required at the time of the building permit.

The applicant has requested grant funds for the following improvements to the historic structure:

Foundation. The applicant's Physical Condition Report notes that there is a partial exposed concrete foundation in some locations and a partial concrete cellar area. The applicant will pour a new basement foundation beneath the historic house, gaining additional living space. In accordance with the Design Guidelines for Historic Sites, the new foundation will not raise the historic structure more than two feet (2') from its original floor elevation. The historic structure will have to be structurally braced and raised in tact in order to facilitate the proposed construction of the basement. Upon completion, the structure will be set back down atop the new foundation. Though a new two (2) story addition is proposed behind the existing historic structure, the costs associated with the foundation beneath the addition are not included in this application.

Structural Stabilization. According to the Physical Condition Report, the historic structure is wood frame construction on a limited foundation. The porch roof is sagging on the south side, as is the floor in the center of the house. The applicant proposes to address these defects during the project.

Porch. The original porch has been altered since 1938. As depicted in the tax photo, the original porch featured simple posts; whereas, the existing porch features articulated columns. A central gabled pediment was constructed out-of-period as well. The existing porch will be removed in order to raise the house for the new foundation. A new porch will be reconstructed to match the porch depicted in the 1938 tax photograph.

Windows. The Physical Condition Report notes that the double-hung wood windows with single vertical muntin in each sash appear to be original, although the sashes have been re-glazed with a single pane of glass. The existing historic wood windows will be refurbished to accommodate insulated glass. The new insulated glass will provide greater energy efficiency, but not alter the profile of the window from the exterior.

Exterior Trim. Existing exterior trim will be refinished as much as possible. In accordance with Design Guideline #5, deteriorated or damaged wood will be repaired rather than replaced. Where the severity of deterioration or material defects requires replacement, trim will be replaced in-kind, matching the original in design, dimension, texture, material, and finish.

Roofing. The applicant is proposing to replace the existing roof with new asphalt roofing. The roof will not require a new structure, only new sheathing materials.

The following table shows a breakdown of the rehabilitation expenses.

Scope of Work	Owner's Portion	City's Portion	Estimated Total Cost
New Basement Foundation			
Foundation Work	\$9,214.92	\$9,214.92	\$18,429.84
Excavation	\$37,989.00		\$37,989.00
House Lifting	\$15,000.00		\$15,000.00
Bracing the House	\$3,500.00		\$3,500.00
Structural Work	\$4,250.00	\$4,250.00	\$8,500.00
Porch Restoration			
Reconstructing Porch	\$4,750.00	\$4,750.00	\$9,500.00
Slab on Grade	\$3,250.00	\$3,250.00	\$6,500.00
Rebuilding Exterior Stairs	\$900.00	\$900.00	\$1,800.00
Window Restoration	\$9,250.00	\$9,250.00	\$18,500.00
Siding Restoration & Repair	\$8,250.00	\$8,250.00	\$16,500.00
Exterior Trim			
Cornice Repair	\$2,250.00	\$2,250.00	\$4,500.00
Roofing	\$8,820.00		\$8,820.00
Total	\$107,423.92	\$42,114.92	\$149,538.84

The applicant's total work is estimated at \$107,423.92. Total estimated cost of the proposed eligible work is \$84,229.84. As the program is a matching grant program, half (1/2) of the total cost is eligible to be granted. Therefore, the Board can consider granting the applicant one half (1/2) of the proposed cost of the eligible preservation work in the amount of \$42,114.92.

The Historic District Grant Program states that "funds shall be awarded to projects that provide a community benefit of preserving and enhancing the historic architecture of Park City." Restoring the original porch will enhance the historic integrity of the site and the new insulated glass panes in the window will ensure greater energy efficiency. Repairing and, where necessary, replacing wood siding, trim, and cornice are equally significant to the restoration of the house.

Since the applicant is proposing a full basement, Staff does not support funding the costs of excavation, raising the structure to facilitate excavation, or bracing the house to the extent necessary to construct a new basement. The grant application for 335 Woodside requested similar funding for these expenses; however, the Historic Preservation Board did not award funds for these items because the applicant proposed a full basement. That grant was approved on July 18, 2012, without granting funds for the full basement.

The applicant is also requesting that roofing be considered as part of this grant application. As noted in the Historic District Grant program application, roofing is the responsibility of the homeowner, but may be considered under specific circumstances.

In the past, roofing has been funded by the grant program in situations where the roof structure requires reconstruction, such as the projects at 335 Woodside (2012) and 101 Prospect (November 2012). The applicant is not proposing to rebuild the roof due to structural damage, but to replace the existing asphalt roof. For this reason, staff finds the proposed work is maintenance-related and should not be financed by the grant program.

This project is located in the Lower Park Avenue Redevelopment Area (RDA). The current balance of the Lower Park Avenue Redevelopment Area (RDA) is \$185,585.50. While funding is limited in the Main Street RDA and Capital Improvement Project (CIP) Fund, the Lower Park Avenue RDA receives the least amount of grant requests. Staff recommends that the funds be allocated from the Lower Park RDA fund for historic incentive grants.

Staff is supportive of the restoration of this site. Staff finds that the rehabilitation of this site will greatly contribute to the historic character of the neighborhood. Though the HPB had reviewed three (3) grant requests for this neighborhood in recent months, very few grant requests have come from this region in the history of the grant program. Awarding a grant in this neighborhood continues to increase awareness of the Historic District Grant program and promotes greater historic preservation efforts.

The largest grant awarded by the Historic District Grant Program was in the amount of \$50,000 to 1280 Park Avenue in 2003. Totaling \$42,114.92, this grant request would be one of the largest grant request received by this matching grant program. Since 2004, the largest grants awarded by the HPB were to 335 Woodside Avenue in the amount of \$21,000 (2012) and 1149 Park Avenue in the amount of \$16,392 (2013). The HPB has awarded eleven (11) historic preservation grants in the Lower Park Avenue RDA—most recently projects at 1149 Park Avenue (June 6, 2013) and 1101 Park Avenue (August 7, 2013) since 2004. The overall average of grants awarded in the Lower Park Avenue neighborhood is \$9,736.00.

Staff recommends that the HPB award the amount on the estimated breakdown for the proposed work to restore the historic structure, totaling \$84,229.84. Therefore, Staff recommends that the Board consider granting the applicant one half (½) of the proposed cost of the eligible preservation work in the amount of \$42,114.92.

Recommendation

Staff recommends the Historic Preservation Board (HPB) review the request for a historic district grant and consider awarding the applicant a portion of the costs up to a maximum of \$42,114.92 association with the restoration work and new foundation for the existing historic structure located at 1049 Park Avenue.

Alternatively, the HPB may:

1. Award the applicant the full amount of \$42,114.92 in accordance with staff's recommendation.
2. Award the applicant a portion of the amount.

Exhibits

Exhibit A – Current Grant Fund Amounts

Exhibit B – Historic Sites Inventory

Exhibit C – Approved HDDR

Exhibit D – Quotes for proposed work

Historic Incentive Grants - Capital Project Budget Update

MAIN STREET RDA	
Current Budget Funds	\$ 9,367.00
Allocated monies to date	\$ 9,367.00
Total Budget Funds Available	\$ -

LOWER PARK RDA	
Current Budget Funds	\$ 209,726.00
Allocated monies to date	\$ 24,140.50
Total Budget Funds Available	\$ 185,585.50

CIP FUND - GENERAL FUND TRANSFER **	
Current Budget Funds	\$ 63,020.00
Allocated monies to date	\$ 56,700.50
Total Budget Funds Available	\$ 6,319.50

** The CIP - General Fund is a fund that is allocated from the General Fund and distributed throughout Capital Projects for the discretionary use and distribution within that Capital Project in conjunction with any internal policies of the managing department. It is to be used after the budgeted funds within that project are depleted.

Last Updated: June 28, 2013

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **Nathaniel L. Houston House**

Address: 1049 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-35

Current Owner Name: GARRETT WESLEY B H/W (JT)

Parent Parcel(s): SA-35

Current Owner Address: 1049 PARK AVE, PARK CITY, UT 84060

Legal Description (include acreage): SUBD: SNYDERS ADDITION BLK 4 BLOCK: 4 LOT: 13; 0.05 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.

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:

Drawings and Plans

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor type

No. Stories: 1

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

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

General Condition of Exterior Materials:

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



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

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

Foundation: Tax cards indicate no foundation; not verified.

Walls: Drop siding.

Roof: Gable roof form sheathed with asphalt shingles.

Windows/Doors: Paired double-hung sash type, large rectangular casement with fixed transoms.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The two-story frame hall-parlor house remains unchanged from the description in the National Register nomination (see Structure/Site Form, 1983). The alterations--addition of a pediment on the porch roof--is minor and does not affect the site's original design character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting remains unchanged from early descriptions and/or photographs.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines 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, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

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

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era.

This site was nominated to the National Register of Historic Places in 1984 as part of the *Park City Mining Boom Era Residences Thematic District*, but was not listed because of the owner's objection. It was built within the historic period, defined as 1872 to 1929 in the district nomination. The site retains its historic integrity and would be considered eligible for the National Register as part of an updated or amended nomination. As a result, it meets the criteria set forth in LMC Chapter 15-11 for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1895¹

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 National Register nomination.

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: Southeast oblique. Camera facing northwest, 2008.

Photo No. 2: East elevation. Camera facing west, 2008.

Photo No. 3: Northeast oblique. Camera facing southwest, 2008.

Photo No. 4: East elevation. Camera facing west, 2006.

Photo No. 5: East elevation. Camera facing west, 1995.

Photo No. 6: Northeast oblique. Camera facing southwest, 1983.

Photo No. 7: East elevation. Camera facing west, tax photo.

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

SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res Street No. _____
 Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		752	\$ -	\$ 1545
2	x x		364	\$	\$ 437
	x x			\$	\$

No. of Rooms 4 + 3 Up Condition _____

Description of Building	Add	Deduct
Foundation—Stone Copc. None <input checked="" type="checkbox"/>		143
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Comp</u> Mat. <u>Shg.</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>92' @ 1.15</u>	106	
Rear @		
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Bas</u>	35	
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet _____ Urns _____ Ftns. Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— { Fir <u>✓</u> } { Hd. Wd. _____ } { Conc. _____ }		
Cabinets <u>1</u> Mantels _____	40	
Tile— { Walls _____ Wainscot _____ } { Floors _____ }		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Lubr. Serv. to Stk. - 6 @ 25</u>		150
Total Additions and Deductions	531	293
Net Additions or Deductions		1982

Ave Age 45 Yrs. by { Est. Owner Tenants _____ Neighbors _____ Records _____ }
REPRODUCTION VALUE \$ 2220
 Depr. 1-2-3-4-5-6 58/100 %
 Reproduction Val. Minus Depr. \$ 932
 Remodeled _____ Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 3 C _____ Depr. 2% 3% _____
 Cars _____ Walls _____ Out Bldgs. _____
 Roof _____ Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____
 Remarks (37 yr Ave Used - 1941) **Total Building Value** \$ _____

Appraised 10/1949 By CAO & A.T.

Serial No. SA 35

Location Block 4 N5 Lot 12 - A1113 - A1121
 Kind of Bldg. S.S. St. No. 1049 Park Ave
 Class 34 Type 1 2 3(4) Cost \$ _____ X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
<u>1</u>	x x		752		\$ 1571
<u>1 1/2</u>	x x		364		457
	x x				

Gar.—Carport — x — Fr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone — Conc. — None <input checked="" type="checkbox"/>	
Ext. Walls <u>Siding</u> <input checked="" type="checkbox"/>	
Insulation—Floors — Walls — Clgs. —	
Roof Type <u>Gab</u> Mtl. <u>Shg</u>	
Dormers—Small — Med. — Large —	
Bays—Small — Med. — Large —	
Porches—Front <u>92</u> ^F @ <u>100</u> <u>92</u>	
Rear — @ —	
Porch — @ —	
Metal Awnings — Mtl. Rail —	
Basement Entr. — @ —	
Planters — @ —	
Cellar-Bsmt. — 1/4 1/2 3/4 Full — Floor <u>concr</u> <u>50</u>	
Bsmt. Apt. — Rooms Fin. — Unfin. —	
Attic Rooms Fin. — Unfin. —	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays — Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. — Shr. St. — O.T. — Dishwasher — Garbage Disp. —	<u>350</u>
Built-in-Appliances —	
Heat—Stove <input checked="" type="checkbox"/> H.A. — Steam — Stkr. <u>Blr.</u> Oil <input checked="" type="checkbox"/> Gas — Coal — Pipeless — Radiant —	
Air Cond. —	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. —	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. — Other —	
Cabinets <u>1</u> Mantels —	
Tile—Walls — Wainseot — Floors —	
Storm Sash—Wood D. — S. — ; Metal D. — S. —	
Total Additions	492
Year Built <u>1949</u> Avg. <u>54</u> Current Value <u>\$ 2520</u>	
Age <u>14</u> Commission Adj. %	
Inf. by <u>Owner - Tenant - Neighbor - Record - Est.</u> Bldg. Value	
Remodel Year <u>1950</u> Est. Cost <u>230</u> Depr. Col. <u>1 2 3 4 5 6</u> <u>33</u> %	
Garage—Class <u>2</u> Depr. 2% <u>30</u> Carport — Factor —	
Cars <u>1</u> Floor <u>concr</u> Walls <u>Sid</u> Roof <u>TP</u> Doors <u>1</u>	
Size— <u>12</u> x <u>21</u> Age <u>1950</u> Cost <u>230</u> x <u>76</u> %	<u>175</u>
Other —	
Total Building Value	\$ 2520

Owners Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 1049 Park Ave
 Class 4- Type 1 2 3 4 Cost \$ 6170 x 94 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	752		\$ 5800	\$
2	x x	364			
	x x				

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

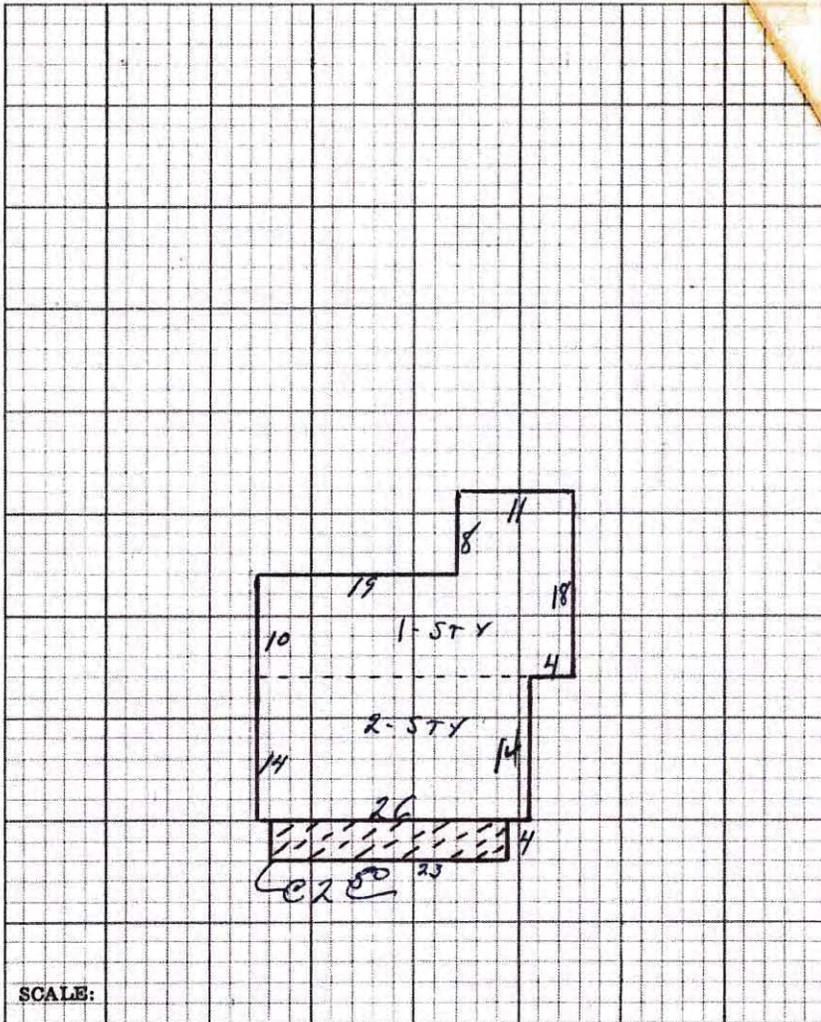
Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Frame</u>		
Roof Type <u>gable</u> Mtl. <u>Shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front <u>92° @ 250</u> 230		
Rear _____ @ _____		
Porch _____ @ _____		
Planters _____ @ _____		
Ext. Base. Entry _____ @ _____		
Cellar-Bsmt. — ¼ ⅓ ½ ⅔ ¾ Full — Floor <u>Flr</u> 60		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing { Class <u>1</u> Tub. <u>1</u> Trays _____ Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> 550 Wtr. Sfr. _____ Shr. St. _____ O.T. _____ Dishwasher _____ Garbage Disp. _____		
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____ 329		<u>1-5TV</u>
Oil _____ Gas <input checked="" type="checkbox"/> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions 1169

Year Built <u>1904</u>	Avg. 1.	Replacement Cost	<u>6969</u>
	Age 2.	Obsolescence	
Inf. by <u>Owner</u> Tenant -		Adj. Bld. Value	
<u>Neighbor - Record - Est.</u>		Conv. Factor	x.47

Replacement Cost—1940 Base _____
 Depreciation Column 1 2 3 4 5 6 _____
 1940 Base Cost, Less Depreciation _____
 Total Value from reverse side Garage & Sheds 275
 Total Building Value \$ _____

Appraised ① 10-21 19 68 By 1581 JAN 3 1969
 Appraised ② _____ 19 _____ By _____ 1325



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
<i>Shed</i>	35	7 x 15	105	501	53 ⁰⁰	3/47	25%	13
		x				.47		
<i>Shed</i>	35	6 x 17	102	509	51	3/47	25%	13
		x				.47		
		x				.47		
		x				.47		

Garage — Class 2 Depr. 2% 8%

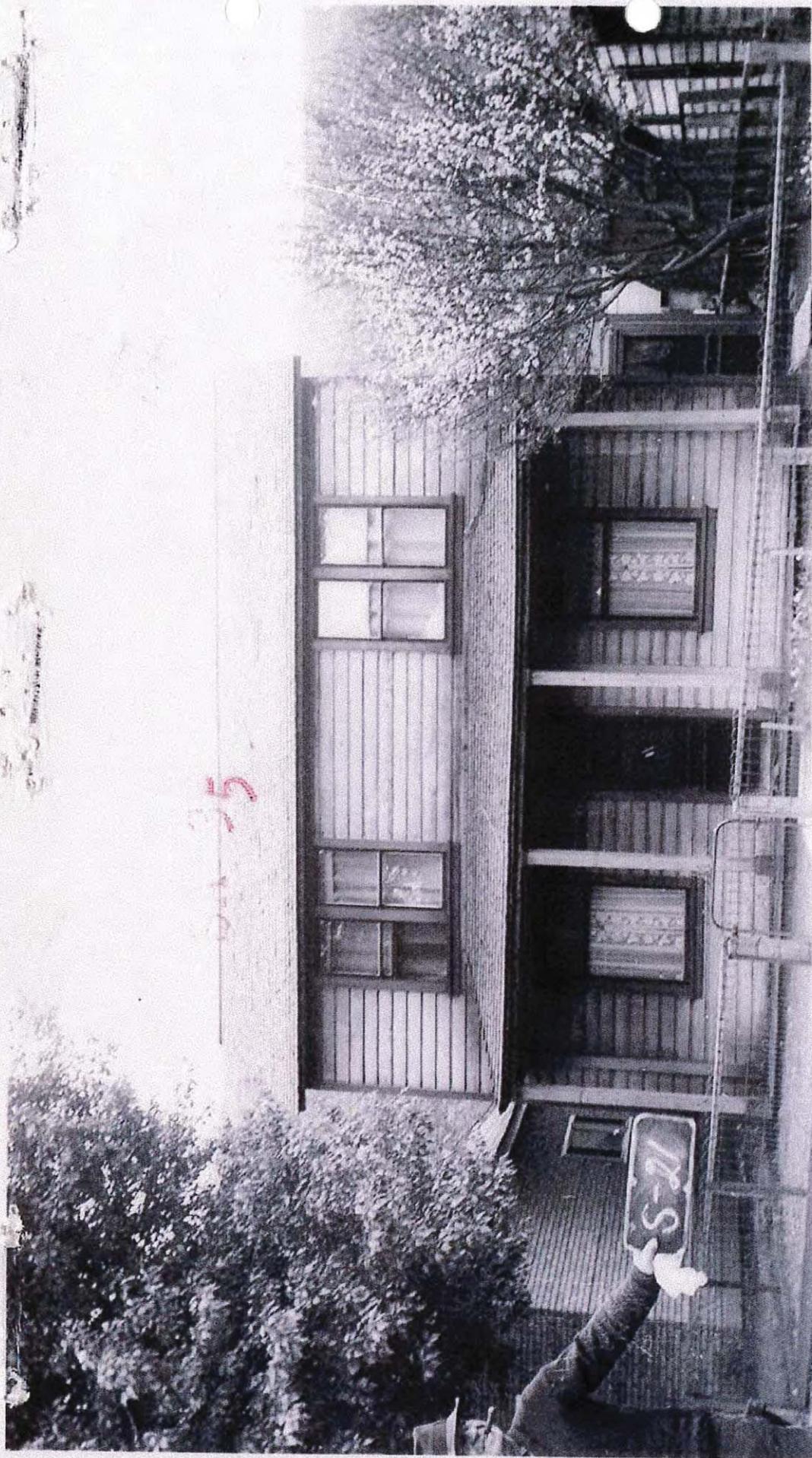
Cars — Floor Conc Walls Frame Roof R.R Doors _____

Size 12 x 21 Age 1950 Cost 578 x 47%

1940 Base Cost _____ x 46 % Depr.

Total 266

REMARKS _____



Historic Preservation Research Office

Structure/Site Information Form

IDENTIFICATION 1

Street Address: 1049 Park UTM: 12 457700 4499780
 Park City, Summit County, Utah
 Name of Structure: Nathaniel L. Houston House T. R. S.
 Present Owner: Gary and Sue Boyle
 Owner Address: 2011 Blacksmith Road, Pinebrook, Park City, Utah 84060

Year Built (Tax Record): Effective Age: Tax #: SA 35
 Legal Description Kind of Building:

North 5 feet of Lot 12, all of Lots 13 and 21 Block 4,
 Snyder's Addition to Park City Survey.
 Less than one acre.

STATUS/USE 2

Original Owner: Nathaniel L. Houston Construction Date: c.1895 Demolition Date:
 Original Use: Residence Present Use:
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:
 Excellent Site Unaltered Significant Not of the National Landmark District
 Good Ruins Min. Alterations Contributory Historic Period National Register Multi-Resource
 Deteriorated Major Alterations Not Contributory State Register Thematic

DOCUMENTATION 3

Photography: Date of Slides: 1983 Slide No.: Date of Photographs: 1983 Photo No.:
 Views: Front Side Rear Other Views: Front Side Rear Other

Research Sources:

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

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

Boyle, Marjorie Brierly. Telephone interview, March 23, 1984, Park City, Utah.
 1900 Census Records, Summit County, Park City Precinct.
 Salt Lake Tribune. November 17, 1957, p. C-11. John Brierly obituary.

Architect/Builder: unknown

Building Materials: wood

Building Type/Style: Two Story Hall and Parlor House

Description of physical appearance & significant architectural features:
(Include additions, alterations, ancillary structures, and landscaping if applicable)

This house is a two story frame hall and parlor house with a gable roof formed by having a second story added to a one story hall and parlor house. When the second story was added, the rear roof section was extended over a shed extension, so that the roof resembles a saltbox roof type. It is impossible to detect the line of juncture between the two stories, and the drop siding and openings of the second story are well matched with those elements of the original section. The arrangement of openings on the facade is symmetrical. A door is centered between two broad single pane windows with leaded glass transoms on the first floor, and pairs of double hung second story windows are centered over the first floor windows. There is a hip roof porch over the door and windows. The pediment that projects from the center of the porch roof is a recent addition, but that type of decorative feature was commonly used on late nineteenth and early twentieth century porches, and therefore is an unobtrusive alteration. There are two small shed extensions on the north side of the building, both of which are either original or are in-period additions. They complement the building both in materials and scale. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because
(See continuation sheet)

Statement of Historical Significance:

Construction Date: c.1895

Built c. 1895, the Nathaniel L. Houston at 1049 Park is architecturally significant as one of three well preserved extant buildings which document the method of expanding a small mining town cottage by adding a full second story to an existing hall and parlor house. The addition of a shed extension to the rear of a house or a cross-wing to one end of a hall and parlor house were the preferred methods of expanding Park City's tiny houses. Because there are only three examples of houses that were expanded by the addition of a second story, it is likely that this type of expansion may have been more difficult to do, and was therefore less popular. All three houses were originally one story residences. This house is one of two that were changed to two story residences with gable roofs typical of hall and parlor houses. A flat roof second story was added to the top of the third house, giving it the appearance of a commercial building.

Nathaniel L. Houston, who bought this property in 1890, mortgaged it for \$500 in 1895, probably to finance the construction of the original one-story section of this house. Houston, a bachelor, owned other property in town and may have rented out this house. Sanborn Insurance Maps indicate that this house was built sometime between 1889 and 1900. Houston sold this house in 1896 to Albert Holindrake, who lived here for a number of years with his family. Holindrake was a native of Utah (b. 1865) and a miner.

John Brierly, who bought this house in the early 1900s, lived here for many years and the house has remained in the Brierly family to the present. John Brierly was born in England in 1884, and came to Park City at an unknown date. The property records are unclear, but John may have purchased this house soon after his 1906 marriage to Josie Crittenden. The second story of
(See continuation sheet)

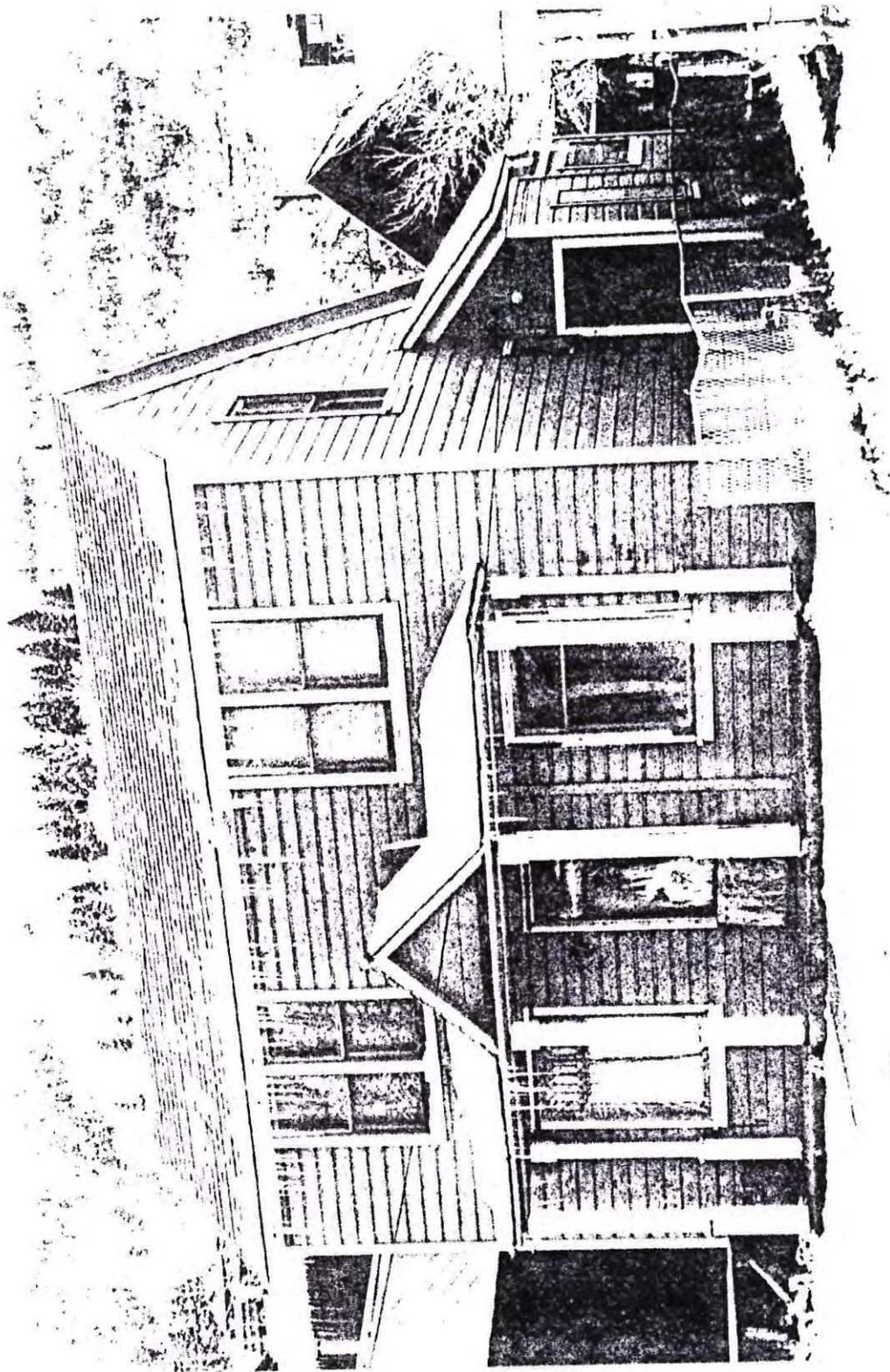
1049 Park

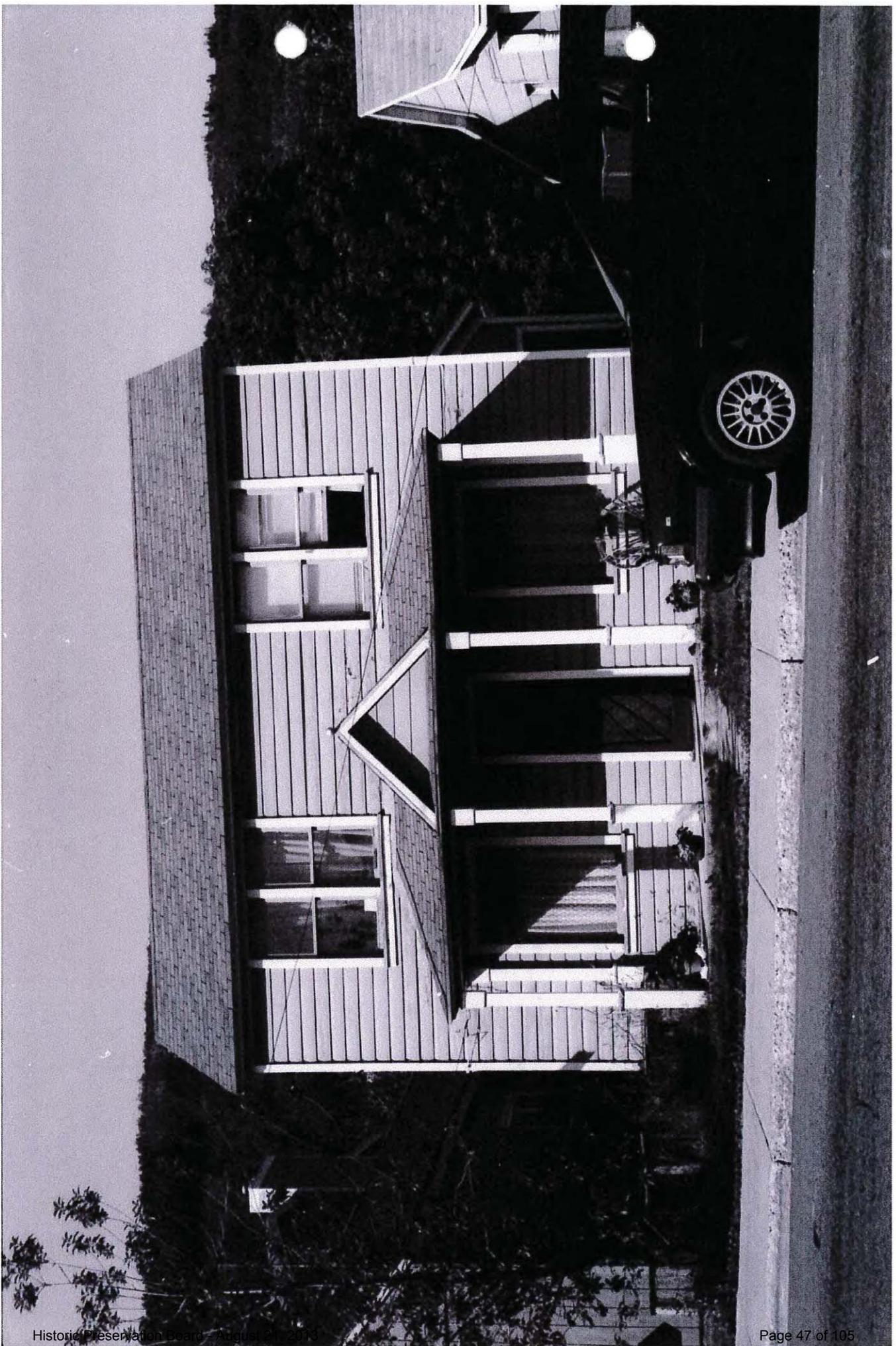
Description continued:

it documents the most common and acceptable method of expansion of the small Park City house. This house no longer maintains its integrity as a one story hall and parlor house. It does, however, maintain its integrity as a hall and parlor house that was expanded to a two story version of the type, thereby documenting one of several solutions for expanding a small Park City house. There are only three extant examples in Park City of this method of expansion. The other two houses that were similarly altered are 125 and 150 Main.

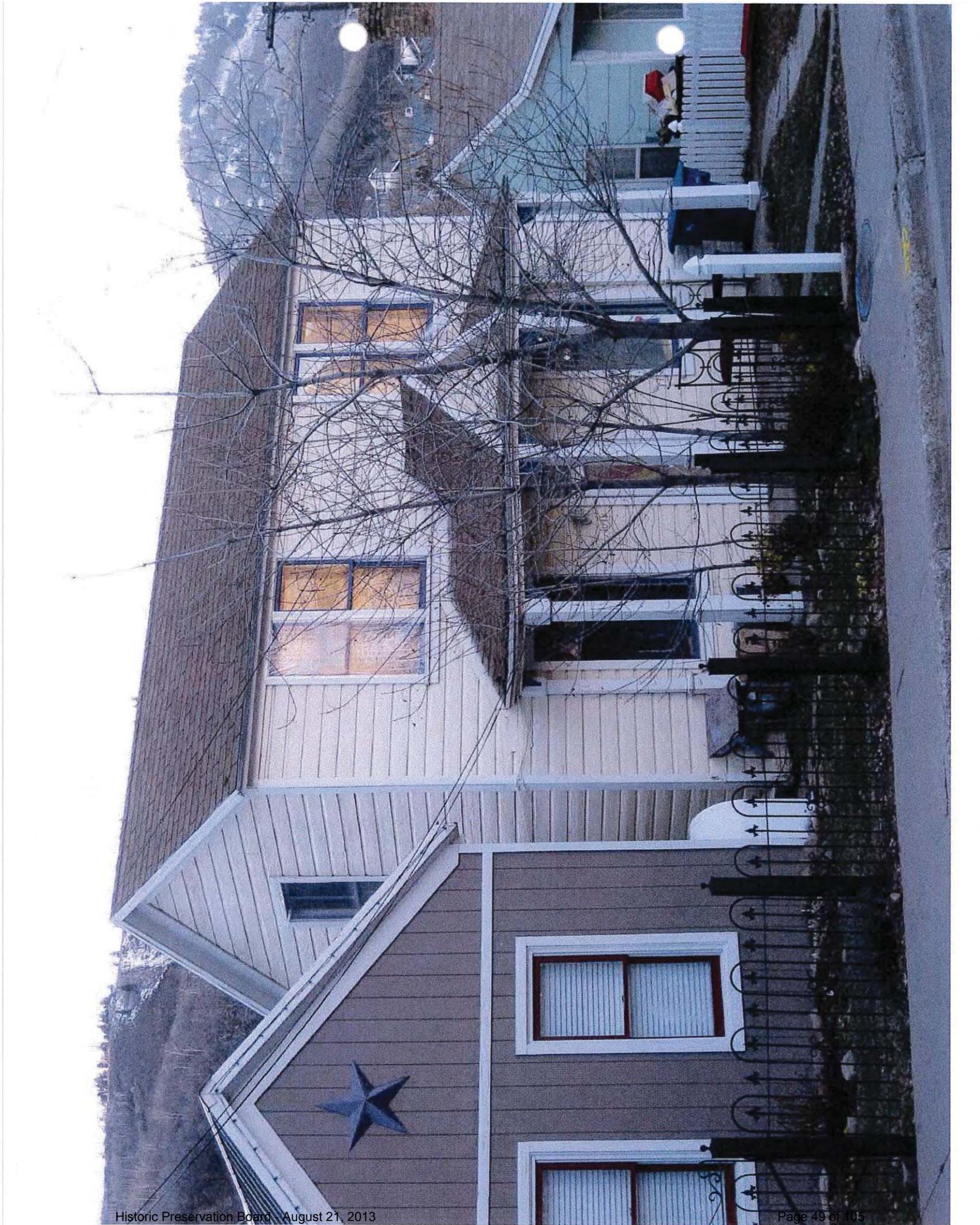
History continued:

the house was added on sometime between 1900 and 1907, according to the Sanborn Insurance Maps, so it is possible that Brierly was responsible for that. Brierly worked for the Park City Consolidated Mines for 34 years, and served on the city's volunteer fire department.

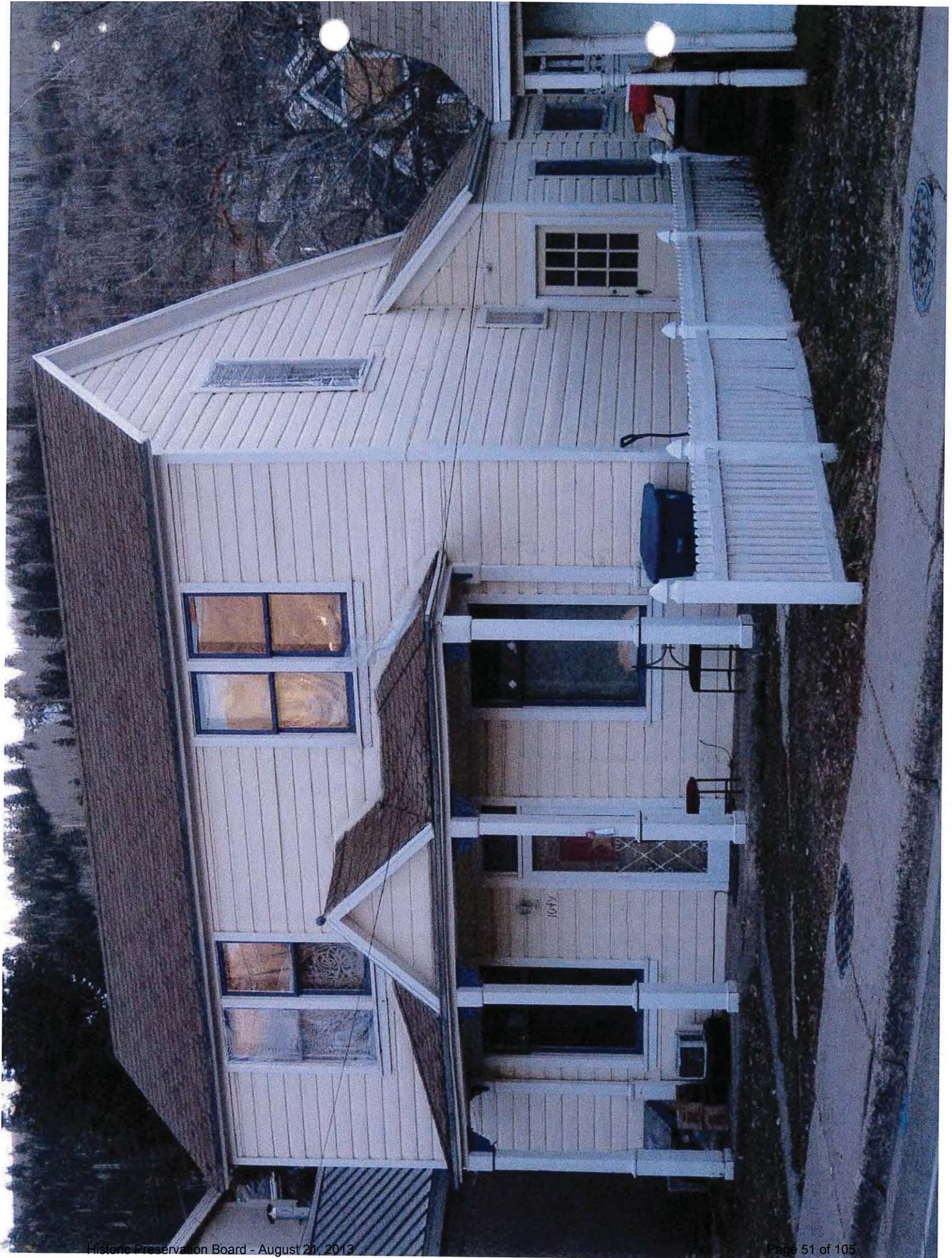














July 18, 2013

Kevin Horn
PO Box 386
Bountiful, UT 84011

NOTICE OF PLANNING STAFF ADMINISTRATIVE ACTION

Project Address: 1049 Park Avenue
Project Description: Restoration of landmark structure and new addition
Date of Action: July 18, 2013
Project Number: PL-13-01816

Summary of Staff Action

Staff reviewed this project for compliance with the Historic District Design Guidelines, specifically with 1) Universal Guidelines for Historic Sites (#1 through 10) and 2) Specific Guidelines: A. Site Design; B. Primary Structures; C. Park Areas, Detached Garages, and Driveways; and D. Additions to Historic Structures. Staff found that as conditioned the proposed restoration and new addition will comply with applicable Guidelines. This letter serves as the final action letter and approval for the proposed design for 1049 Park Avenue, as redlined subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 1049 Park Avenue.
2. The property is located in the Historic Residential (HR-1) District, and is subject to all requirements of the Park City Land Management Code (LMC) and the 2009 updates to the Park City Design Guidelines for Historic Districts and Historic Sites.
3. The lot contains an existing historic "landmark" house.
4. The area of the lot is 2,250 square feet. The minimum lot size in the HR-1 zoning district is 1,875 square feet.
5. Maximum footprint within the HR-1 District is 1,201 square feet. The landmark house and its new addition will have a footprint of 1,066 square feet.
6. The neighborhood is characterized by a mix of single family historic homes, single family non-historic homes, and multi-family homes.
7. The lot has street frontage on Park Avenue, a public right-of-way.
8. Per LMC 15-2.2-4, Historic Structures that do not comply with Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures. The

- existing historic structure encroaches over the south property line and a non-historic one-story addition does not meet the current side yard setbacks along the north property line. No on-site parking is currently available.
9. A conditional easement was recorded with the county on May 3, 2004 for the maintenance of the encroaching historic structure over the neighboring property along the south property line. This easement runs with the land.
 10. The historic structure will be elevated twenty-four inches (24") in order to pour a new basement foundation to follow the footprint of the existing structure and new addition. Per Design Guideline B.3.2, the basement foundation will not significantly diminish the original placement, orientation, and grade of the historic building. No more than two feet (2') of the new foundation will be visible above the finished grade on the primary and secondary facades.
 11. The proposed addition complies with the setbacks outlined in LMC 15-2.2-3 Lot and Site Requirements: three foot (3') side yard setbacks on the north and south, a ten foot (10') front (east) yard setback, and a ten foot (10') rear (west) yard setback.
 12. Besides complying with the Historic District Design Guidelines, the proposed architectural design also meets the requirements of 15-5-5 of the LMC.
 13. The proposed design complies with Universal Design Guideline #1, as the site will be used as it was historically. The structure will continue to be a single-family home.
 14. The proposed design complies with Universal Design Guideline #2 as changes to a site or building that have acquired historic significance in their own right will be retained and preserved. It was determined that although the one-story non-historic structure was constructed prior to 1940 and is over (50) years old, it does not meet the criteria of significance outlined in LMC 15-11-10(A)(1)(C) in that it was not constructed in an era that has made a significant contribution to the broad patterns of our history; the lives of persons of significant in the history of the community, state, region, or nation; or the distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.
 15. The proposed design complies with Universal Design Guideline #3 in that the historic exterior features of the building will be retained and preserved.
 16. The proposed design complies with Universal Design Guideline #4 as distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved. The owners will reproduce missing historic elements, such as the original porch, that are original to the building, but have been removed. The existing porch appears to have been rebuilt sometime after the period of significance. In order to elevate the historic structure to pour the basement foundation, the existing porch will be demolished. A new porch will be rebuilt to match the porch seen in the 1930s tax photograph.
 17. The proposed design complies with Universal Design Guideline #5 as deteriorated or damaged historic features and elements will be repaired rather than replaced.
 18. The proposed design complies with Universal Design Guideline #9 as new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the site or building.
 19. The proposed design complies with Universal Design Guideline #10 as the new addition and related new construction will be taken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment can be restored.

20. Per Design Guideline A.5.3, the new parking pad will not significantly alter the historic character of the site by substantially changing the proportion of built or paved area to open space. The applicant proposes to construct a ten foot (10') by sixteen foot (16') concrete parking pad on the northern half of the front yard.
21. Per Design Guideline, A.3.2, historic fences may be reconstructed based on photographic evidence. The reconstruction shall match the original in design, color, texture, and material. The applicant will be reconstructing a new wire fence that is consistent with the fence seen in the 1930s tax photograph.
22. Per Design Guideline B.2.5, if historic materials cannot be repaired, they should be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. According to the applicant's preservation plan, the existing exterior trim will be restored as much as possible. In areas where the trim had deteriorated beyond repair, it will be replaced in-kind. The original wood siding on the historic structure will be retained and restored, as well.
23. Per Design Guideline B.4.1, historic door openings, doors, and door surrounds will be maintained. According to the applicant's preservation plan, the historic doors will be painted and stained.
24. Per Design Guideline B.5.1, the historic window openings, windows, and window surrounds will be maintained. According to the applicant's preservation plan, the historic windows will be refurbished to accommodate insulated glass. The new insulated glass will provide greater energy efficiency, but not alter the profile of the window from the exterior.
25. Per Design Guideline D.1.2, the addition will be visually subordinate to historic buildings when viewed from the primary public right-of-way. The roof of the rear second story addition measures twenty-seven feet (27') in height. Though this roofline is one foot six inches (1'6") higher than the historic roofline, it will not be visible from the Park Avenue right-of-way.
26. Per Design Guideline D.1.3, the new addition will not obscure or contribute significantly to the loss of historic materials. The proposed addition is at the rear of the property. A non-historic one-story addition will be retained; however, the new addition will be constructed on top of this. In accordance with Design Guideline D.1.4, a transitional element was added on the second floor in order to provide a clear transition between the old and the new.
27. Per Design Guideline D.2.1, the addition complements the visual and physical qualities of the historic building. The mass and scale of the new addition are similar to the historic structure, incorporating simple building forms, unadorned materials, and restrained ornamentation.
28. Per Design Guideline D.2.2, building components and materials used on additions should be similar in scale and size to those found on the original building. The new addition will feature board and batten vertical siding. Asphalt roofing will cover the historic structure and the new addition.
29. Per Design Guideline D.2.3, window shapes, patterns and proportions found on the historic building should be reflected in the new addition. New windows will mimic the size and glazing pattern of those found on the historic structure. Similarly, sliding French doors on the south elevation mimic the historic character of the historic structure.

30. Exterior lighting is not approved as part of this review and will be required at the time of building permit review.
31. On June 12, 2013, the first mailing (fourteen day notice) was sent to all property owners within 100 feet based on the list of property owners provided by the applicant.
32. On July 18, 2013, a ten-day notice was sent to all property owners within 100 feet based on the list of property owners provided by the applicant.
33. The final ten-day appeal period of this approval will expire on July 28, 2013.

Conclusion of Law

1. The proposal complies with the 2009 Park City Design Guidelines for Historic Districts and Historic Sites as conditioned.
2. The proposed building meets the applicable Historic District Design Guidelines for Historic Sites as well as applicable Universal Design Guidelines.
3. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District.

Conditions of Approval

1. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a condition precedent to the issuance of any building permit. The CMP shall consider and mitigate impacts to the existing historic structure, adjacent structures, and existing infrastructure/streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
2. Final building plans and construction details shall reflect substantial compliance with the drawings stamped in on July 17, 2013, redlined and approved by the Planning Department on July 18, 2013. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director prior to construction. 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.
3. The designer and/or applicant shall be responsible for coordinating the approved architectural drawings/documents with the approved construction drawings/documents. The overall aesthetics of the approved architectural drawings/documents shall take precedence. Any discrepancies found among these documents that would cause a change in appearance to the approved architectural drawings/documents shall be reviewed and approved prior to construction. 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.
4. All standard conditions of approval shall apply (see attached).
5. If a building permit has not been obtained by July 18, 2014, this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department.
6. Any area disturbed during construction surround the proposed work shall be brought back to its original state prior to issuance of a Certificate of Occupancy.
7. Exterior lighting is not approved at this time. Lighting shall be approved with the Building Permit, and cut sheets and locations shall be submitted to the Planning

- Department for review and approval prior to installation. All exterior lighting shall meet Park City's lighting ordinance and be downward directed and shielded.
8. All exterior wood siding shall either be painted or stained with a solid color, and when possible, a low-VOC (volatile organic compound) paint and finish should be used.
 9. A final landscape and irrigation plan must be submitted with the Building Permit application. This landscape plan shall incorporate landscaping so that the off-street parking area and associated vehicles should be visually buffered from adjacent properties and the primary public right-of-way.
 10. The Historic Preservation Plan must be approved by the Planning Director and the Chief Building Official, or their designees.
 11. The applicant must provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan.
 12. The City Engineer shall review and approval all appropriate grading, utility installation, public improvements, drainage plans, and flood plain issues, for compliance with City and Federal standards, is a condition precedent to building permit issuance.
 13. All electrical service equipment and sub-panels and all mechanical equipment, except those owned and maintained by public utility companies, shall be painted to match the surrounding wall color or painted and screened to blend with the surrounding natural terrain.

All approvals are subject to all of the notes as indicated on the drawings.
If you have any questions about this approval, please do not hesitate to contact me. I can be reached at (435) 615-5067, or via e-mail at anya.grahn@parkcity.org.

Sincerely,



Anya E. Grahn
Historic Preservation Planner

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

1. The applicant is responsible for compliance with all conditions of approval.
2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 5, Architectural Review); International Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.
3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.
4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.
5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Planning Department, Planning Commission, or Historic Preservation Board prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit must be specifically requested and approved by the Planning Department, Planning Commission and/or Historic Preservation Board in writing prior to execution.
6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Planning, Building, and Engineering Departments. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.
7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Planning and Building Departments prior to issuance of a footing and foundation permit. This survey shall be used to assist the Planning Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.
8. A Construction Mitigation Plan (CMP), submitted to and approved by the Planning, Building, and Engineering Departments, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.
9. Any removal of existing building materials or features on historic buildings shall be approved and coordinated by the Planning Department according to the LMC, prior to removal.
10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match

replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.

11. Final landscape plans, when required, shall be reviewed and approved by the Planning Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.
12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the City Engineer, posted prior to occupancy.
13. The Snyderville Basin Water Reclamation District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Water Reclamation District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.
14. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.
16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.
17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Planning and Building Departments. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.
18. All exterior lights must be in conformance with the applicable Lighting section of the Land Management Code. Prior to purchase and installation, it is recommended that exterior lights be reviewed by the Planning Department.

April 2007



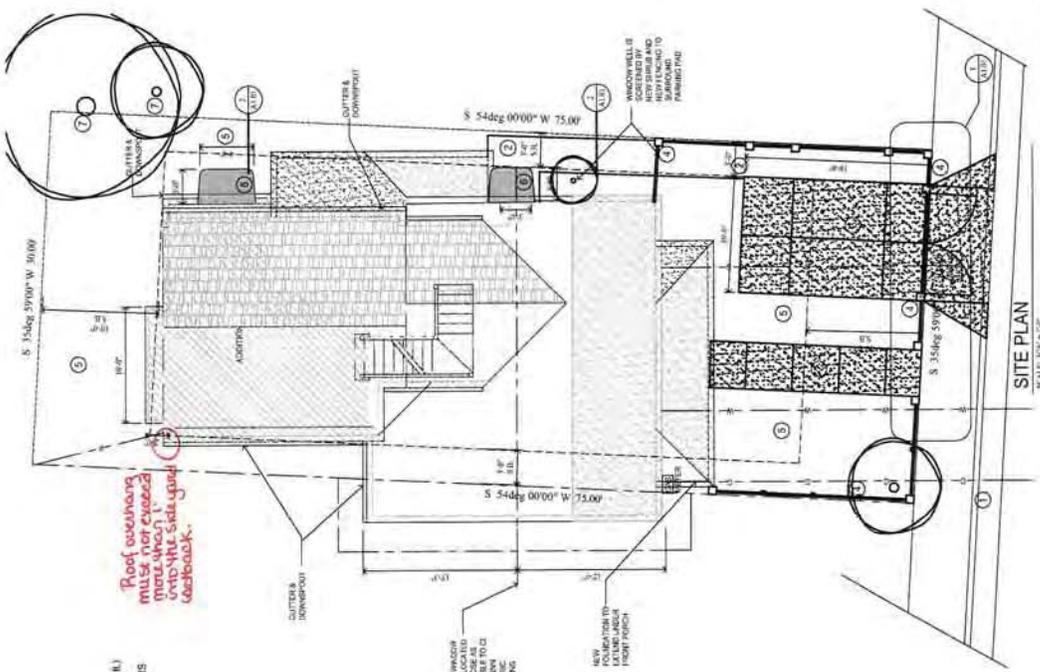
PIERCE
ADDRESS
CITY, STATE ZIP 84203

HORN PARTNERS
ARCHITECTURE
WWW.hornpartners.com
PHN 801.933.4676 or 801.295.4676
P.O. BOX 388 BOUNTIFUL, UT 84011-388

RESTORATION & ADDITION
1049 PARK AVE
PARK CITY, UTAH 84303

SITE PLAN

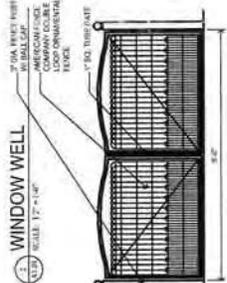
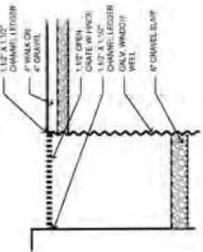
A1.01



RECEIVED
JUL 10 2013
PARK CITY PLANNING DEPT.

- SITE NOTES:
- 1 EXISTING SIDEWALK CURB & GUTTER
 - 2 REPLACE EXISTING CONC. WALK
 - 3 NEW CONC. LANDSCAPE PAD
 - 4 NEW 36" H ANTIQUE IRON FENCE (SEE DETAIL)
 - 5 REPLACE TURF LANDSCAPING & SPRINKLERS
 - 6 GALV. WINDOW WELL W/ STEEL GRATE
 - 7 EXISTING TREE
 - 8 GLASS BLOCK SIDEWALK PAVERS

Roof eaves must not exceed more than 1' into the side yard setback.



VIEWLINE OF ADDITION

WIRE FENCE DETAIL
SCALE: 1/2"=1'-0"

PARK CITY PLANNING DEPT.
APPROVED
Angela E. Johnson
SIGNATURE
DATE 7-16-13



PIERCE
ADDRESS
CITY, STATE

HORN PARTNERS
ARCHITECTURE
P.O. BOX 388 BOUNTIFUL, UT 84011-388
PHN 801.933.4076 or 801.293.4678
FAX 801.299.1111 www.hornpartners.com

RESTORATION & ADDITION
1046 PARK AVE
PARK CITY, UTAH 84090

NEW
ELEVATIONS
A3.01



RECEIVED
JUL 10 2013
PARK CITY
PLANNING DEPT.

PARK CITY PLANNING DEPT.
APPROVED
Craig Shahn
7-18-13
DATE
SIGNATURE



*Per the photo
to be saved in
study + made
places for photo*

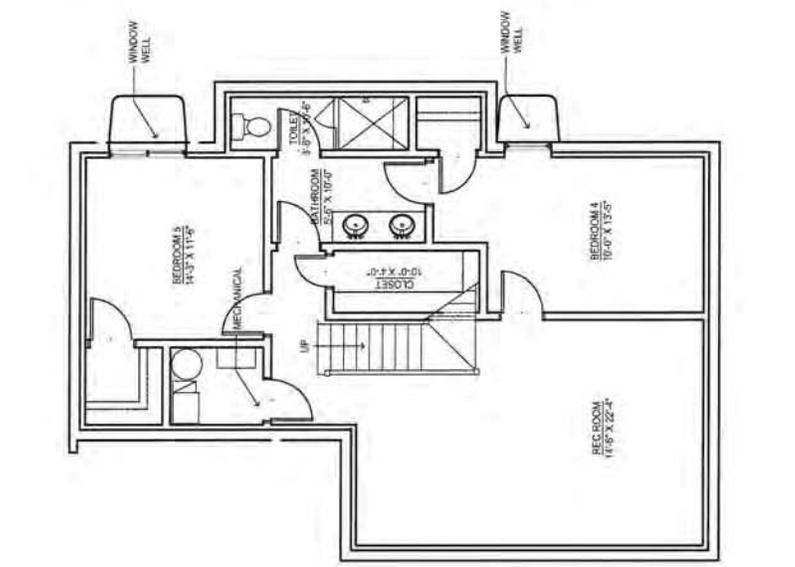


PIERCE
CITY, STATE

HORN PARTNERS
ARCHITECTURE
P.O. BOX 388 BOUNTIFUL, UT 84011-388
PHN 801.933.4678 or 801.295.4678
FAX 801.295.1111 www.hornpartners.com

RESTORATION & ADDITION
109 PARK AVE
PARK CITY, UTAH 84060

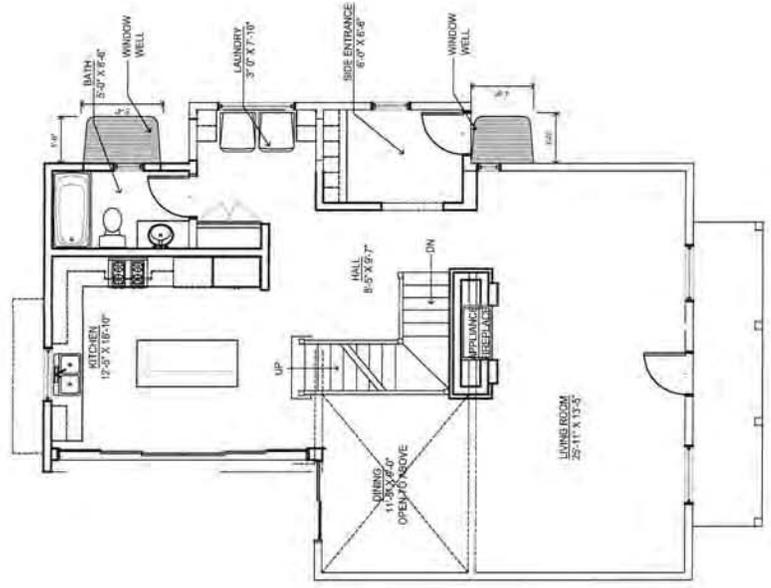
NEW FLOOR PLAN
A2.01



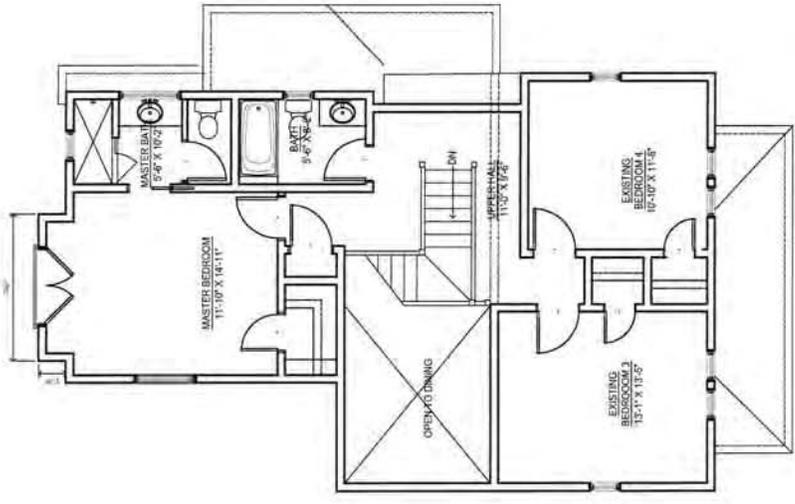
UPPER LEVEL PLAN
SCALE 1/4" = 1'-0"

RECEIVED
JUL 10 2013
PARK CITY PLANNING DEPT.

PARK CITY PLANNING DEPT.
APPROVED
Angie Schalm
DATE 7-18-13



MAIN LEVEL PLAN
SCALE 1/4" = 1'-0"



UPPER LEVEL PLAN
SCALE 1/4" = 1'-0"

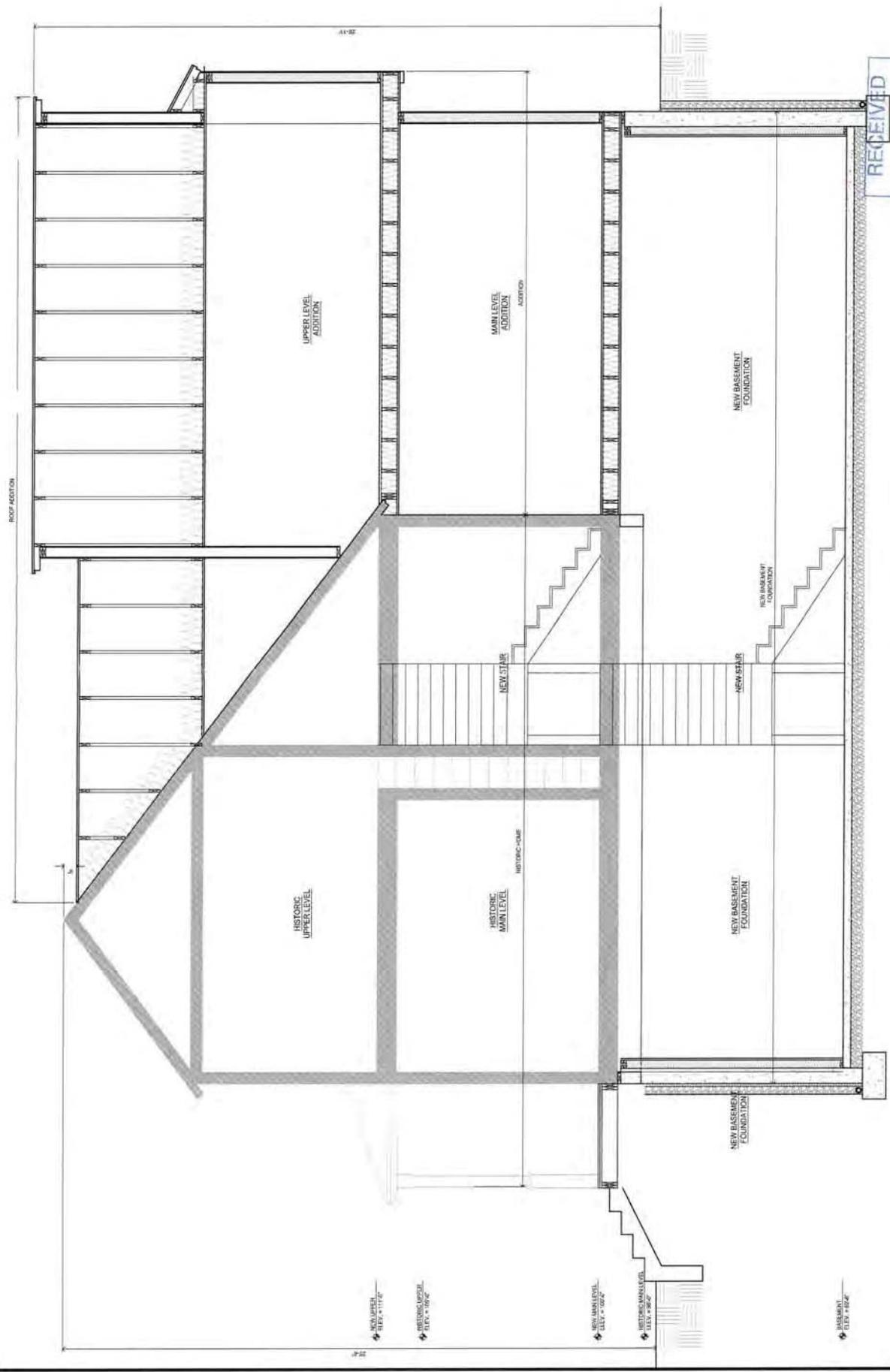


PIERCE
ADDRESS
CITY, STATE

HORN PARTNERS
ARCHITECTURE
P.O. BOX 366 BOUNTIFUL, UT 84011-366
PH N 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornpartners.com

RESTORATION & ADDITION
1048 PARK AVE
PARK CITY, UTAH 84300

BUILDING SECTION
A3.02



RECEIVED
JUL 10 2013
PARK CITY
PLANNING DEPT.

BUILDING SECTION
SCALE: 1/2" = 1'-0"



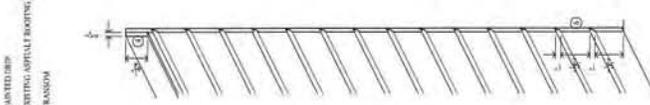
PIERCE
CITY, STATE
ADDRESS

HORN PARTNERS
ARCHITECTURE
P.O. BOX 386 BOUNTIFUL, UT 84011-386
PHN 801.933.4878 or 801.295.4878
FAX 801.299.1111 www.hornpartners.com

RESTORATION & ADDITION
1049 PARK AVE
PARK CITY, UTAH 84050

DETAILS
A3.03

- 1. REFERENCED WINDOW TO MATCH EXISTING
- 2. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
- 3. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
- 4. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
- 5. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
- 6. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
- 7. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
- 8. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
- 9. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
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- 12. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
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- 16. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
- 17. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
- 18. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
- 19. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW
- 20. REPLACE EXISTING WINDOW WITH REFERENCED WINDOW



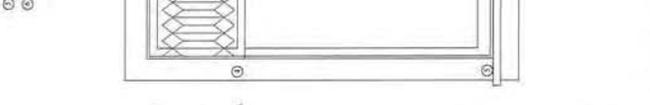
PORCH COLUMN
1/8" = 1'-0"



FRONT DOOR
1/8" = 1'-0"



DBL HUNG WINDOW
1/8" = 1'-0"



PICTURE WINDOW
1/8" = 1'-0"



SIDING
1/8" = 1'-0"



JUL 10 2013
PARK CITY
PLANNING DEPT.

STREETSCAPE SETTING
NOTES

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



(08-09)

PHYSICAL CONDITION REPORT
For use with the *Historic District/Site Design Review Application*

PROJECT PLANNER Anya Graham For Office Use Only APPLICATION # PC13-01816
DATE RECEIVED _____

PROJECT INFORMATION

HISTORIC SITE? NO YES: LANDMARK SIGNIFICANT DISTRICT: _____
NAME: 1049 PARK AVE
ADDRESS: 1049 PARK AVE
TAX ID #: SA-35 OR
SUBDIVISION: SLYDERS ADDITION OR
SURVEY: 1 LOT #: 13 BLOCK #: 4

CONTACT INFORMATION

NAME: KEVIN HORN
PHONE #: 801-232-9333 FAX #: 801-299-1111
EMAIL: KEVIN@HORNANDPARTNERS.COM

Instructions for Completing the PHYSICAL CONDITION REPORT

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

WRITTEN DESCRIPTION

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

PHOTOGRAPHS

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

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



SITE FEATURES

A.1. TOPOGRAPHY - Describe the topography of the site, including any unusual conditions.

Describe the existing feature(s) and condition:

FLAT,
ORIGINALLY CONSTRUCTED OVER ADJACENT PROPERTY LINE. SEE
EASEMENT ATTACHED.

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

Describe existing feature(s) and condition:

LAWN, CONCRETE ENTRY WALK W/ CRACKS AND WEAR,
GRAVEL SIDE YARD ON NORTH, NO TREES OR SHRUBS ON PROPERTY,
PATCH OF PAVERS IN REAR YARD

(PHOTO PAGE 1 & 2)

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

Describe the existing feature(s) and condition:

NONE

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

Describe the existing feature(s) and condition:

NONE

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

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

Describe the existing feature(s) and condition:

PARTIAL REAR FENCE MADE OF WHITE VINYL W/ LATTICE BAND ON TOP.

(PHOTO PAGE 3)

A.6. OTHER SITE FEATURES (SPECIFY): _____

Describe the existing feature(s) and condition:

MAIN BUILDING

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

Describe the existing feature(s) and condition:

ASPHALT ROOF SHINGLES ON ± 9:12 PITCH. ROOF IS IN DISCHYING CONDITION. TIN FURNACE FLUE.

ROOF AND FLASHING AT REAR PORCH ENCLOSURE SHOW INDICATIONS OF WATER PENETRATION.

(PHOTO PAGE 4)

B.2. EXTERIOR WALL - PRIMARY FAÇADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

2'-STORY FRAME "HALE PARLOR" HOUSE, DUTCH LAP DROP SIDING WITH PAINTED FINISH. 1x4 TRIM, 1x4 CORNER BOARDS, 2x SILL W/ 1x4 APRON, WOOD DOUBLE HUNG WINDOWS & PICTURE WINDOWS W/ LEAD GLASS TRANSOM, STILE & RAIL WOOD ENTRY DOOR WITH 1/2 LITE AND TRANSOME. PORCH W/ 6x6 COLUMNS W/ BASE AND CAPITAL TRIM. NON-HISTORIC GINGERBREAD CORNER CORBELS ADDED IN 1980'S OR 1990'S. FRONT PORCH WAS RECONSTRUCTED AFTER 1950. THIS NEW PORCH WAS APPROXIMATELY

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 616-6080.

36" NARROWER AND A CENTER GABLE WAS ADDED.

(PHOTO PAGE 5)

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

Describe the existing feature(s) and condition:

NORTH FACADE INCLUDED REAR SCREEN PORCH THAT WAS ENCLOSED AND INCLUDES A DOUBLE HUNG WINDOW INSTALLED SIDEWAYS, SIDE ENTRY WITH NEWER DOOR WITH UNCHARACTERISTIC 9-LITE WINDOW.

(PHOTO PAGES 6)

B.4. EXTERIOR WALL - SECONDARY FAÇADE 2 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

SOUTH FACADE HAS ONLY 1 UPPER WINDOW - EXISTING WOOD DOUBLE HUNG, SOME MIS-ALIGNED SIDING PATCHES, ELEVATION SHOWS A SLIGHT ROOF PITCH BREAK TO APPROX 8 1/2:12

(PHOTO PAGE 6)

B.5. EXTERIOR WALL - REAR FAÇADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

REAR FACADE IS SIMILAR IN CONSTRUCTION FINISHES EXCEPT FOR MODERN REPAIRS IN PAINTED TIN PANELS, A REAR DOOR WAS REPLACED WITH A WINDOW AND PAINTED TIN INFILL BELOW AND A SECOND CONTEMPORARY ALUMINUM SLIDER WINDOW WITH MILL FINISH APPEARS TO REPLACE AN EXISTING OPENING. A CONCRETE BULKHEAD CELLAR ACCESS EXISTS.

(PHOTO PAGE 7)

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5080.

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

Describe the existing feature(s) and condition:

PARK CITY HISTORIC INVENTORY AND TAX CARDS INDICATE NO FOUNDATION, BUT PARTIAL EXPOSED CONCRETE EXISTS IN SOME LOCATIONS AND A CONCRETE BULK HEAD PARTIAL CELLER ACCESS TO A PARTIAL CELLER AREA.

(PHOTO PAGE 8)

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

Describe the existing feature(s) and condition:

FRONT PORCH WAS RECONSTRUCTED AFTER 1950 (SEE B.2)
N. SIDE SPANISH PORCH HAS BEEN ENCLOSED FACING REAR.

(PHOTO PAGE 9)

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

Describe the existing feature(s) and condition:

NORTH SIDE HAS EXISTING BUMPED OUT ENTRANCE WITH DOOR FACING FRONT AND REAR AND A DOUBLE HUNG WINDOW. THE REAR OF THIS BUMP OUT HAD A SERVICE PORCH THAT WAS LATER ENCLOSED WITH "MAKE SHIFT" MATERIALS.

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

Describe the existing feature(s) and condition:

THE HISTORIC SITE INVENTORY STATES THAT THE ORIGINAL 1-STORY HOUSE WAS EXPANDED WITH A SECOND STORY AND A 1-STORY REAR ADDITION BETWEEN 1900 AND 1907.

B.10. MECHANICAL SYSTEM

Describe the existing mechanical system and condition:

AGED FORCED AIR FURNACE IS LOCATED IN CELLAR.
SOME ADDITIONAL PORTABLE ELECTRIC HEATERS ARE USED

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

B.11. ELECTRICAL SYSTEM

Describe the existing electrical system and condition:

ELECTRICAL SERVICES ENTER THROUGH MAST IN REAR. A BREAKER PANEL SERVES ASBID IN WALL WIRING WITHOUT A GROUNDING SYSTEM.

B.12. STRUCTURAL SYSTEM

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

Describe the existing structural system and condition:

WOOD FRAME CONSTRUCTION ON PARTIAL TO NO FOUNDATIONS. PORTIONS OF FOUNDATION REPAIR ARE CRUMBLING. PORCH ROOF IS SAGGING ON SOUTH SIDE. REAR INFILL AND ADDITIONS HAVE PAINTED TIN PANELS THAT PROVIDES MARGINAL WEATHER BARRIER. SOME FLOOR SAGGING IN THE CENTER OF HOME INDICATES FALTERING FOUNDATION SUPPORT

(PHOTO PAGES 10)

B.13. HAZARDOUS MATERIALS

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

ALL POTENTIAL LEAD BASED PAINT AND ASBESTOSE PLANS FLOORING MATERIAL ARE ENCAPSULATED IN NEW FINISHES. MOST FLOOR FINISHES THROUGHOUT THE MAIN FLOOR HAVE BEEN REMOVED DOWN TO SUBFLOOR.

SINCE THE HOME HAS A FORCED AIR SYSTEM, NO ASBESTOSE PIPS INSULATION EXISTS.

CEILING FINISHES ARE WOOD PANELS AND SMOOTH PLASTER, SO NO ASBESTOSE CEILING TEXTURES IS PRESENT

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 616-5060.

B.14. OTHER (SPECIFY): _____

Describe the existing feature(s) and condition:

MAIN BUILDING - DETAILS**C.1. WINDOWS** - Describe the number of windows, dimensions, configuration of panes, types, whether the windows are original to the building (if known) and approximate dates.

Describe the existing feature(s) and condition:

DOUBLE HUNY WOOD WINDOWS WITH SINGLE VERTICAL MUNTIN IN EACH SASH APPEAR TO BE ORIGINAL, ALTHOUGH SOME SASHES HAVE BEEN REGLAZED WITH A SINGLE PANE OF GLASS. SASHES ARE 2" ON SIDE AND TOP AND 3" AT SILL. PICTURE WINDOWS ARE SAME SASH CONFIGURATION WITH LEADED GLASS TRANSOMS ABOVE.

MAKESHIFT WINDOWS WERE ADDED OR REPLACED ON REAR AND THESE ARE NOT CONSISTANT WITH OTHER GLAZING FINISHES

(PHOTO PAGE 11)

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

Describe the existing feature(s) and condition:

ENTRY DOOR APPEARS ORIGINAL WITH 4 PANELS AND A 1/2 LIGHT WITH SILL & HEAD DETAIL.

SIDE DOORS ARE MISC MATCHED AND HAVE BEEN REPLACED WITH A NON-CHARACTERISTIC 9-LIGHT AND A MORE PERIOD 3-LIGHT DOORS.

(PHOTO PAGE 12)

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

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

Describe the existing feature(s) and condition:

WINDOWS & DOORS ARE TRIMMED WITH 1x4 JAMBS, 1x4 HEAD W/ SQUARE CUT JOINTS, AND 2x SILL W/ 1" OVERHANGS ON A 1x4 APRON. CORNER BOARDS ARE 1x4. RAKE TRIM IS 1x6, SOFFITS ARE SLOPED, NON-VENTED WOOD WITH 1x4 ANGLED FASCIA AND 1 1/2" DRIP EDGE,

NO SILL BOARDS WERE USED

(PHOTO PAGE 14)

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

Describe the existing feature(s) and condition:

PORCH COLUMNS ARE 6x6 WITH ADDITIONAL 1 1/2" OF WIDTH AT THE BOTTOM 36" AND 1x4 BASE W/ 1/4 ROUND TRIMS AND 1x10 CAPITAL TRIM. GINGERBREAD CORBELS ARE POST 1980,

ENTRY GABLE IS NOT ORIGINAL TO THE HOME.

(PHOTO PAGE 15)

C.5. OTHER (SPECIFY): _____

Describe the existing feature(s) and condition:

SIDING & TRIM HAVE BEEN REPAINTED OVER CHIPPED & PEELING BASE COATS, SOME SIDING PROF TEXTISTS OR HAD BEEN PAINTED OVER.

SOME WINDOW GLAZING IS BROKEN AND MUNTINS DAMAGED OR MISSING.

(PHOTO PAGE 14)

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

ACCESSORY BUILDING(S)

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

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

Describe existing accessory building(s) and condition:

NONE

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5080.

STRUCTURE(S)

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

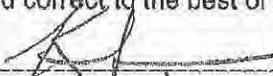
Type(s): Tram Tower Animal Enclosure Other (specify):

Describe existing structure(s) and condition:

NONE

ACKNOWLEDGEMENT OF RESPONSIBILITY

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

Signature of Applicant: 

Date: 4/22/13

Name of Applicant: KEVIN HORN

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

PHOTO PAGE 1

PHYSICAL CONDITION REPORT - PHOTOS

FRONT YARD



REAR YARD



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

PHOTO PAGE 2

PHYSICAL CONDITION REPORT - PHOTOS

NORTH YARD



SOUTH YARD



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

PHOTO PAGE 3

PHYSICAL CONDITION REPORT - PHOTOS

FENCE



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

PHOTO PAGE 4

PHYSICAL CONDITION REPORT - PHOTOS

ADDN FASCIA



ROOF



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

PHOTO PAGE 5

PHYSICAL CONDITION REPORT - PHOTOS

PRE 1950'S ELEVATION



CURRENT FRONT ELEVATION



PRE 1990'S
PORCH W/O
GINERBREAD
CORBELS



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

PHOTO PAGE 6

PHYSICAL CONDITION REPORT - PHOTOS

S. ELEVATION



N. ELEVATION



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

PHOTO PAGE 7

PHYSICAL CONDITION REPORT - PHOTOS

REAR ELEVATION



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

PHOTO PAGE 8

PHYSICAL CONDITION REPORT - PHOTOS

FOUNDATION CORNER



PARTIAL FOUNDATION



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

PHOTO PAGE 9

PHYSICAL CONDITION REPORT - PHOTOS

SERVICE PORCH ENCLOSURE



INTERIOR OF ENCLOSURE



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

PHOTO PAGE 10

PHYSICAL CONDITION REPORT - PHOTOS

SAGGING PORCH



TIN PANELS



If you hav
Park City

of the

PHOTO PAGE 11

PHYSICAL CONDITION REPORT - PHOTOS

DOUBLE HUNG WINDOW



PICTURE WINDOW



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

PHOTO PAGE 12

PHYSICAL CONDITION REPORT - PHOTOS

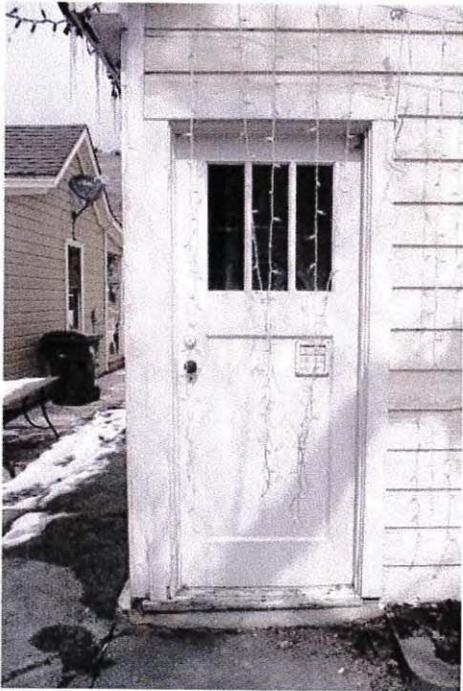
ENTRY DOOR



SIDE DOOR



REAR DOOR



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

PHOTO PAGE 13

PHYSICAL CONDITION REPORT - PHOTOS

WINDOW CASING



SOFFIT & RAKE



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

PHOTO PAGE 14

PHYSICAL CONDITION REPORT - PHOTOS

PAINT & SIDING CONDITION



WINDOW DAMAGE



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

PHOTO PAGE 15

PHYSICAL CONDITION REPORT - PHOTOS

PORCH COLUMN



PORCH GABLE



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

PHYSICAL CONDITION REPORT - PHOTOS



- ① BASE/FOUNDATION
- ② DROP SIDING
- ③ 1X4 CASE & HEAD
- ④ 2X SILL + 1X4 APRON
- ⑤ 6X6 COLUMN W/ TRIM
- ⑥ 1X4 FASCIA W/ 1.1/2" DRIP
- ⑦ ASPHALT ROOF
- ⑧ WOOD DBL HUNG WINDOW
- ⑨ WOOD PICTURE WINDOW
- ⑩ RAISED PANEL DOOR W/ LIGHT
- ⑪ MISS MATCHED WINDOW

EAST ELEVATION

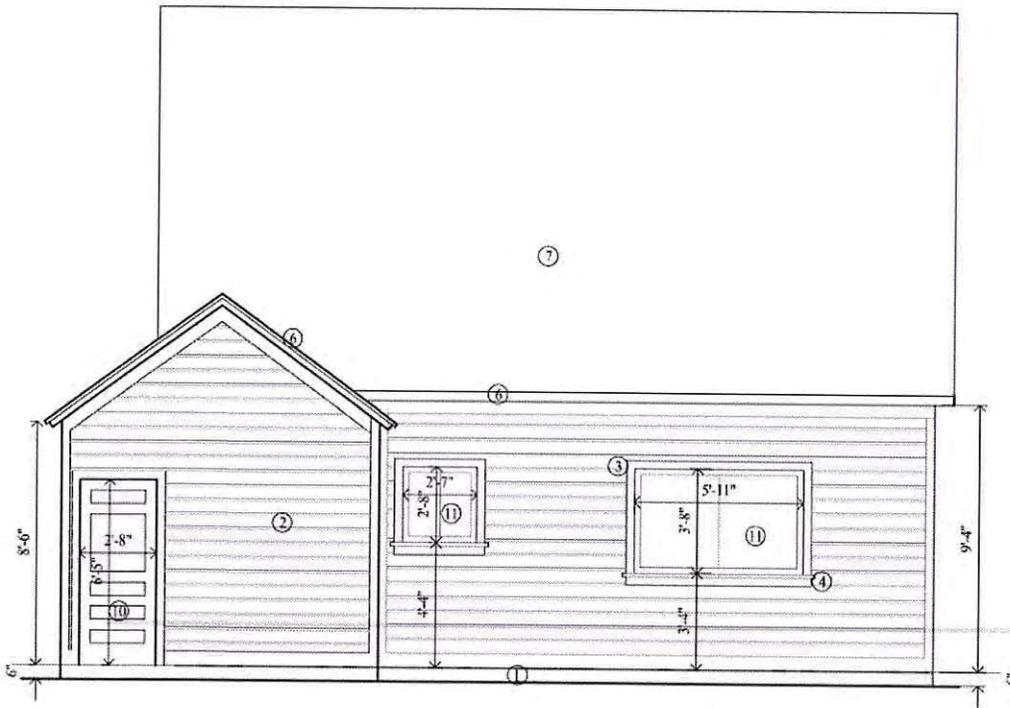
SCALE: 1/4" = 1'-0"



- ① BASE/FOUNDATION
- ② DROP SIDING
- ③ 1X4 CASE & HEAD
- ④ 2X SILL + 1X4 APRON
- ⑤ 6X6 COLUMN W/ TRIM
- ⑥ 1X4 FASCIA W/ 1.1/2" DRIP
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- ⑪ MISS MATCHED WINDOW

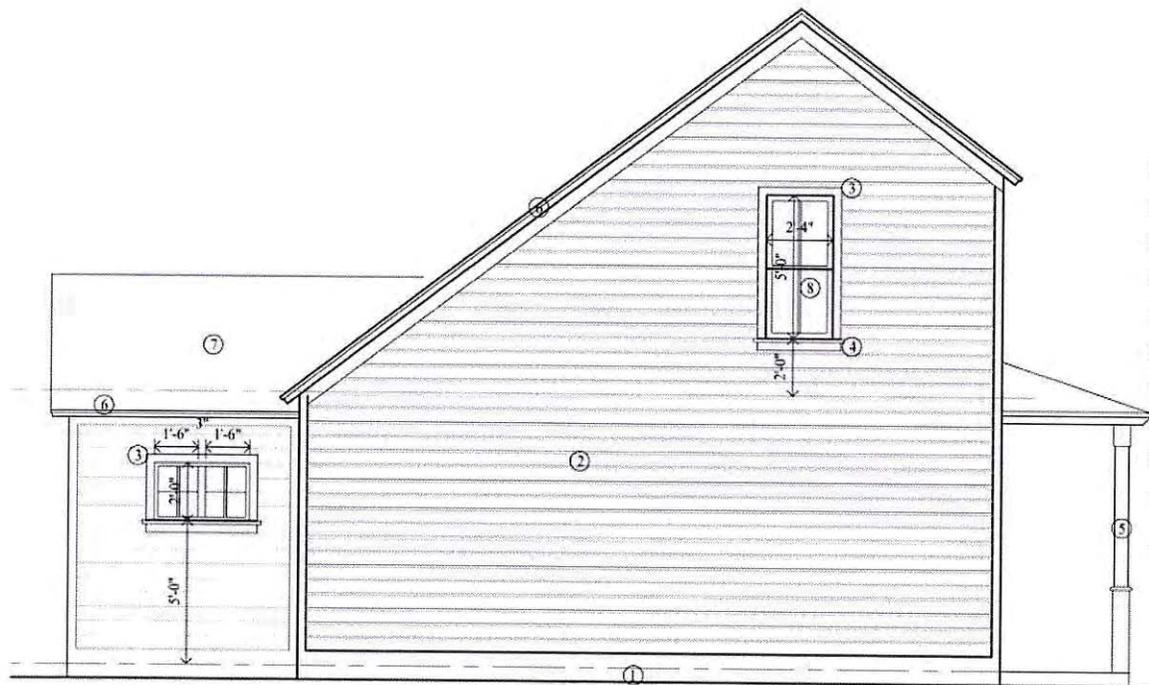
NORTH ELEVATION

PHYSICAL CONDITION REPORT - PHOTOS



- ① BASE/FOUNDATION
- ② DROP SIDING
- ③ 1X4 CASE & HEAD
- ④ 2X SILL + 1X4 APRON
- ⑤ 6X6 COLUMN W/ TRIM
- ⑥ 1X4 FASCIA W/ 1.1/2" DRIP
- ⑦ ASPHALT ROOF
- ⑧ WOOD DBL HUNG WINDOW
- ⑨ WOOD PICTURE WINDOW
- ⑩ RAISED PANEL DOOR W/ LIGHT
- ⑪ MISS MATCHED WINDOW

WEST ELEVATION

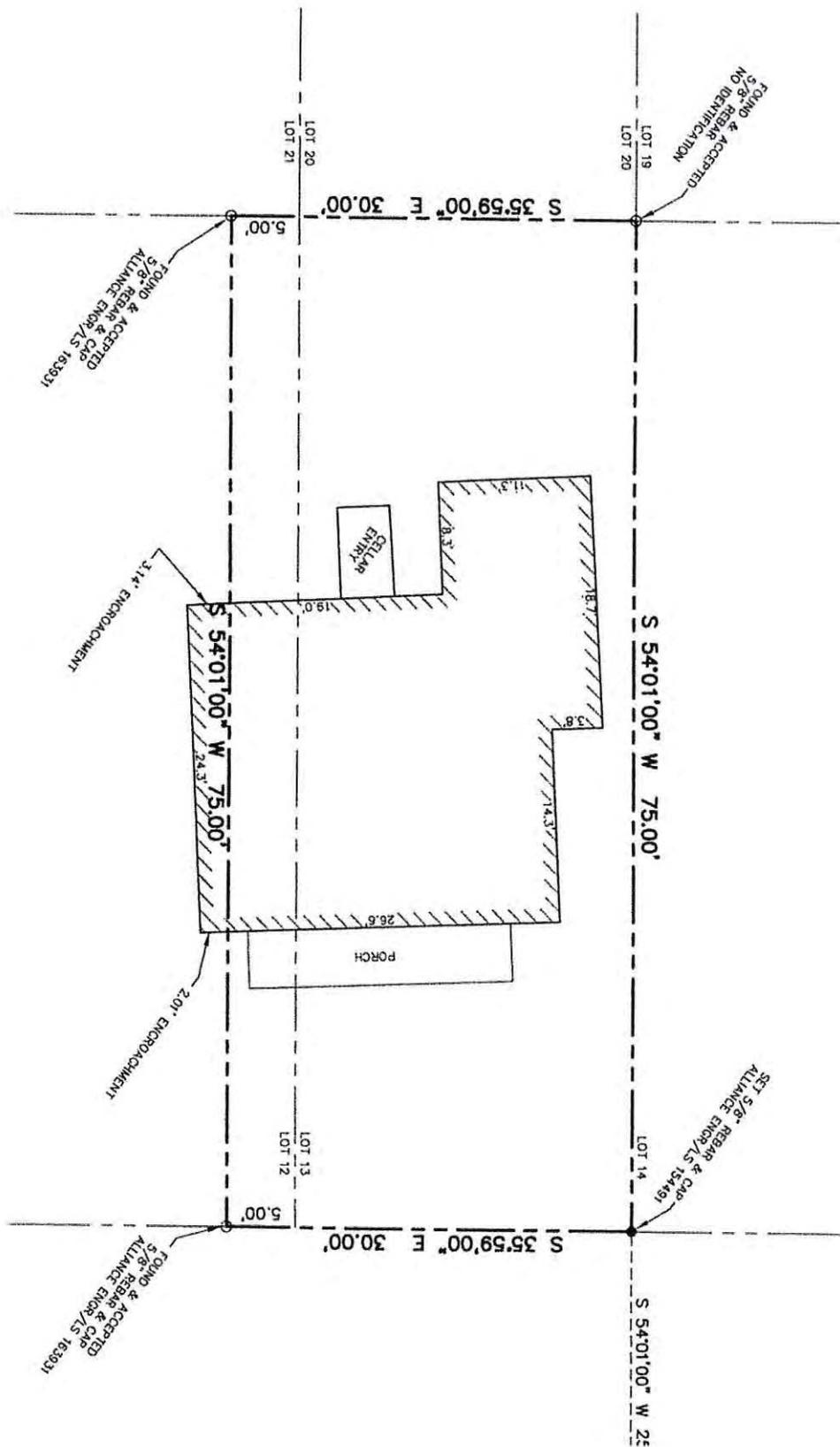


- ① BASE/FOUNDATION
- ② DROP SIDING
- ③ 1X4 CASE & HEAD
- ④ 2X SILL + 1X4 APRON
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- ⑨ WOOD PICTURE WINDOW
- ⑩ RAISED PANEL DOOR W/ LIGHT
- ⑪ MISS MATCHED WINDOW

SOUTH ELEVATION

PHYSICAL CONDITION REPORT - PHOTOS

SURVEY



PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
4454 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

PROJECT INFORMATION

LANDMARK SITE
NAME: 1049 PARK AVE. RESTORATION & ADDITION
ADDRESS: 1049 PARK AVE.
TAX ID: SA-35
SURVEY: SNYDERS ADDITION LOT# 13 & 12 BLOCK# 4

APPLICANT INFORMATION

NAME: KEVIN HORN, HORN AND PARTNERS ARCHITECTURE
PHONE#: 801-232-9333 FAX#: 801-299-1111
EMAIL: kevin@hornandpartners.com

1. PROJECT DESCRIPTION

Summarize the intent of the proposed project and describe the anticipated scope of work.

This project proposes to restore the existing residence including: repair and repaint siding and trim, replace asphalt roofing, refurbish and reglaze windows with insulated glass, remove and reconstruct the front porch that was replaced between the original porch shown in the historic photo and the current porch constructed some time after. The porch restoration is in an effort to go back to the original porch size, proportion and roof line (see historic and new elevations).

This project further proposes to replace the non-existent or patched foundation under the house. This will be done by supporting the house by its existing floor structure, elevating it 24" and then excavate sufficient for a new basement foundation to follow the perimeter of the existing home and addition. The raising of the structure will not change its location and is typical for similar homes in the area due to flood plains. The living area in the basement is allowed under FEMA recommendations as long as flood insurance is acquired.

The project also proposes a 265 SF main floor addition with a 2nd level for a total building footprint of 1051 SF which is under the maximum for the lot as calculated in the LMC. This addition is held back from the sidewalls so it is less visible from the front and discernibly separated from the historic structure. Materials are described below and are intended to be sympathetic to the historic finishes without trying to copy them.



2. DESIGN ISSUES

Summarize the impacts the proposed project will have on the site's character-defining features.

The site is level with less than 2' of total grade change. Existing sidewalk curbs and gutters have been replaced by Park City. Besides lawn, the only landscape that exists are two trees at the northwest corner. All of these site features will be unchanged as part of this project.

There will be an addition of a concrete landscape pad and installation of a 36" high ornamental wire fence similar to that shown in the oldest tax photo from the Park City Historic Sites Survey.

There will be an addition which is confined to the west face of the structure and is held back from roof ridge and side elevations. This addition is placed in the existing open rear yard and will not affect any landscape or other site features.

Summarized the design of proposed elements (additions, materials, etc.).

The project proposes to replace the original porch as stated in item 1. above. This porch is wider than the existing porch and does not have the out-of-place pediment in the center. This will restore the broader, more horizontal, and simpler porch that was originally built on the home. The porch is simple but will include trimmed columns per the original details. We will not replace the "gingerbread" appliques that were added some time after the 1980's.

The porch will have sidewalk glass blocks to allow light into the basement. These sidewalk lights are of the period of the original house and have been used in cities such as Chicago, New York and even on Regent Street and 1st South in Salt Lake City.

Windows will match the double hung wood 2-lite per sash windows with wood muntin.

Existing doors will remain and be repainted and restrained. New French doors on the rear are similar in scale and grid pattern to the historic windows so they fit in even though they have more glass.

Existing case and trim will be refinished and new case and trim will match the simple 1x4 shape.

New siding will be board and batten which is of the same period as the existing dutch lap siding, but provided a different enough look to set the addition off from the historic building.

The addition is located to step back from the north and south façade so it is not visible from the front of the building and is differentiated from existing on the other elevations.

Roofing will all be replaced to match the existing deteriorating asphalt shingles. The roof line is far enough back from the main ridge so as not to be seen within a 260' radius around the structure (see appendix).

Summarize the location and placement of proposed elements (additions, materials, etc.).

Original porch will be replaced at the original location but on a new concrete basement foundation. The basement extends under the front porch. Glass sidewalk blocks will be installed in the porch horizontal surface (see appendix).

The addition is located to step back from the north and south façade so it is not visible from the front of the building and is differentiated from existing on the other elevations.

Roofing will all be replaced to match the existing deteriorating asphalt shingles. The roof line is far enough back from the main ridge so as not to be seen within a 260' radius around the structure (see appendix).

For projects involving ADA compliance...

Private single family home does not fall under the requirements of the ADA.

3. CONSTRUCTION ISSUES

Following the format of the Physical Conditions Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Conditions Report if needed to supplement the work summaries.

SITE FEATURES: Describe the proposed scope of work to be performed.

A.1 Topography

The Site is flat and will remain.

A.2 Landscaping

The landscaping is minimal but the site area is also minimal. The existing trees and sod will remain. We will add a landscape pad in the front yard. While not qualifying in size for a parking space, it will be accessible to vehicles as needed to relieve the parking load on the street. An ornamental wire fence will be added similar to the original fence that has since been removed.

A.3 Retaining Walls

There is no grade to require retaining walls and none will be added.

A.4 Exterior Steps

As part of raising the foundation 2' due to flood plain, we will be adding concrete steps leading to the front and side doors. These steps are at the location of existing concrete walks with a single step.

A.5 Fences

The oldest photo shows a wire fence. We will be replacing that ornamental wire fence where it has been removed. The rear yard has a partial fence separating the lot behind.

A.6 Other

The rear yard currently is open with no landscape features. We will be adding a minimal patio surface for outdoor use.

MAIN BUILDING: Describe the proposed scope of work to be performed.

B.1 Roof

The existing roof form remains over the historic home and the addition will follow the same slope and materials. We will be replacing the asphalt roof.

B.2 – B.5 Walls

The

B.6 Foundations

There is little or no existing foundation. We will be adding a full basement foundation around the existing house, porch and addition

B.7 Porch

The original porch will be restored with the original width and the elimination of the pediment and "gingerbread" that was added later.

B.8 Dormers/Bays

There are no dormers or bays in the original structure. However the addition has 2nd floor bays on the south and east elevations. These are held to under 10' in length and 2' overhang, at this dimension these bays fall under the side and rear yard exception.

B.9 Additions

A matching 2-story addition will be constructed. A basement foundation will be constructed under the existing and additions.

B.10 Mechanical Systems

The existing forced air system will be replaced with a more efficient system. The system will be within the home, except for the A/C condensers which will be located at the rear of the home, not visible from street.

B.11 Electrical Systems

The electrical system will be upgraded to current codes.

B.12 Structural Systems

The existing foundation system is in need of replacement. We will support the entire home and elevate it in place while a basement foundation is constructed in place. The home will then be lowered on to the foundation 24" higher than original. The addition will support itself without adding loads to the existing walls and beams.

B.13 Hazardous Materials

No hazardous materials have been found on the house.

B. 14 Other

MAIN BUILDING – DETAILS: Describe the proposed scope of work to be performed.

C.1 Windows

The existing windows will be refurbished to accommodate insulated glass. Operation and finishes will be restored.

C.2 Doors

The doors will be reused. They will be refinished.

C.3 Trim

Existing exterior trim will be refinished as much as possible. There are a couple of locations near eaves and at ground level where trim will be replaced because it is too rotten to be repaired.

C.4 Architectural Ornamentation

There is little additional architectural ornamentation. The simplicity of the details such as corner boards, top boards, window casing, sills and aprons will all remain. The addition will be trimmed similarly except we will use a board and batten siding to contrast with the historic dutch lap siding.

C.5 Other

ACCESSORY BUILDINGS: Describe the proposed scope of work to be performed.

D.1

There are not accessory buildings. None will be added.

STRUCTURES: Describe the proposed scope of work to be performed.

E.1

The existing foundation system is in need of replacement. We will support the entire home and elevate it in place while a basement foundation is constructed in place. The home will then be lowered on to the foundation 24" higher than original. The addition will support itself without adding loads to the existing walls and beams.

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work.

Architect & Preservation: Horn and Partners Architecture

Contractor: Wasatch Engineering & Construction

Provide statement of competency for each individual and/or firm listed above.

Horn and Partners has successfully completed 4 other historic projects including: Talisker on Main in Park City, 1892 H.T. Reynolds Building in Springville, Historic VA Hospital in Salt Lake City, and 1890's LDS Church at 1100 S. 900 E Salt Lake City. (see photos in appendix)

Wasatch Engineering & Construction has successfully completed other historic projects including: 263 Park Ave in Park City, 64 Main St. in Park City, and 1890's LDS Church at 1100 S. 900 E Salt Lake City.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project?

Yes. Horn and Partners Architecture

Will a licensed architect or qualified professional be available during construction to ensure the project is executed according to the approved plans?

Yes. Horn and Partners Architecture

5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form.

Attached to this form is the HISTORIC SITE FORM – HISTORIC SITES INVENTORY (Park City Municipal Corp. 10-08) which describes the history of the site and sources of 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. Describe how you will satisfy the financial guarantee requirements.

The owner will provide a bank letter indicating sufficient funds to cover the restoration work for the site and building.

7. ACKNOWLEDGEMENT OF RESPONSIBILITY

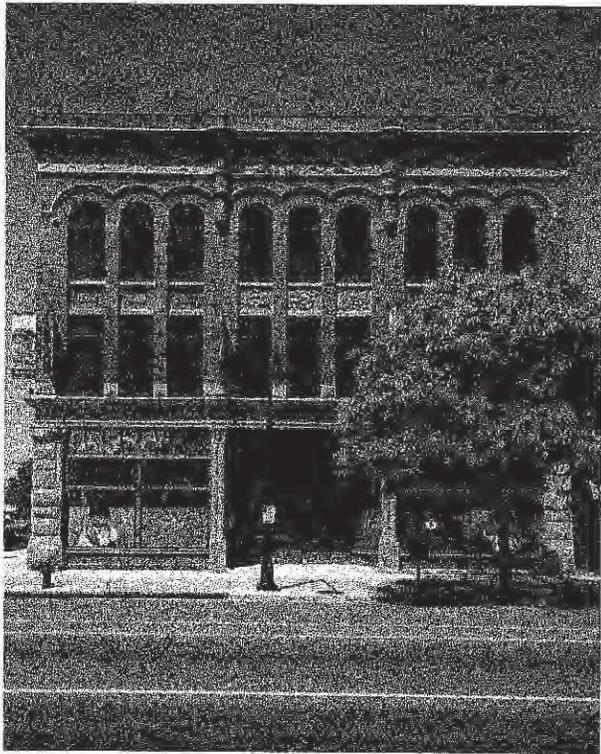
I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant:

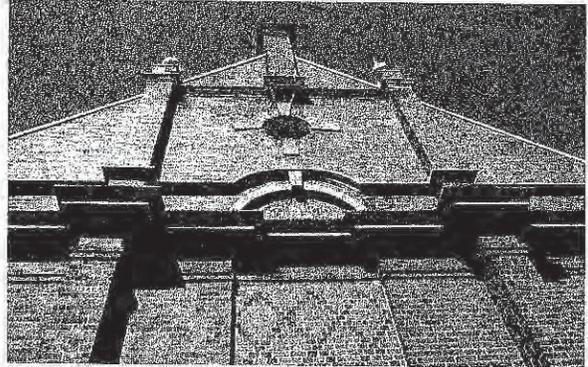
Date:

Name of Applicant:

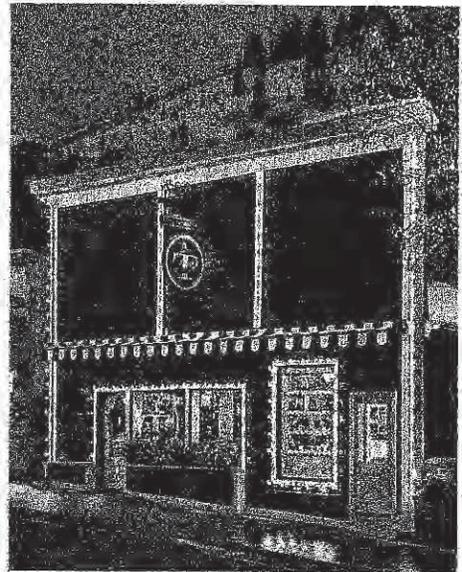
APPENDIX



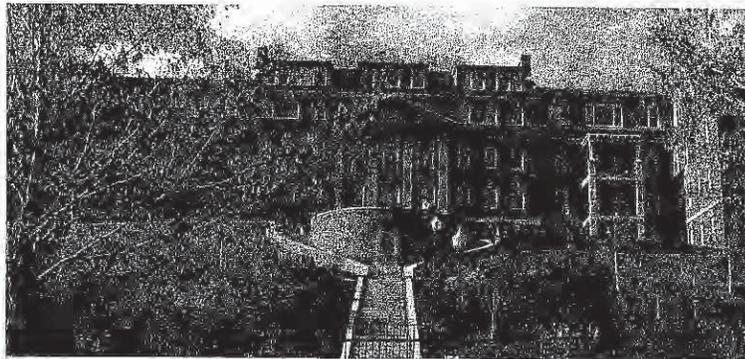
H.T. REYNOLDS BUILDING



LDS CURCH



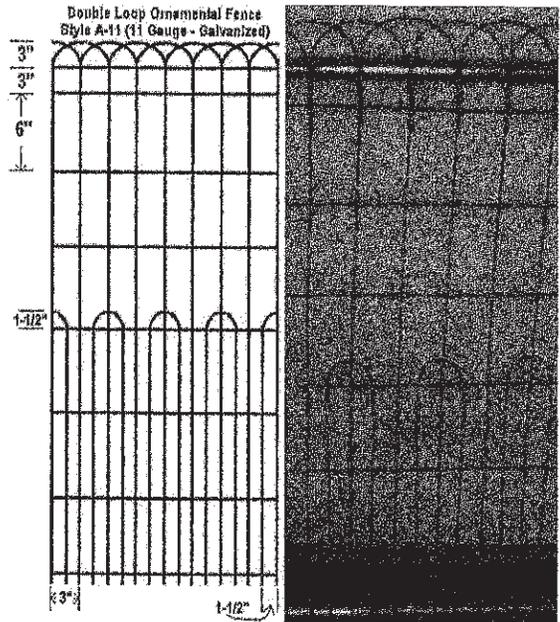
TALISKER ON MAIN



VA HOSPITAL



260' VIEW LINE ZONE



ORNAMENTAL WIRE FENCE

Custom Craft Corp.

707 S Center Midway Utah 84049

Fed ID# 87-0579034

Fax 435-657-2810 Cell 801-420-0284

Email slcustomcraft@gmail.com

Estimate

DATE	ESTIMATE NO.
1/8/2013	1464

NAME / ADDRESS

2120 1049 Park Ave

PROJECT

ITEM	DESCRIPTION	QTY	COST	TOTAL
3100S	Footing and Foundation Labor If wall is single formed Add \$1600.00		5,492.50	5,492.50
3100M	Footing and Foundation Materials If wall is single formed more concrete will need to be added above and beyond a 4' x 8" wall. w/ light load charges		7,289.34	7,289.34
1600S	Concrete Pumping footing 6 pumps		2,700.00	2,700.00
1600S	Concrete Pumping foundation 4 pumps		1,800.00	1,800.00
	Prices are based of a 12" x 24" footing and a 4' x 8" Wall			
3134	Front porch Cap		720.00	720.00
03350M	Flatwork Materials		428.00	428.00

Materials and Concrete Pump are estimate only and will be charged out at unit prices for amounts used see cost breakdown for details. Labor is as per estimate and will be changed only by written change order. No verbal agreements are accepted. Please sign for acceptance & return to Custom Craft Corp. before work can begin. Thanks for letting us estimate and do your work.

TOTAL

\$18,429.84

SIGNATURE _____

Custom Craft Corp.

707 S Center Midway Utah 84049

Fed ID# 87-0579034

Fax 435-657-2810 Cell 801-420-0284

Email slcustomcraft@gmail.com

Estimate

DATE	ESTIMATE NO.
1/8/2013	1464

NAME / ADDRESS

2120 1049 Park Ave

PROJECT

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TOTAL \$18,429.84

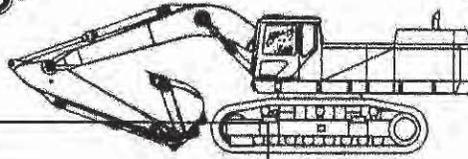
SIGNATURE

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J.W.W. Excavating, Inc.

PO Box 1265
Park City, Utah 84060

J.W.W. EXCAVATING



Estimate

Date	Estimate #
8/1/2013	367

Name / Address
David Baglino 1049 Park Ave

Item	Description	Qty	Rate	Total
	1049 Park Ave			
Excavate	JWW will provide floor jacks to support house until Bob can lift it. Includes: equipment, labor, truck time and dumping	1	14,047.00	14,047.00
Frenchdrain	IF NEEDED: 1' gravel below footing, 1' gravel above footing, soil separator and 4" perf pipe	1	1,875.00	1,875.00
Backfill	Includes: equipment, 1' gravel interior slab, 6" exterior slab gravel, labor and compaction	1	7,317.00	7,317.00
Water	1 1/2" waterline with new meter vault and yolk, street cut with hot tap and 1 1/2" line to house. Includes: turn off of existing 3/4" lateral form main. If City engineer approves existing meter box and lid the amount saved will be \$2,000.00 \$12,000-14,000.00	1	14,000.00	14,000.00
Sewer	use existing lateral to edge of easement	1	750.00	750.00
Power	N/C power is overhead	1	0.00	0.00

Phone #
435-640-2477, AP 640-4577 Historic Preservation Board - August 21, 2013

Total	\$23,989.00
--------------	------------------------

\$37,989.00
Page 102 of 105



CONTRACT NO. _____

Lic. # 4726504-5501
155 Aspen Drive
Park City, Utah 84098
Office: (435) 615-8669
Salt Lake City: (801) 328-4311

PROPOSAL FOR: Wasatch Engineering Contractors
PHONE 435-640-5806 (David Baglino)
JOBSITE ADDRESS: 1049 Park Ave. Park City UT

DATE: 1-8-13

After visiting, thoroughly inspecting and taking accurate measurements your roof, I have come up with a good scope of work for this project that pertains to this mountainous area. My measurements have shown that there is approximately 17 sq. of roofing. There are two layers of existing roofing that are visible. There may be a need for ply-wood to be installed after the removal of the two layers. Further inspections are required to determine if ply-wood needs to be installed. The scope of work and prices reflect these measurements.

SCOPE OF WORK:

1. Meet with owners or agent of owners to determine the best place to set up any staging areas, dumpster placement and over all plan of attack that accommodates all parties involved with this project.
2. Meet with the Park City Planning Department to obtain a re-roof permit. All permit fees are included in this bid.
3. Protect the property with tarps, ply-wood and what ever other means necessary to ensure minimal impact to the property.
4. Remove existing roofing material: one layer of asphalt shingles, one layer of cedar shingles, metal flashings and underlayment down to wood sheeting, haul away all roofing related debris to a suitable landfill.
5. Inspect the existing sheeting, if any needs to be replaced it will be an up charge of \$1.65 a sq. ft.
6. Install high temp ice and watershed over 6ft. along the eaves and 6ft. in the valleys.
7. Install Feltex roofing underlayment to the remainder of the roof.
Install color clad drip edge around the perimeter of the roof.
8. Install starter shingles along all eaves per manufactures spec.
9. Install color clad W-valley metal in all valleys.
10. Install new galvanized pipe flashing to all the pipes penetrating the roof.
11. Install galvanized roof to wall flashings per manufactures spec.
12. Install Shingle Vent 2 ridge vent along the main ridge lines.
13. Install CertainTeed Landmark Pro asphalt shingles to entire roof per manufactures spec.
14. Install CertainTeed hip and ridge cap along all ridge lines.
15. Schedule all inspections with the Park City Building Department.
16. Clean up and haul away all roofing related debris.

PRICE: \$8,820.00

ALTERNATES TO THE SCOPE OF WORK FROM ABOVE:

1. To install the CertainTeed Landmark Premium asphalt shingle will add: **\$1,350.00**
2. To install the CertainTeed Presidential Shake asphalt shingle will add: **\$2,300.00**

ROBERT E. WELLS, INC.

1369 West 7900 South
West Jordan, UT 84088

Estimate

Date	Estimate #
7/31/2013	132

Name / Address
David Baglino

Project

Description	Qty	Cost	Total
Lift and hold house located at 1049 Park Ave. Park City Utah while new foundation is built, then set on said foundation.		15,000.00	15,000.00
Sales Tax		0.00%	0.00
Thank you!		Total	\$15,000.00

Customer Signature _____

