



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES CONTINUED TO NOVEMBER 4, 2015

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

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

Recommended modifications to pending ordinance for staff to forward to Planning Commission and City Council.

<i>Consideration of an ordinance amending the land management code section 15, chapter 11 and all historic zones to expand the historic sites inventory and require review by the historic preservation board of any demolition permit in a historic district and associated definitions in chapter 15-15. Public hearing, discussion and continuation to date uncertain</i>	<i>Planner Grahn and Planning Director Erickson</i>	<i>03</i>
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Compatibility Study – Staff recommends that the Historic Preservation Board review and discuss current weaknesses of the 2009 Design Guidelines and provide input to staff to address these issues.	<i>Planners Grahn & Turpen</i>	<i>11</i>
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Review of demolition permits for the following Buildings and Structures to be considered under the pending ordinance:

1114 Park Avenue - Demolition Determination – The applicant is requesting to remove: non-historic windows, a portion of the non-historic rear wall, non-historic doors, a portion of the non-historic enclosed porch, the non-historic garage door on the historic single-car garage accessory structure, one (1) historic window on the single-car garage accessory structure, a portion of the historic north wall of the historic single-car garage accessory structure, and lift the house and single-car garage accessory structure for a new crawlspace foundation. <i>Public hearing and possible action</i>	<i>PL-15-02587 Planner Turpen</i>	<i>33</i>
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422 Ontario Avenue - Exploratory demo of non-historic exterior aluminum siding in order to inspect condition of historic wood siding beneath. <i>Public hearing and possible action</i>	<i>PL-15-02819 Planner Grahn</i>	<i>57</i>
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ADJOURN



Historic Preservation Board Staff Report

PLANNING DEPARTMENT

Subject: LMC Amendment Park City Historic Sites Inventory Criteria & Demolition Permits
Author: Bruce Erickson, AICP, Interim Planning Director
Date: October 21, 2015
Type of Item: Legislative – LMC Amendment

Summary Recommendations

On August 6, 2015, the City Council directed the Planning Department to move forward with a pending ordinance. The purpose of the pending ordinance is to expand the Historic Sites Inventory criteria to include the following terms:

- any structure that has received a historic grant from the City;
- has previously been on the Historic Site Inventory or listed as significant or contributory on any recognizant or other historic survey;
- or despite non-historic additions retain its historic scale, context, materials in a manner and degree which can reasonably be restored to historic form.

In addition, the pending ordinance is also to amend Land Management Code to include demolition permits for all structures in a Historic District to be reviewed by the Historic Preservation Board.

Description

Project Name: LMC Amendment regarding Historic Sites Inventory criteria and demolition permits in the Historic District
Applicant: Planning Department
Proposal: Revisions to the Land Management Code

Reason for Review:

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

Background

Prior the pending ordinance, all Historic District Design Review applications were reviewed by staff. If a property was not designated as historic on the City's Historic Sites Inventory (HSI) as Landmark or Significant, the planner would sign off on the Building Department's demolition permit. The criteria for Landmark and Significant historic designations are outlined in Land Management Code (LMC) 15-11-10(A).

Due to concerns regarding the historic designation of the property at 569 Park Avenue, City Council adopted the attached pending ordinance (Exhibit A). The pending ordinance has modified the criteria for historic designation as well as required additional

review for all structures constructed in or before 1975. Further, the ordinance requires that the Historic Preservation Board (HPB) review any request for demolition. Demolition, as defined by the International Building Code (IBC). The IBC definition includes removal of any portions of a structure as well as demolishing the entire building. Due to this, the HPB has been reviewing applications on a bi-monthly basis for compliance with this ordinance.

Analysis

The Planning Department will request to have the Planning Commission open a public hearing and review the possible Land Management Code amendments on September 9, 2015. The current pending ordinance went into effect on August 7, 2015, See Exhibit A.

The HPB has expressed concern about the definition of “demolition.” There has also been some confusion regarding the review as the HPB is only allowed to approve the demolition work of the project, and the HPB is not permitted to do design review at this time. Further, staff is working creating a work flow that would limit the review of the HPB to full HDDR applications, rather than reviewing those demolition projects that are limited to minor maintenance, minor construction, and have little to no impact on the historic district. These projects with a limited scope of work are often issued an HDDR waiver letter from the Planning Director.

The Planning Department is working on a more refined draft of the Ordinance and based on any input from the hearing and direction as well as feedback from the Historic Preservation Board, staff is requesting this be continued to September 23. This is a public hearing where the Planning Commission will take public comment and can give Planning Staff input on the pending ordinance.

Process

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

Department Review This report has been reviewed by the Legal Department.

Notice

Legal notice of a public hearing was posted in the required public spaces and public notice websites on August 20, 2015 and published in the Park Record on August 22, 2015 per requirements of the Land Management Code.

Public Input

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of Land Management Code amendments. No public input has been received at the time of this report. Staff has noticed this item for public hearings on September 9 and October 14, 2015 conducted by the Planning Commission.

Recommendation:

Staff recommends the Historic Preservation Board to consider any public input and review the proposed ordinance and give input to the Planning Department and continue to date uncertain.

Exhibits

Exhibit A - Pending Ordinance

Ordinance No. _____

**AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE
SECTION 15, CHAPTER 11 AND ALL HISTORIC ZONES TO EXPAND THE
HISTORIC SITES INVENTORY AND REQUIRE REVIEW BY THE HISTORIC
PRESERVATION BOARD OF ANY DEMOLITION PERMIT IN A HISTORIC DISTRICT**

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

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

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

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

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

WHEREAS, the demolition of potentially historic buildings would permanently alter the character of a neighborhood, community and City;

WHEREAS, individual members of the Historic Preservation Board, ("HPB") the official body to review matters concerning the historical designation and design of buildings within the City, and several members of the public have requested that the Council reconsider the sufficiency of the Historic Building Inventory;

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

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

SECTION 1. AMENDMENTS. The recitals above are incorporated herein as findings of fact. The Land Management Code, Title 15 of the Municipal Code of Park City, is hereby amended as follows:

- A. Amendment to Section 15-11-10(A) (2): **SIGNIFICANT SITE.** Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures

may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

- (a) It is at least fifty (50) years old or has achieved Significance in the past fifty (50) years if the Site is of exceptional importance to the community; and
 - (b) It retains its ~~Essential~~ Historical Form, ~~meaning there are no major alterations that have destroyed the Essential Historical Form~~as demonstrated by any of the following: it previously received a historic grant from the City; or it has previously been listed on the Historic Site Inventory; or it was listed as Significant or Contributory on any reconnaissance or other historic survey; or despite non-historic additions it retains its historic scale, context, materials in a manner and degree which can reasonably be restored to Essential Historical Form. ~~Major alterations that destroy the Essential Historical Form include:~~
 - ~~(i) — Changes in pitch of the main roof of the primary façade if 1) the change was made after the Period of Historic Significance; 2) the change is not due to any structural failure; or 3) the change is not due to collapse as a result of inadequate maintenance on the part of the Applicant or a previous Owner, or~~
 - ~~(ii) — Addition of upper stories or the removal of original upper stories occurred after the Period of Historic Significance, or~~
 - ~~(iii) — Moving it from its original location to a Dissimilar Location, or~~
 - ~~(iv) — Addition(s) that significantly obscures the Essential Historical Form when viewed from the primary public Right of Way.~~
 - (c) It is important in local or regional history, architecture, engineering, or culture associated with at least one (1) of the following:
 - (i) An era of Historic importance to the community, or
 - (ii) Lives of Persons who were of Historic importance to the community, or
 - (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.
- (3) Any Development involving the Reconstruction of a Landmark Site or a Significant Site that is executed pursuant to Section 15-11-15 of this code shall remain on the Park City Historic Sites Inventory and shall be listed as a Significant Site.

B. New Section. The following section shall be added to Land Management

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Code Title 15, all Historic Zoning Districts Chapters 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and Chapter 11:

Final Review by Historic Preservation Board. Any application for any demolition permit as defined by the IBC, which includes reconstruction, disassembly, and panelization for demolition of any Building (main, attached, detached, or public), Accessory Building, and/or Structure in which any part of the structure was constructed before 1975 in a Historic District zone must be reviewed by the Historic Preservation Board. Nothing in this section adds any additional criteria or standards to existing Land Management Code or International Building Code sections governing the issuance of such permit. Review by the Board is limited to determination that demolition of such Building (main, attached, detached, or public), Accessory Building, and/or Structure is in conformance with applicable code. If non-compliance is determined, the application shall be remanded to the applicable authority. Planning staff shall review demolition applications of interior elements that (1) have no impact on the exterior of the structure; or (2) are not structural in nature; or (3) the scope of work is limited to exploratory demolition.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

SECTION 3. EFFECT ON EXISTING APPLICATIONS/PERMITS. Any Complete Application for any demolition permit or CAD received prior to Friday, August 7, 2015, shall not be affected by this amendment. Any currently valid permits or CAD which have been issued by the Building and Planning Departments prior to the adoption of this Ordinance shall not be affected by this amendment.

PASSED AND ADOPTED this ____ day of September, 2015.

PARK CITY MUNICIPAL CORPORATION

Mayor Jack Thomas

Attest:

City Recorder's Office

Approved as to form:

Mark D. Harrington, City Attorney



Historic Preservation Board Staff Memo

Subject: Historic Site Inventory
Author: Anya Grahn, Historic Preservation Planner
Hannah Turpen, Planner I
Department: Planning Department
Date: October 21, 2015
Type of Item: Work Session

During our the last meeting on October 7, 2015, the Historic Preservation Board continued the discussion of the Historic Preservation-Compatibility Study work session to October 14. Staff asks that the Historic Preservation Board complete their review and discussion of the weaknesses of the 2009 Design Guidelines based on the October 7, 2015, HPB Staff Report, and provide input to staff to address these issues.

Going forward, staff plans to return to the HPB with a work session on building volumes, character zones, and garage doors on November 18th. Staff hopes to continue to address the weaknesses of the 2009 Design Guidelines with the HPB on a monthly basis following the adoption of the pending ordinance.

Historic Preservation Board Staff Report

Subject: Historic Preservation-Compatibility Study
Author: Anya Grahn, Historic Preservation Planner
Hannah Turpen, Planner
Date: October 7, 2015
Type of Item: Work Session

Summary Recommendation

Staff recommends that the Historic Preservation Board review and discuss current weaknesses of the 2009 Design Guidelines and provide input to staff to address these issues.

Background

During the joint City Council - Historic Preservation Board (HPB) meeting on September 3, 2015, staff was directed to return to the Historic Preservation Board with a review of the Design Guidelines and discussion regarding compatibility. The *Design Guidelines for Historic Districts and Historic Sites* was adopted in 2009. The Design Guidelines were intended to serve as a living document—one that would be reviewed and revised as necessary to accommodate changing needs. The Design Guidelines have remained unchanged since their adoption.

Staff has identified six (6) topics of discussion and has considered possible solutions for these challenges to our Design Guidelines. Staff requests the HPB review, discuss, and provide input to staff on these discussion items.

Analysis

Historic preservation code provisions date back to approximately 1982. In the early 1990s, the City expanded regulations governing demolition of commercial properties, primarily on Main Street, and soon after extended protections to residential properties on the initial survey or over 50 years old, subject to a determination of significance hearing. In 2007, the City contracted Preservation Solutions to conduct a reconnaissance level, or “windshield.” survey of the historic district. This increased our current preservation program in which some 400 sites and structures were designated as historic on the City’s Historic Sites Inventory (HSI) and the adoption of the 2009 *Design Guidelines for Historic Districts and Historic Sites*. Owners of properties on the HSI may not demolish buildings or structures designated as historic unless warranted by economic hardship; however, reconstruction and panelization may be deemed necessary and approved by the Chief Building Official (CBO) and Planning Director if specified criteria are met as defined in the LMC. The City has been successful in encouraging historic preservation through a “carrot and stick” approach, which includes the Historic District Grant Program and LMC exceptions benefitting historic properties.

One of the goals of the General Plan (GP) is that infill and new additions should be compatible in the neighborhood context and subordinate to existing historic structures.

The GP recommends creating Design Guidelines that raise the level of review for whether or not additions to historic homes are “compatible” and “subordinate” to the primary structure. Further, it suggests creating compatibility regulations that limit lot size, massing, siting, and height in order to guide compatible neighborhood development. The GP recommends effectively resolving future issues with compatibility by:

- establishing maximum wall width and height to ensure that the front wall plane of a new structure relates to the façade height and width of historic structures along the streetscape
- defining a maximum building height and necessary stepping to prevent infill development from appearing out of scale with surrounding historic buildings
- defining floor level elevations that relate to the street grade and reinforce the historic neighborhood pattern of floor levels.

Staff has completed research on other communities who have explored different approaches to new infill development in their historic districts. Some communities encourage infill development that has a modern aesthetic and clearly delineates between what is historic and what is non-historic. Other communities draw heavily from their defined vernacular architecture style, creating less delineation between their historic and non-historic structures.

In reviewing National Park Service (NPS) *Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns*, the NPS looks to the Secretary of the Interior’s Standards which recommend additions are compatible with the historic building. While it may seem appropriate to repeat or mimic the exact historic form, material, features, and detailing of a new addition, this can lead to the historic structure being indistinguishable from the new addition. On the other hand, the treatment of the addition should not be so different from the historic structure that it becomes the primary focus. The difference should be subtle, but clear. Since the adoption of the 2009 Design Guidelines, the Planning Department has leaned more towards modern and contemporary additions that are very distinguishable from the historic structure but may not entirely reflect the character-defining features of the historic structure.

Staff has heard mixed reactions from City Council, Planning Commission, and the Historic Preservation Board (HPB) regarding the incorporation of modern, flat-roof architectural styles in the Historic District. Before addressing staff’s topics of discussion, staff requests that the HPB discuss the impacts of modern design styles in Old Town.

- How does the HPB want to guide infill development?
 - Should infill be of a modern aesthetic and a clear product of its own time? Or, should infill development draw directly from the Park City Vernacular, such that new construction largely mimics the look of historic structures?
 - Should Modern be limited to transitional zones on the fringe of the Historic District?

- If the guidelines were to draw from both sides of the spectrum (modern aesthetic and Park City Vernacular), what elements of the modern aesthetic would be appropriate in infill development?
- Alternatively, does the design of additions and new infill construction rely more on mass and scale than one particular style of architecture?

In reviewing the Design Guidelines as well as hearing from board and staff members, staff has identified six (6) areas of where the Design Guidelines could be stronger in protecting the character of the Historic District:

1. Park City Vernacular
2. Transitional Elements
3. Compatibility of New Additions
4. Compatibility of New Construction/In-fill Development
5. Defining Compatibility
6. Character Zones

Using these six (6) points of discussion, staff has chosen to focus the discussion of these areas of concern within the residential historic district. Staff has outlined the applicable Design Guidelines that apply to each subject matter. In reviewing Design Guidelines from other cities and towns—including Crested Butte, Colorado; Breckenridge, Colorado; and Madison, Indiana—staff has proposed changes to the Park City Design Guidelines as a possible solution.

1. Park City Vernacular

Vernacular architecture is a category of architecture based on local needs, locally available construction materials and skills, and is a reflection on local culture at the time of construction.

Breckenridge, Colorado, is much like Park City in that it was founded at the turn of the last century as an industrial mining town. Much of Breckenridge's building stock is similar to Park City's in form: pyramid-roof cottage, cross-wing, hall-and-parlor, one-part, and two-part commercial buildings. Breckenridge has been successful in maintaining the look and feel of their historic districts by requiring new structures and alterations to be compatible with the Breckenridge Vernacular. This vernacular style dictates roof pitch, scale and massing, building elements such as windows and doors, stylistic elements, and building materials.

If the HPB finds that the Park City Vernacular is an important theme for the historic district, staff recommends that we identify those character-defining features of the historic district that should be incorporated into new design guidelines to ensure that these features are also incorporated into the design of new construction.

Staff requests the HPB discuss the following:

- Should the Design Guidelines define a specific vernacular architecture style in Park City that will be applied to both historic residential additions and new construction within the historic district?

- If yes, what is Park City’s vernacular architecture? What character-defining features make up Park City’s vernacular style?

2. Transitional Elements

Transitional elements are a key feature of new additions to historic structures. Transitional elements, also sometimes referred to as a “hyphen,” are necessary to limit the impact of the new addition on the historic structure so that any new addition is reversible and allows the essential form and integrity of the historic structure to be restored in the future. The purpose of the transitional element is to minimize the degree of material loss to external walls of the historic building. Further, it provides a physical link while visually separating the old and new.

The Design Guidelines state that the following:

D.1.4 Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers, do not require a transitional element.

Staff has been successful in requiring a transitional element to distinguish the historic structure from its new residential addition; however, the mass and scale of these transitional elements varies with each project because there are no set standards that quantify the scale and mass of the transitional element. When reviewing the Historic District Design Review (HDDR) application for a historic site, the planners conduct a visual analysis of transitional elements to verify that the proposed design meets the intent of the guideline.

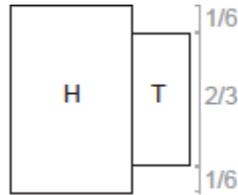
See Exhibit A for examples of residential transitional elements approved under the 2009 Design Guidelines.

In order to create a strong and distinguishable transitional element, staff recommends adding the following criteria:

- A transitional element is required for any addition to a historic structure in which the building footprint of the addition is 50% or greater than the building footprint of the historic structure. The historic structure’s building footprint may include additions to the historic building made within the historic period.

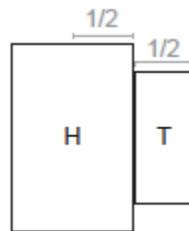


- If the addition is less than 50% of the historic structure's building footprint, but exceeds the height of the historic structure due to the height of the addition or its topography, a transitional element is required.
- The width of the transitional element shall not exceed 2/3 width of the connecting elevation.



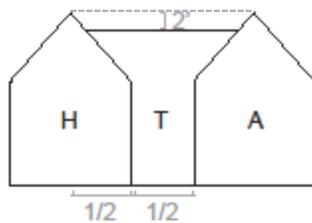
Historic Structure:	H
Transitional Element:	T

- Further, the transitional element shall be set back from the corners of the impacted elevation by a minimum of two feet (2').
- The depth of the transitional element shall be a minimum of half (1/2) the length of the shortest elevation of the adjacent module's elevation.¹



Historic Structure:	H
Transitional Element:	T

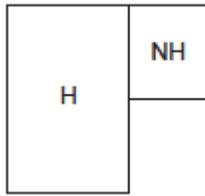
- The height of the transitional element shall be a minimum of two feet (2') lower than the highest ridgeline of the historic structure.



Historic Structure:	H
Transitional Element:	T
Addition:	A

- Balconies and decks may be attached to the side elevations of the transitional element; however, no roof deck is permitted on top of the transitional element.
- Should the applicant chose to use an existing non-historic addition as a transitional element, the previous guidelines do not apply.

¹ Modules are defined and explained more in the next section.



Historic Structure:	H
Non-Historic Addition:	NH

HPB Discussion Requested.

3. Compatibility of New Additions

The Design Guidelines require the following:

- D.2.1 Additions should complement the visual and physical qualities of the historic building.*
- D.2.2 Building components and materials used on additions should be similar in scale and size to those found on the original building.*
- D.2.3 Window shapes, patterns and proportions found on the historic building should be reflected in the new addition.*
- D.2.4 Large additions should be visually separated from historic buildings when viewed from the public right of way.*
- D.2.5 In-line additions should be avoided.*

Staff finds that the greatest challenge of additions complementing the associated historic structure is in the mass and scale of the overall building volume. Building volume is defined as the combination of height, length, and width of the structure.

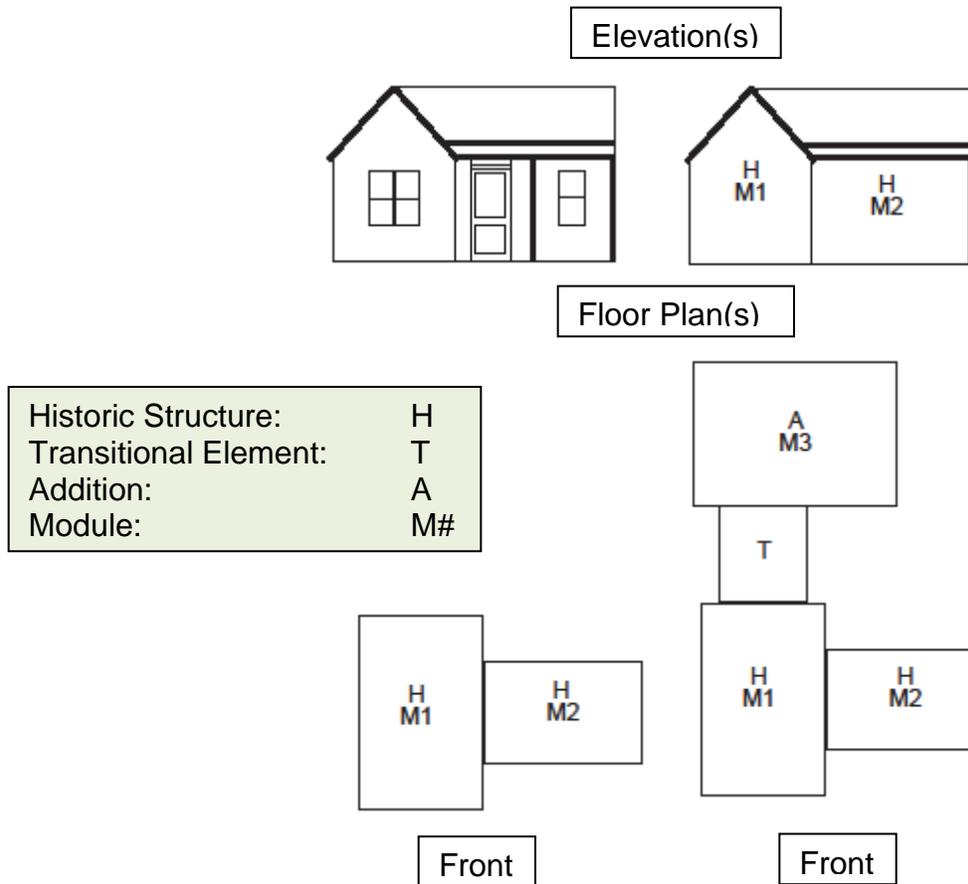
See Exhibit B for examples of additions to historic structure approved under the 2009 Design Guidelines.

In looking at other cities' Design Guidelines, staff has found that Breckenridge, Colorado, relies on modules that dictate the breakup of large volumes and control the overall mass and scale of the design.

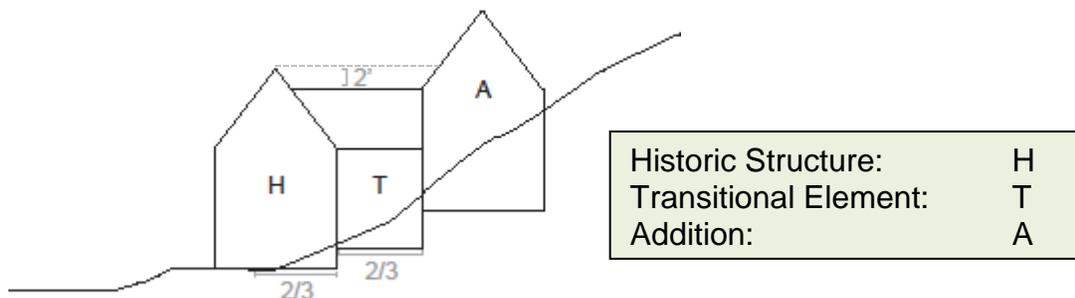
Staff recommends quantifying Park City's Design Guidelines by adding:

- Additions to historic structures shall be visually subordinate to the historic building. Where the overall size² of the new addition is larger than the historic structure, the volume of the addition shall be broken up into modules that reflect the scale of those seen on the historic structure. Additional modules are encouraged to add articulation and architectural interest.

² Size refers to footprint, square footage, height, mass, and scale.



- Where the addition is taller than the historic structure's ridgeline, due to either the height of the addition or the topography, the new addition shall be set back by a minimum of 2/3 length of the adjoining historic module's side elevation.



- New additions should reflect the historic character and historic Park City vernacular architecture. The addition should not replicate historic elements, but be designed in a manner consistent with a contemporary interpretation of the chosen style (i.e. changes in material or design elements).

- New additions and alterations that imply an earlier historic period or inaccurate variation of a historic style shall be avoided.
- New additions shall not be placed so as to obscure or modify historic roof forms.
- Additions or accessory structures (such as sheds) should be subordinate in terms of scale to the primary historic structure. The footprint of the new construction or addition shall not exceed 50% of the footprint of the historic structure. If the footprint exceeds 50% of the footprint of the historic structure, the scale of the individual modules shall be broken up to reflect the mass and scale of those seen on the historic structure.

HPB Discussion Requested.

4. Compatibility of New Construction/Infill

The Universal Guidelines for New Construction in the Historic District outline the general principles to ensuring the compatibility of new construction or infill development in the Historic District. These include:

1. *New buildings should reflect the historic character—simple building forms, unadorned materials, restrained ornamentation—of Park City’s Historic Sites.*
2. *New buildings should not directly imitate existing historic structures in Park City. Roof pitch, shape and configuration, as well as scale of building elements found on Historic Sites may be duplicated, but building elements such as moldings, cornice details, brackets, and porch supports should not be directly imitated. Reconstructions of non-surviving historic buildings are allowed.*
3. *A style of architecture should be selected and all elevations of the building should be designed in a manner consistent with a contemporary interpretation of the chosen style. Stylistic elements should not simply be applied to the exterior. Styles that never appeared in Park City should be avoided. Styles that radically conflict with the character of Park City’s Historic Sites should also be avoided.*
4. *Building and site design should respect the existing topography, character-defining site features, existing trees and vegetation and should minimize cut, fill, and retaining walls.*
5. *Exterior elements of the new development—roofs, entrances, eaves, chimneys, porches, windows, doors, steps, retaining walls, garages, etc.—should be of human scale and should be compatible with neighboring Historic Sites.*
6. *Scale and height of new structures should follow the predominant pattern of the neighborhood with special consideration given to Historic Sites.*
7. *The size and mass of the structure should be compatible with the size of the property so that lot coverage, building bulk, and mass are compatible with Historic Sites in the neighborhood.*
8. *New construction activity should not physically damage nearby Historic Sites.*

Staff finds that the greatest misconception is that new construction/infill projects must be modern or contemporary in design so as to differentiate itself entirely from adjacent historic structures. While in principal, historic preservation standards encourage new construction/infill to be differentiated from the historic structure, historic preservation standards also recommend that new construction/infill complement and are compatible to existing historic structures, as described earlier.

See Exhibit C for examples of new construction/infill approved under the 2009 Design Guidelines.

In order to address these different approaches to the design of new construction/infill development, staff recommends the following criteria:

- Universal Design Guideline #6 shall be modified to say: Scale and height of new structures should follow the predominant pattern established by historic structures on the same block or within the immediate neighborhood.
- Historically, rear additions and accessory structures were subordinate to the mass and scale of the primary building. This relationship should be reflected in the modules that make up the volume of the new development. The proportions of the individual modules should reflect those found on historic structures.
- Large volumes should be broken up into small modules that reflect the mass and scale of historic buildings. These modules may be connected by smaller, subordinate connectors.
- Large expanses of glass, either vertical or horizontal, are not appropriate in the historic district.

HPB Discussion Requested.

5. Defining Compatibility

Currently, the Land Management Code (LMC) defines compatibility as:

Characteristics of different designs that integrate with and relate to one another to maintain and/or enhance the context of a surrounding Area or neighborhood. Elements affecting Compatibility include, but are not limited to, height, scale, mass, and bulk of Building, pedestrian and vehicular circulation, parking, landscaping and architecture, topography, environmentally sensitive areas, and Building patterns.

Staff recommends adding a section to the LMC that specifies specific criteria in evaluating compatibility. Borrowing from Madison, Indiana's Code of Ordinances, staff proposes the following criteria:

- **Height.** The height of proposed buildings shall be within five feet (5') of adjacent buildings.
- **Proportion of building's front facade.** The relationship of the width of building to the height of the front elevation shall be visually compatible to historic buildings, plazas, and neighborhoods to which it is visually related.

- **Proportion of openings within the facility.** The relationship of the width of the windows to height of windows in a building shall be visually compatible with buildings, plazas, and neighborhoods to which the building is visually related.
- **Rhythm of solids to voids in front facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, plazas, and neighborhoods to which it is visually related.
- **Rhythm of entrance or porch projection.** The relationship of entrances and porch projections to sidewalks of buildings, plazas, and neighborhoods shall be visually compatible to the buildings to which it is visually related.
- **Relationship of materials, and texture.** The relationship of materials and texture of the facade of a building shall be visually compatible with the predominant materials used in the buildings to which it is visually related.
- **Roof shapes.** The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
- **Scale of a building.** The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches, and balconies shall be visually compatible with the buildings, squares, and places to which it is visually related.

HPB Discussion Requested.

6. Character Zones

Many cities have categorized neighborhoods within their Historic District as character areas or zones. Each character zone embodies a distinct pattern of development, architectural style, or vernacular while contributing to the overall historic district. In using the 2009 Design Guidelines, staff has found that there may be a need to provide specific guidelines or exceptions to the guidelines depending on the character of the streetscape. Staff has identified several unique Park City character zones that differ from their adjacent neighbors, such as:

- **Daly Avenue.** Some of the character-defining features of Daly Avenue that differentiate it from other neighborhoods include the large number of historic accessory structures abutting the street; historic houses are staggered on lots of varying sizes that do not create a consistent rhythm and pattern; smaller housing types that often have fewer historic additions.
- **Ontario Avenue.** Some of the character-defining features of this street include houses located away from Ontario Avenue and facing Marsac Avenue; and decorative architectural features such as box bay windows, scroll work, shingles, etc.
- **Upper Park Avenue.** Some of the character-defining features of this neighborhood include its high density; mix of residential, religious, and school buildings; rhythm of facades along the street; stacked stone retaining walls; high concentration of structures that retain their historic integrity.

HPB Discussion Requested.

Summary Recommendation

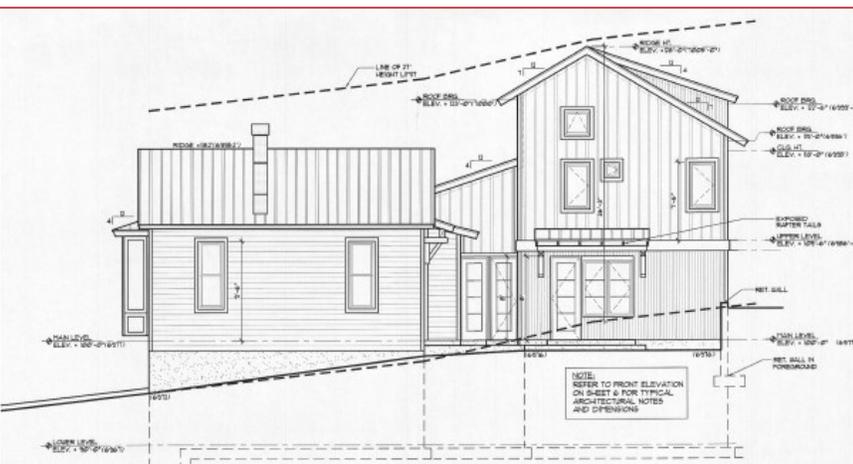
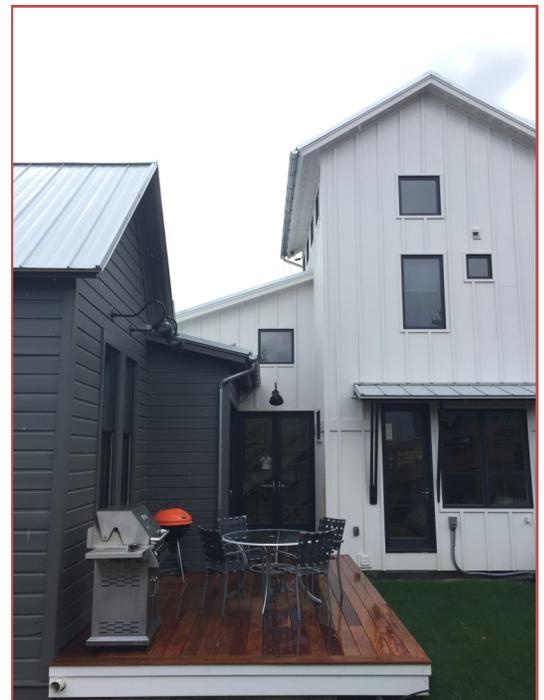
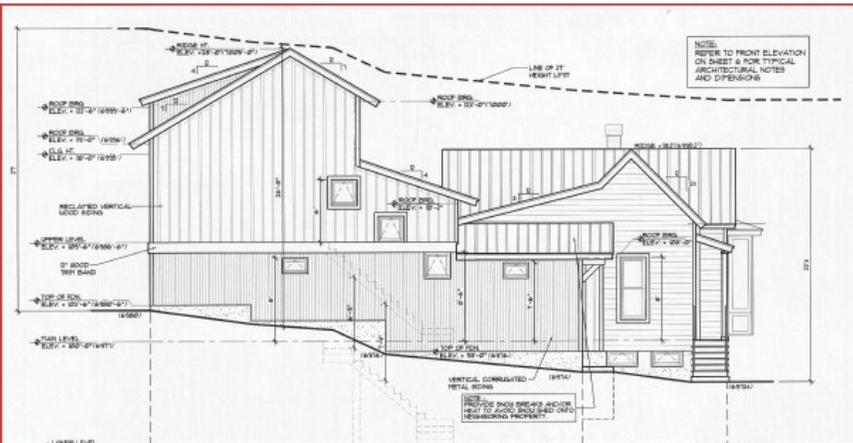
Staff recommends that the Historic Preservation Board review and discuss current shortcomings of the 2009 Design Guidelines and provide input to staff to address these issues.

Summary Recommendation

Exhibit A – Transitional Elements
Exhibit B - Additions to Historic Structures
Exhibit C - New Construction/Infill

Exhibit A — Transitional Elements

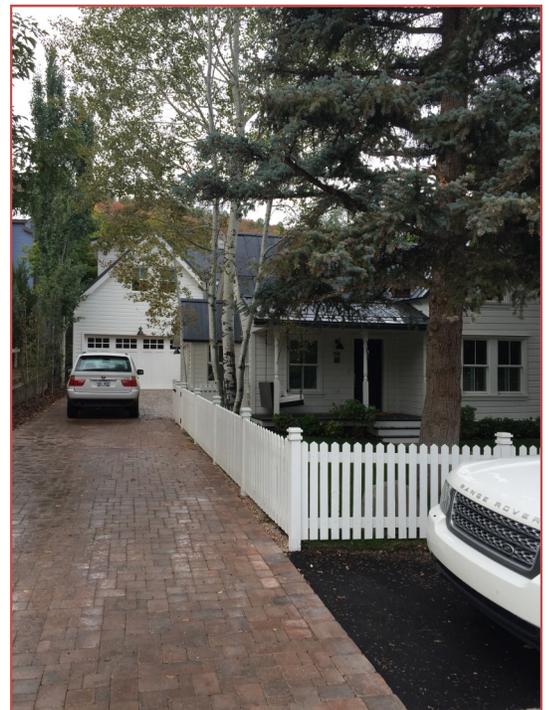
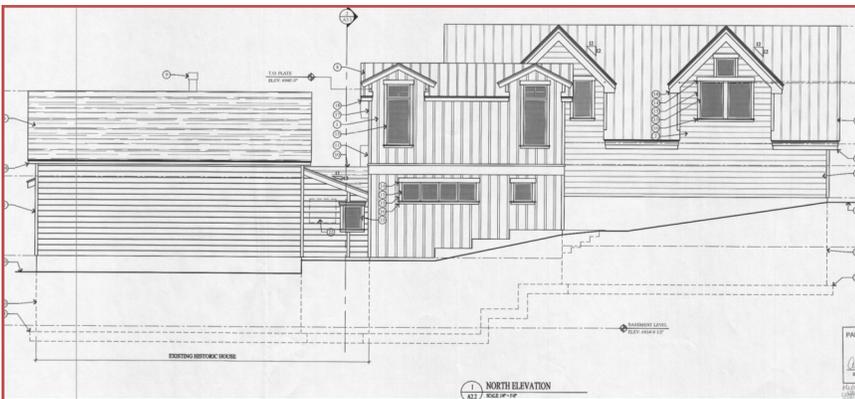
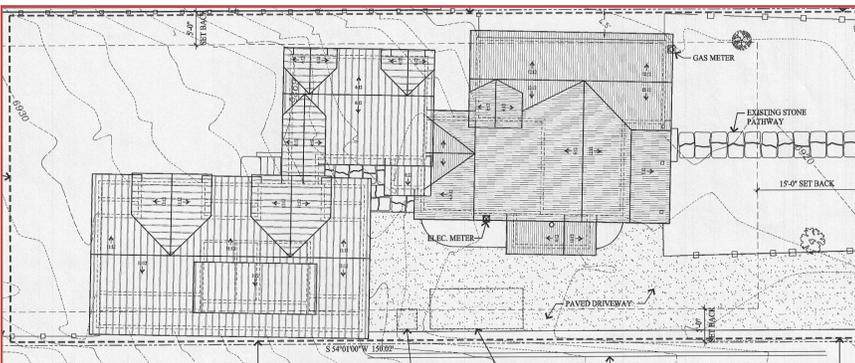
1063 Norfolk



Constructed a new distinguishable transitional element.

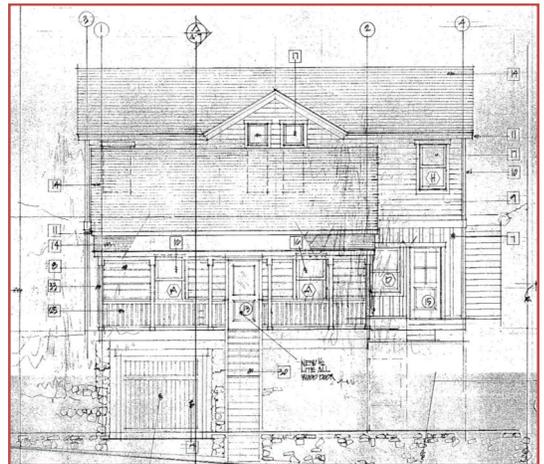
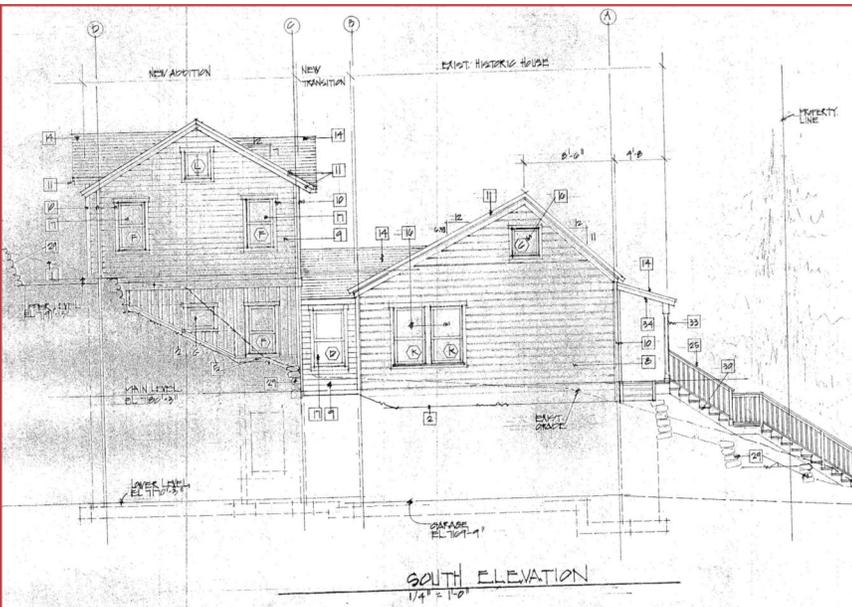
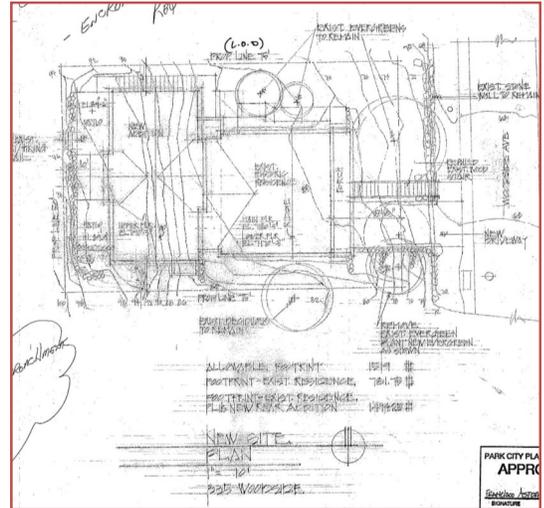
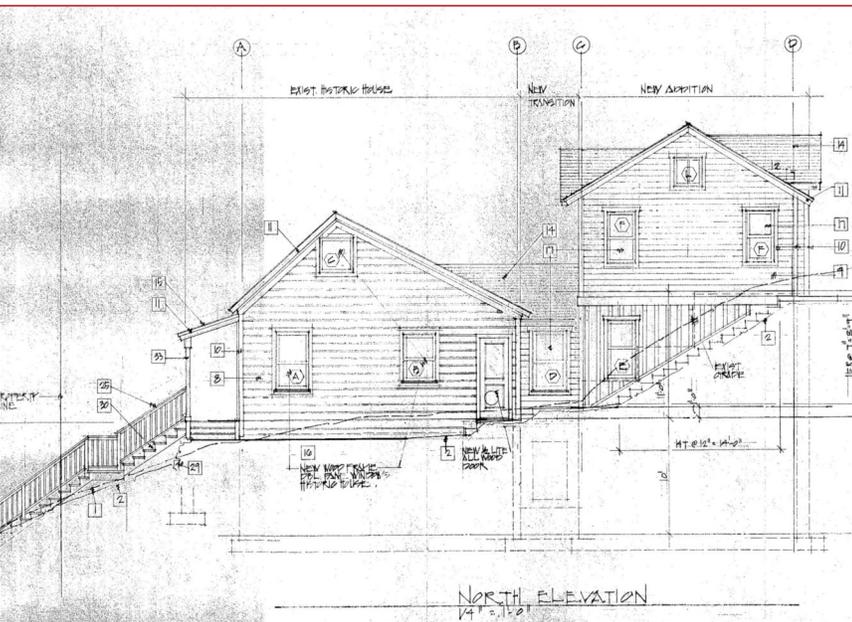
Exhibit B — Additions

1127 Woodside Avenue



Construction of a rear addition onto an existing accessory structure

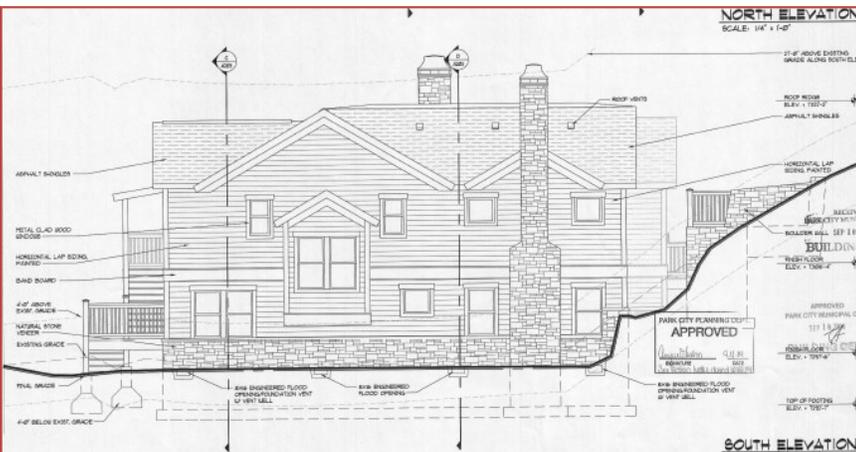
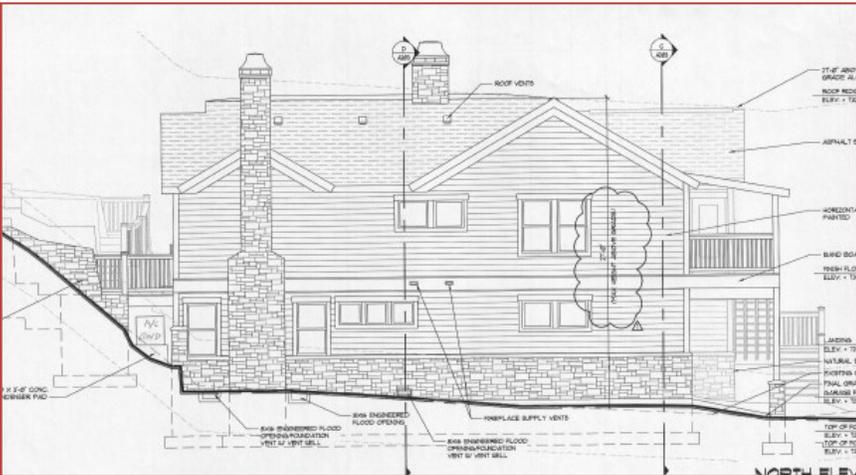
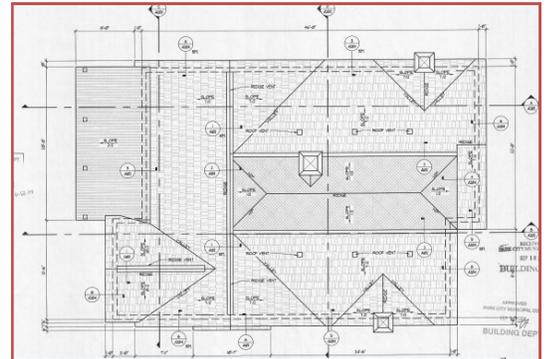
335 Woodside Avenue



Constructed a new compatible addition with a transition element.

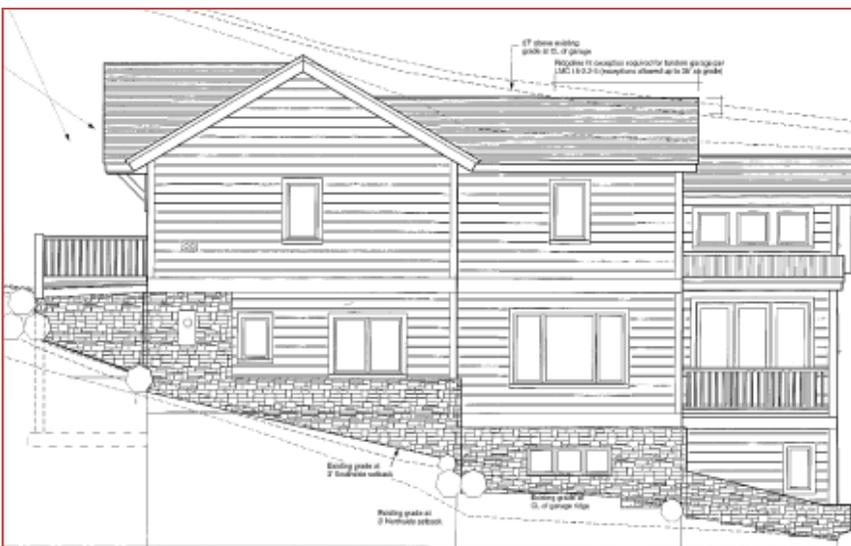
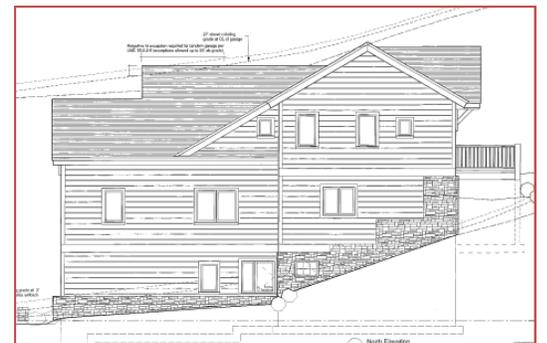
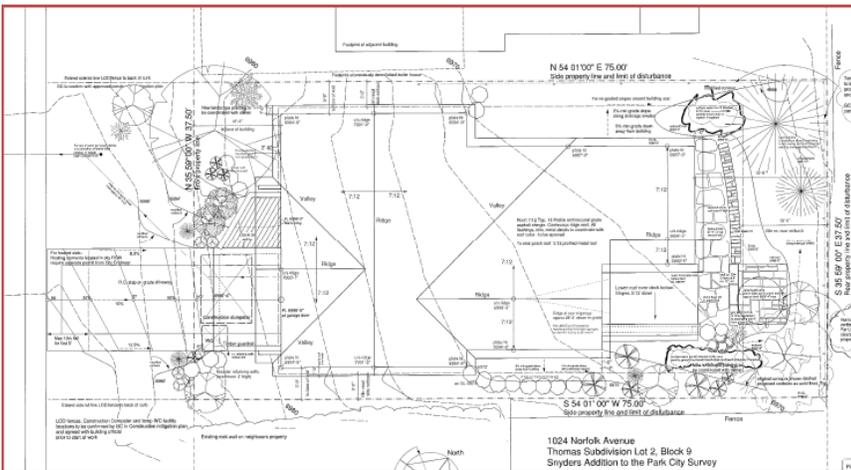
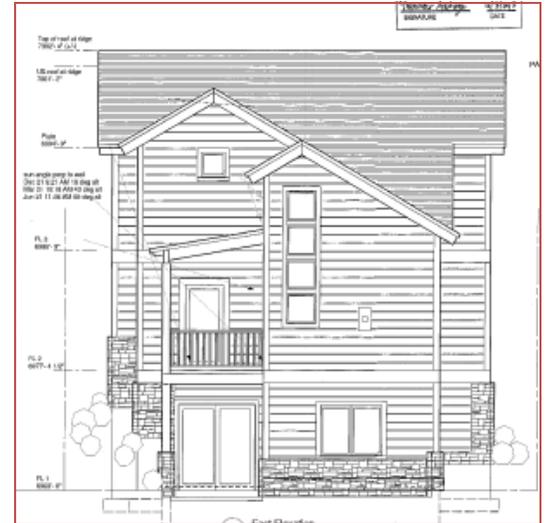
Exhibit C — New Construction/Infill

337 Daly Avenue



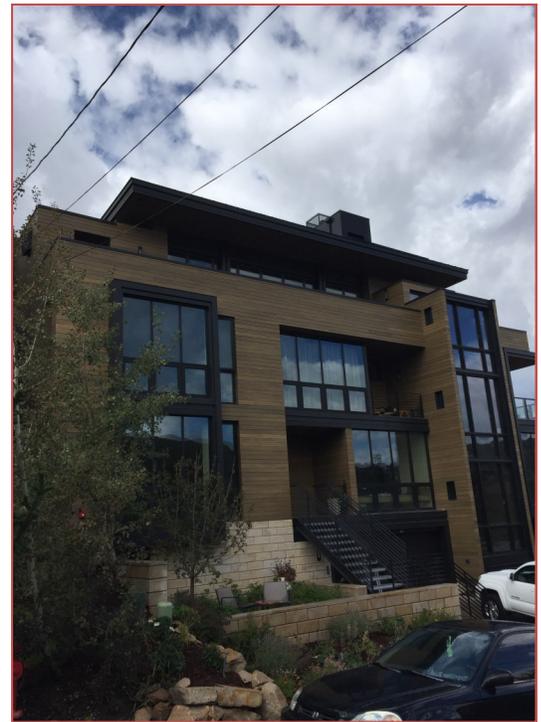
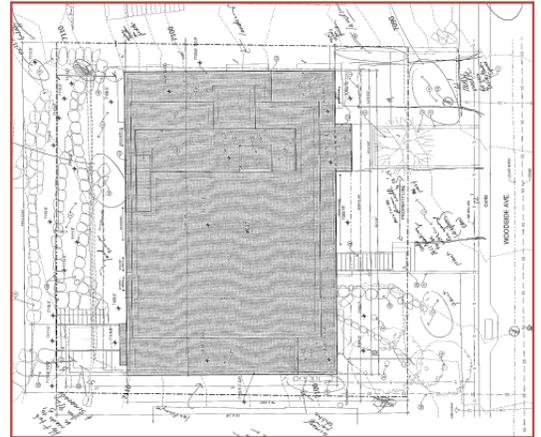
Very traditional approach to the Design Guidelines.

1024 Norfolk Avenue



*New construction that
has incorporated
traditional building forms
and modern elements.*

535 Woodside Avenue



Using existing legal non-conformities, the structure is much larger than what is permitted under today's code; however, the applicant also had a very modern interpretation of the Design Guidelines.



Planning Department

Historic Preservation Board Staff Report

Author: Hannah Turpen, Planner
Subject: Demolition Review
Address: 1114 Park Avenue
Project Number: PL-14-02587
Date: October 21, 2015
Type of Item: Administrative – Demolition Determination

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the demolition of historic and non-historic materials at 1114 Park Avenue.

Topic:

Address: 1114 Park Avenue
Designation: Significant
Applicant: Joseph Kelley (represented by Kevin Horn, Architect)
Proposal: The applicant is requesting to remove: non-historic windows, the non-historic rear (east) wall, non-historic doors, a portion of the non-historic enclosed porch, the non-historic single-car garage door on the historic single-car garage accessory structure, one (1) historic window on the historic single-car garage accessory structure, a portion of the north wall of the historic single-car garage accessory structure, and lift the historic house and historic single-car garage accessory structure for a new crawlspace foundation.

Background:

On August 6, 2015, the City Council directed the Planning Department to move forward with a pending ordinance. The purpose of the pending ordinance is to expand the Historic Sites Inventory criteria to include the following terms:

- Any structure that has received a historic grant from the City;
- Any structure that has previously been on the Historic Site Inventory or listed as significant or contributory on any recognizant or other historic survey; or
- Any structure that despite non-historic additions, retain its historic scale, context, materials in a manner and degree which can reasonably be restored to historic form.

In addition, the pending ordinance is also to amend the Land Management Code (LMC) to include demolition permits for all structures in a Historic District to be reviewed by the Historic Preservation Board with the definition of what specific items will require a demolition permit to be decided by the City Council upon review of the LMC Amendments.

On July 2, 2015, the Planning Department received a Historic District Design Review (HDDR) Application. The application was deemed complete on August 21, 2015. The applicant is not vested under the pending ordinance because it was not deemed complete before the pending ordinance was drafted. For this reason, staff requests that the HPB review this demolition request, consistent with requirements of the pending ordinance.

The following demolition work is proposed:

1. Remove the existing north, south, and west non-historic walls of the non-historic enclosed porch.
2. Remove the entire (225.5 total square feet) non-historic east (rear) wall of the historic house.
3. Remove a portion (41.25 total square feet) of the north wall of the historic single-car garage accessory structure.
4. Remove a portion (6.75 total square feet) of the historic south wall on the historic house surrounding two (2) existing non-historic windows.
5. Lift the non-historic and historic portions of the house and the historic single-car garage accessory structure to replace the existing non-historic and historic portions of the concrete foundation for a new crawlspace and.
6. Remove five (5) non-historic doors and one (1) non-historic single-car garage door.
7. Remove one (1) historic and eleven (11) non-historic windows.

Analysis:

Due to the extensive scope of work required to renovate the house, this project required HDDR review and approval. The HDDR is not vested under the pending ordinance; and staff is requesting that the HPB review the proposed demolitions, as described above (see Exhibit A).

The house was constructed c.1901 as a gable-front one-story central-block house with an ornate front porch. Sometime after the 1940's, the historic ornate front porch was either removed completely or enclosed (screened-in), as the existing porch is not constructed of historic materials and does not match the early photos.

According to the 1978 Utah State Historic Society Historic Preservation Site Information Form, in 1960, a one-story addition was added to the rear of the historic house with a sun deck in the rear yard. While the 1940's tax photograph is no longer available, the 1978 Site Information Form states that the structure "bears little resemblance to the 1940's tax photograph." The house is listed as "Significant" on the Historic Sites Inventory (HSI).

A single-car garage accessory structure was added sometime after 1929. The current accessory structure is not visible on the 1929 Sanborn Map or the 1978 Historic Site Survey. Accessory structures were not always documented as a part of the 1978 Survey. It is not clear exactly when the garage was added, although staff has concluded that it was likely constructed in the 1940's or 1950's based on its materials

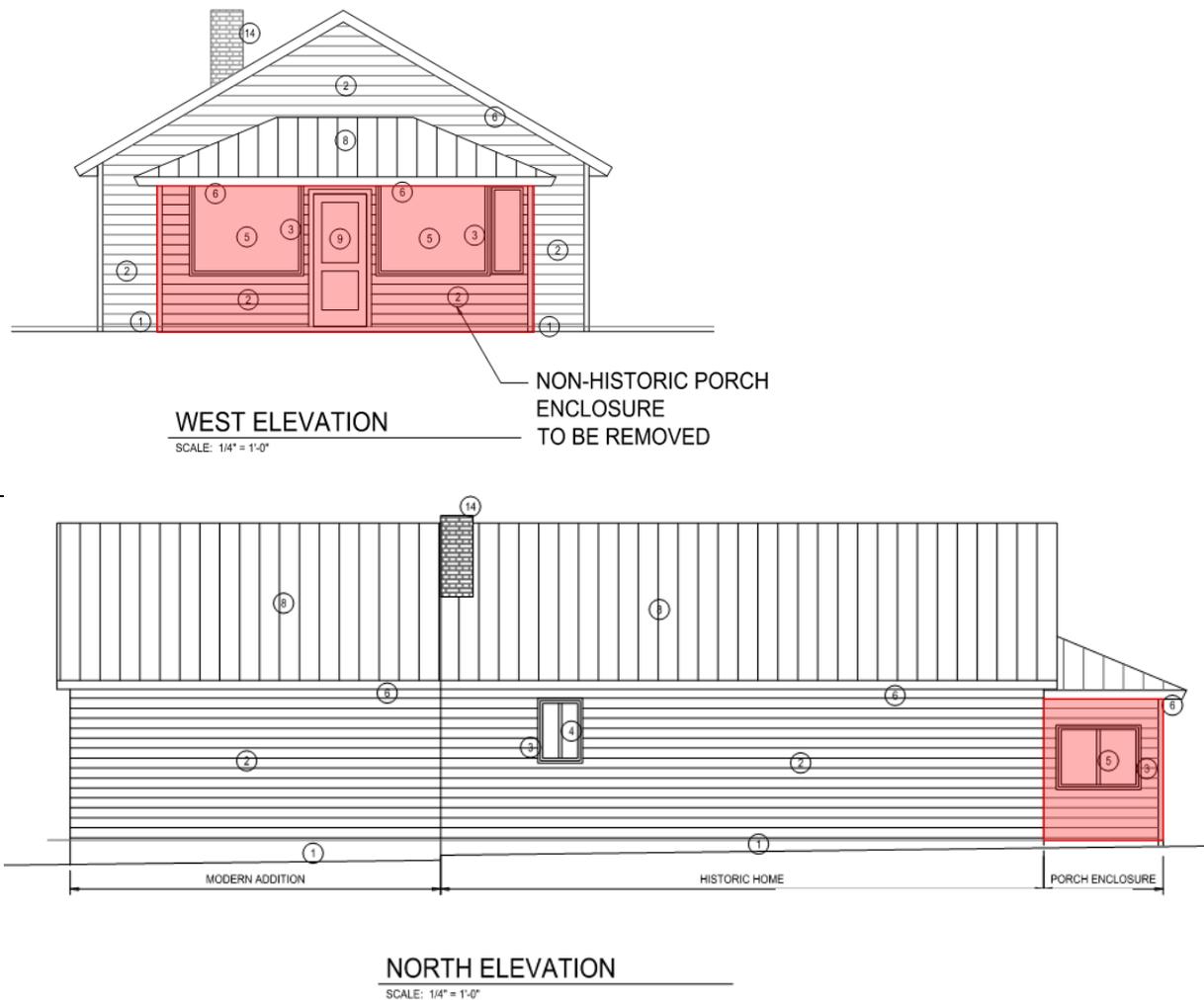
and simple form. The single-car garage accessory structure is associated with the “Significant” site and is also considered historic (“Significant”) as it contributes to the historic context of the house and site as a whole.

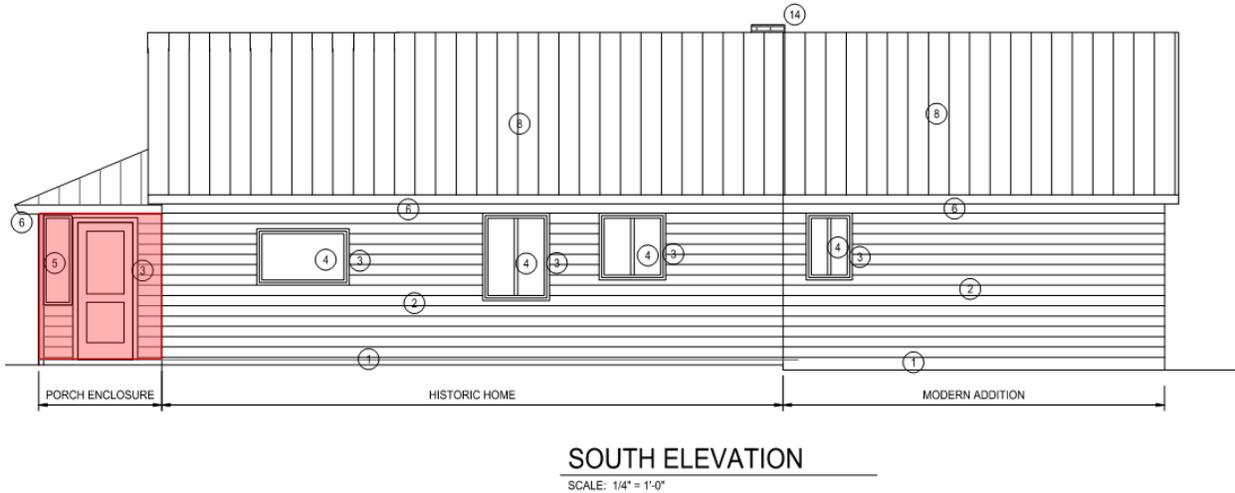
The following demolition work is proposed:

1. Remove the existing north, south, and west non-historic walls of the non-historic enclosed porch.

The applicant intends to remove the north, south, and west exterior non-historic walls of the non-historic enclosed porch. Staff finds that the original ornate porch was likely screened in or enclosed sometime after the 1940’s. There are no ornate porch posts remaining. Because the existing enclosed porch is not original to the house and was not present in the 1940’s tax photograph, staff finds that removing the north, south and west walls will have no adverse impact on the historic house. The portions of the non-historic enclosed porch that are to be removed can be seen in Diagram 1.

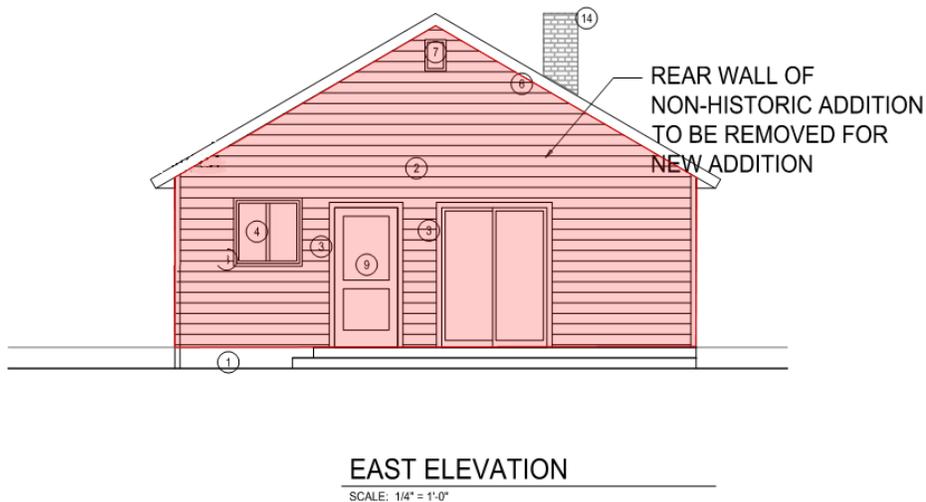
Diagram 1: Shaded portions of the non-historic enclosed porch are to be removed.





2. Remove the entire (225.5 total square feet) non-historic east (rear) wall of the house. The applicant intends to remove the entire (225.5 total square feet) non-historic east (rear) wall of the house. According to the 1978 Utah State Historic Society Historic Preservation Site Information Form, in 1960, a one-story addition was added to the rear of the historic house with a sun deck in the rear yard. Staff finds that the removal of the rear (east) wall of the historic house will have no adverse impact on the historic house as the rear wall is not original to the historic house and has been deemed non-historic. The area of the non-historic east (rear) wall of the historic house that is to be removed can be seen in Diagram 2.

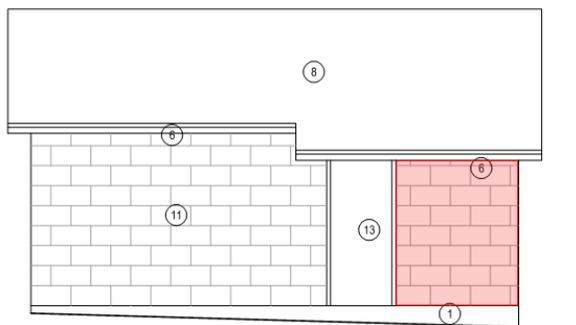
Diagram 2: Shaded portion of the non-historic east (rear) wall is to be removed.



3. Remove a portion (41.25 total square feet) of the historic north wall of the historic single-car garage accessory structure.

The applicant intends to remove a portion (41.25 total square feet) of the historic north wall of the historic single-car garage accessory structure. The single-car garage accessory structure was added sometime after 1929. The current accessory structure does not show up on the 1929 Sanborn Map or the 1978 Historic Site Survey. However, accessory structures were not always documented as a part of the 1978 Survey. It is not clear exactly when the single-car garage was added, although staff has concluded that it was likely constructed in the 1940's or 1950's based on its materials and simple form. The single-car garage accessory structure is associated with the "Significant" site and is also considered historic ("Significant") as it contributes to the historic context of the house and site as a whole. Staff finds that the removal of a portion (41.25 total square feet) of the north wall of the single-car garage accessory structure is minor and will have no adverse impact on the historic house or the rest of the historic single-car garage accessory structure. The portion of the historic north wall of the single-car garage accessory structure that is to be removed can be seen in Diagram 3.

Diagram 3: Shaded portion of the historic north wall of the historic single-car garage accessory structure is to be removed.



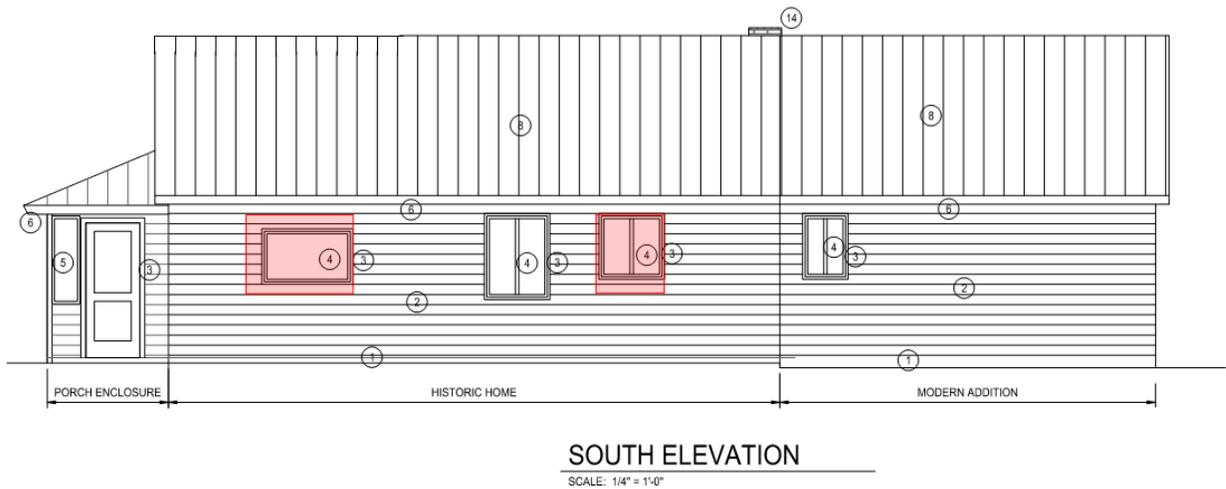
NORTH ELEVATION

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

4. Remove a portion (6.75 total square feet) of the historic south wall on the historic house surrounding two (2) existing non-historic windows.

The applicant intends to remove portions (6.75 total square feet) of the historic south wall surrounding the existing non-historic windows. The existing windows are non-historic and the openings are not consistent with what would have existed historically (see #7 for complete window analysis and details). The portions of the historic south wall that are to be removed will accommodate historically accurate window openings. Staff finds that the removal of the portions of the historic south wall will have no adverse impact on the historic house and will accommodate details more consistent with the historic house before extensive alterations occurred in the 1960s. The portions of the historic south wall of the historic house surrounding existing windows that are to be removed can be seen in Diagram 4.

Diagram 4: Shaded portions of the historic south wall of the historic house are to be removed.



5. Lift the non-historic and historic portions of the house and the historic single-car garage accessory structure to replace the existing non-historic and historic portions of the concrete foundation for a new crawlspace.

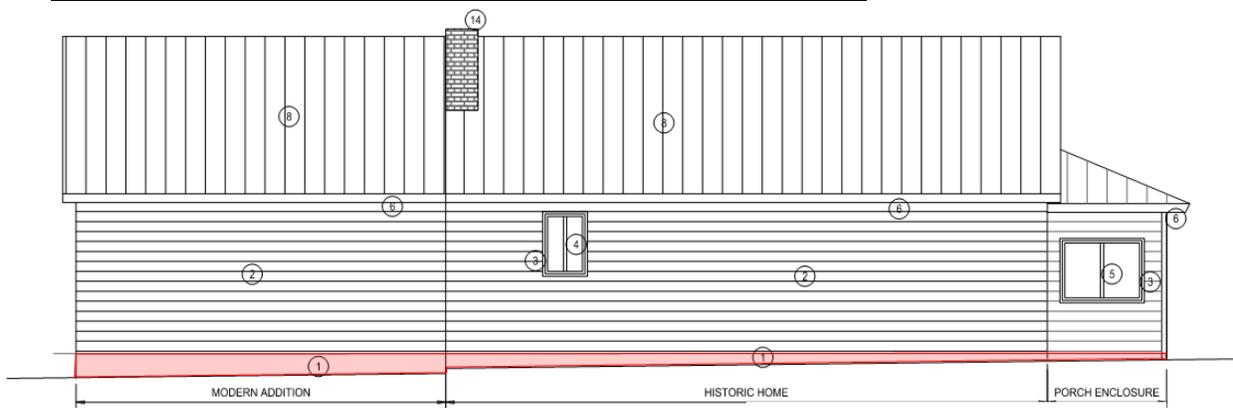
The applicant intends to lift the non-historic and historic portions of the house and the historic single-car garage accessory structure to replace the existing non-historic and historic portions of the foundation for a new crawlspace. The structure is located within the floodplain. In order to upgrade the foundation to meet the standards for development within the floodplain, the applicant opted to lift the historic house two feet (2') and incorporate a new foundation and crawlspace. The existing non-historic and historic portions of the concrete foundation will have to be removed from the historic house and historic single-car garage accessory structure. Staff finds that lifting the historic house and historic single-car garage accessory structure two feet (2') and incorporating a new foundation will have no adverse impact on the historic house or historic single-car garage accessory structure. The portions of the foundation of the historic house and historic single-car garage accessory structure that are to be removed can be seen in Diagram 5.

Diagram 5: Shaded portions of the foundation are to be removed.



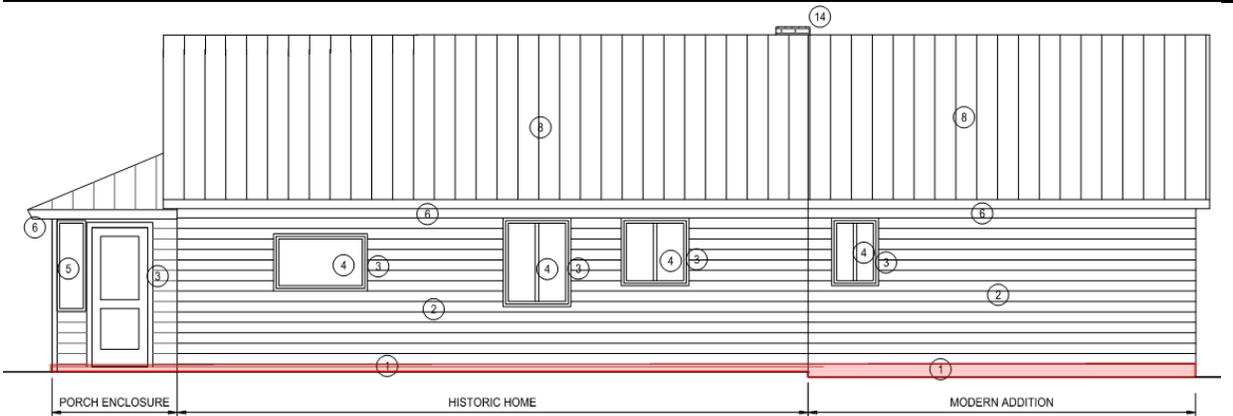
EAST ELEVATION

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



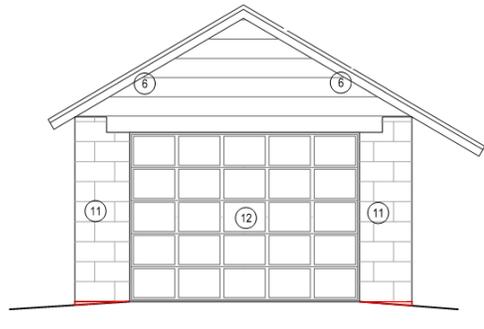
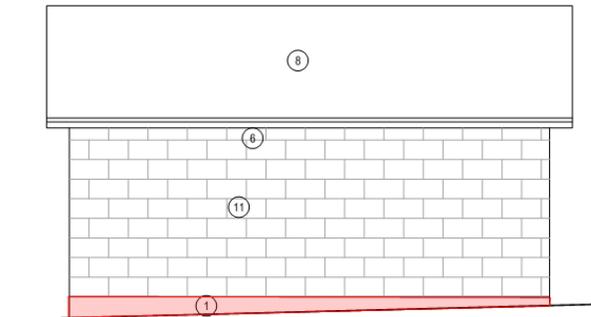
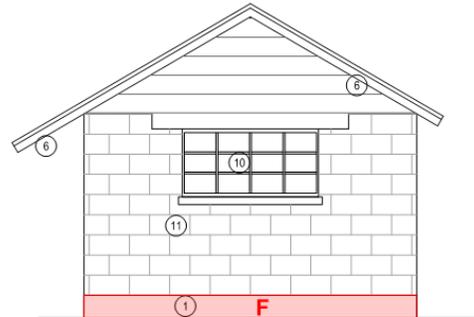
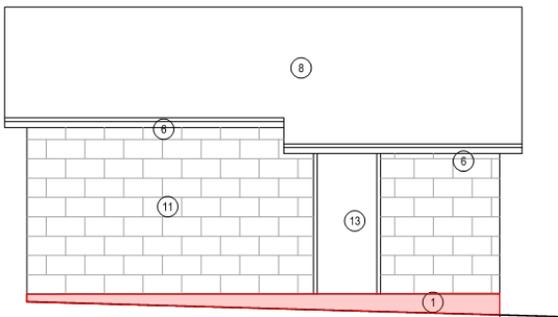
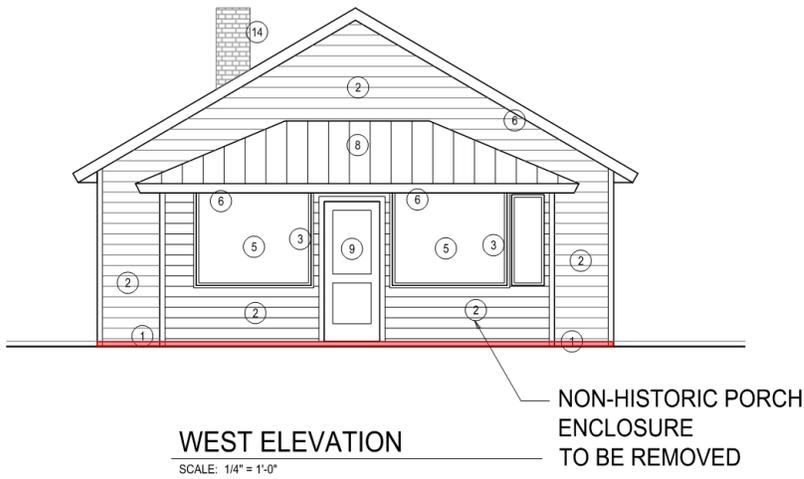
NORTH ELEVATION

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



SOUTH ELEVATION

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



6. Remove non-historic doors.

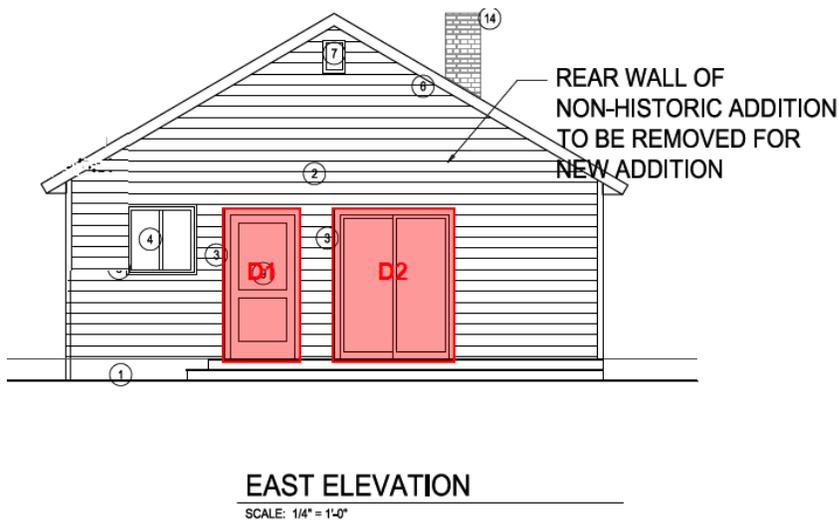
The applicant intends to remove five (5) non-historic doors from the historic house and one (1) non-historic single-car garage door from the historic single-car garage accessory structure. None of the doors on the existing structure(s) are historic.

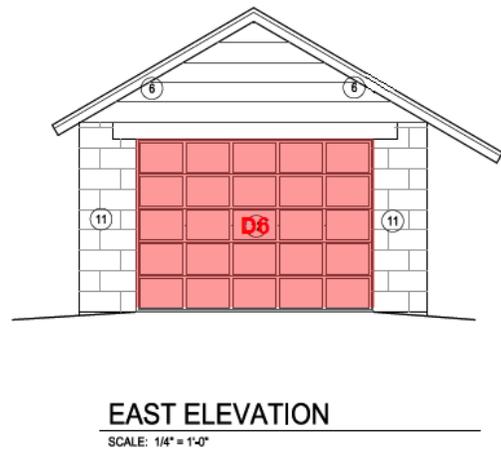
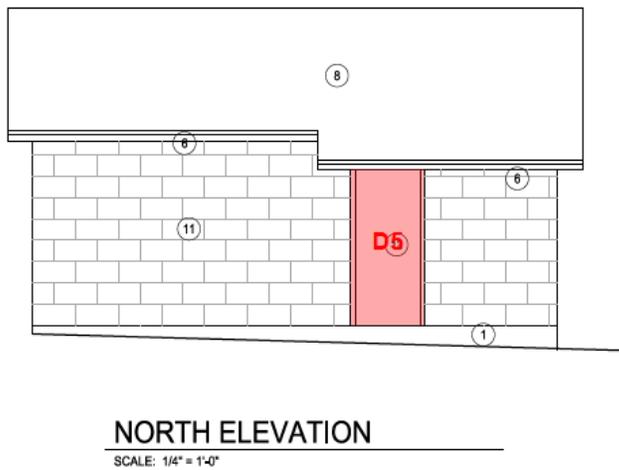
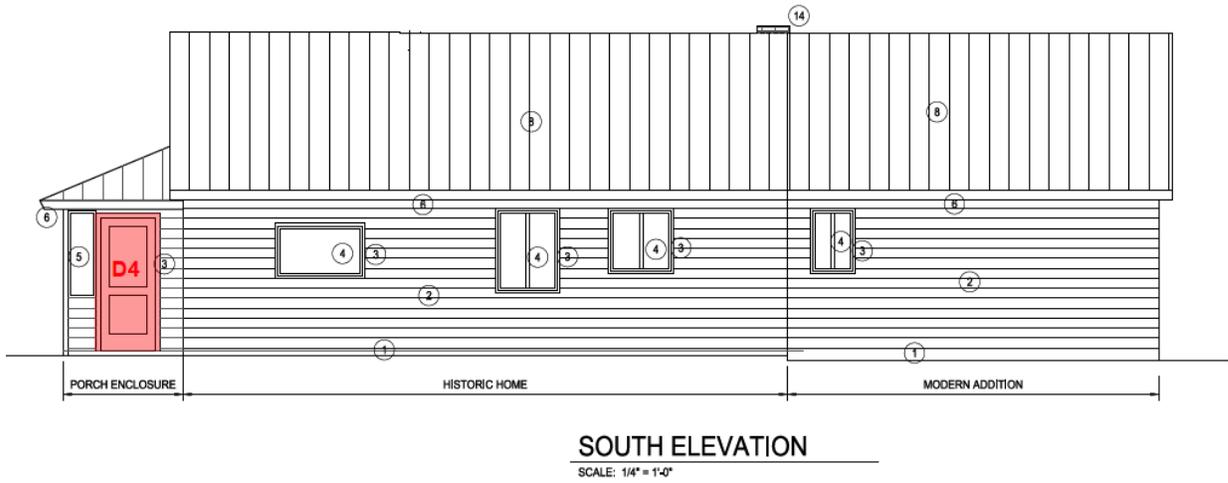
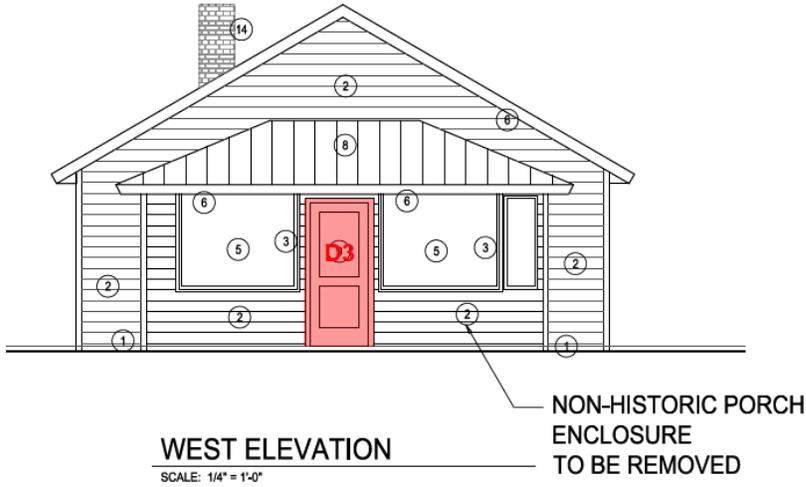
Because extensive alterations and additions have occurred to the historic house, it can be determined that the existing five (5) doors were changed out at the time of the alterations due to incompatible materials, styles, and location on the structure. It can be determined that the single-car garage door is non-historic because it is a modern metal door not consistent with the style of the historic single-car garage accessory structure. Staff finds that the removal of the existing five (5) doors and one (1) single-car garage door will have no adverse impact on the historic house or historic single-car garage accessory structure and will allow for more historically compatible doors as replacement. The non-historic doors and single-car garage door that are to be removed from the historic house and historic single-car garage accessory structure can be seen in Diagram 6.

The following Door Schedule catalogs the non-historic doors that are to be removed; the Door #'s correspond to the shaded doors in Diagram #6.

Door #:	Description:	Historic Status:
1	Wood half-glass (divided with muntins into nine [9] panes) with simple brass hardware and dog door.	Not historic
2	A set of two (2) sliding aluminum full-pane glass doors.	Not historic
3	Wood six-panel door with wood two-panel screen door.	Not historic
4	Wood half-glass door with a single wood panel below.	Not historic
5	Simple wood door, no paneling.	Not historic
6	Standard metal garage door with twenty-five panels arranged in a five by five pattern.	Not historic

Diagram 6: Shaded doors with Door #'s are to be removed. The Door #'s correspond to the above Door Schedule.





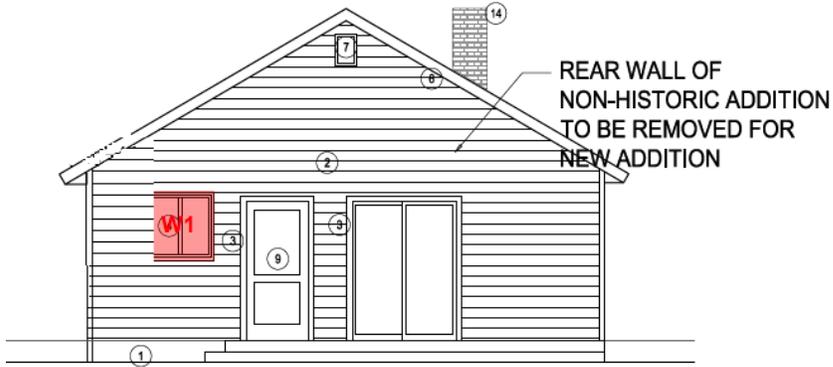
7. Remove non-historic and historic windows.

The applicant intends to remove eleven (11) non-historic windows from the historic house and one (1) historic window from the historic single-car garage accessory structure. The eleven (11) windows on the historic house are not historic. Staff finds that the eleven (11) windows are non-historic because of incompatible materials, style, sizes, and location on the structure. The one (1) window on the historic single-car garage accessory structure is original to the garage, but in-kind replacement is proposed to allow for an operable window. Staff finds that the removal of all twelve (12) windows will have no adverse impact on the historic house or historic single-car garage accessory structure and will allow for more historically compatible windows as replacement. The non-historic and historic windows that are to be removed from the historic house and historic single-car garage accessory structure can be seen in Diagram 6.

The following Window Schedule catalogs the historic and non-historic windows that are to be removed; the Window #'s correspond to the shaded windows in Diagram #7.

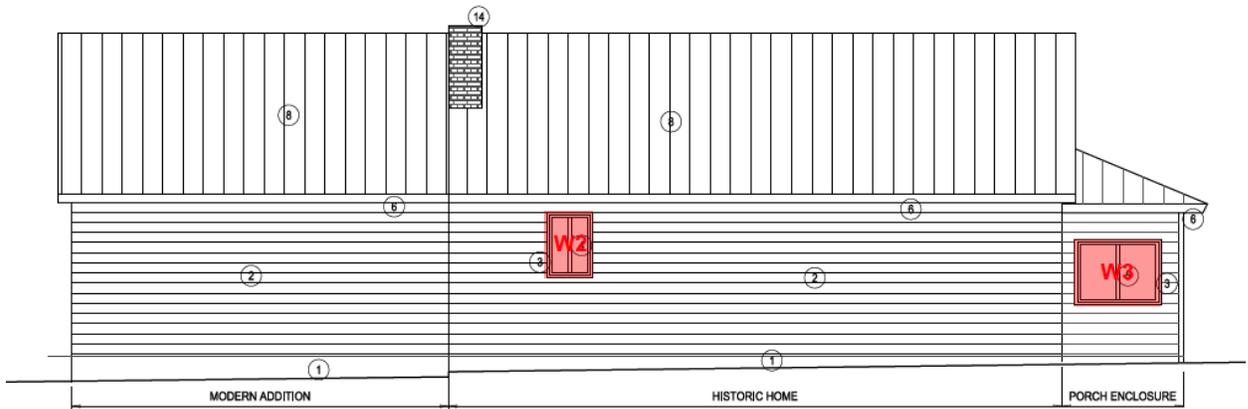
Window #:	Description:	Historic Status:
1	Aluminum single-pane sliding window.	Not historic
2	Aluminum single-pane sliding window.	Not historic
3	Aluminum single-pane sliding window.	Not historic
4	Aluminum fixed two-pane window.	Not historic
5	Aluminum fixed two-pane window.	Not historic
6	Aluminum fixed single-pane window.	Not historic
7	Aluminum fixed single-pane window.	Not historic
8	Aluminum fixed single-pane window.	Not historic
9	Aluminum single-pane sliding window.	Not historic
10	Aluminum single-pane sliding window.	Not historic
11	Aluminum single-pane sliding window.	Not historic
12	Steel fixed twelve-pane window.	Historic

Diagram 7: Shaded windows with Window #'s are to be removed. The Window #'s correspond to the above Window Schedule.



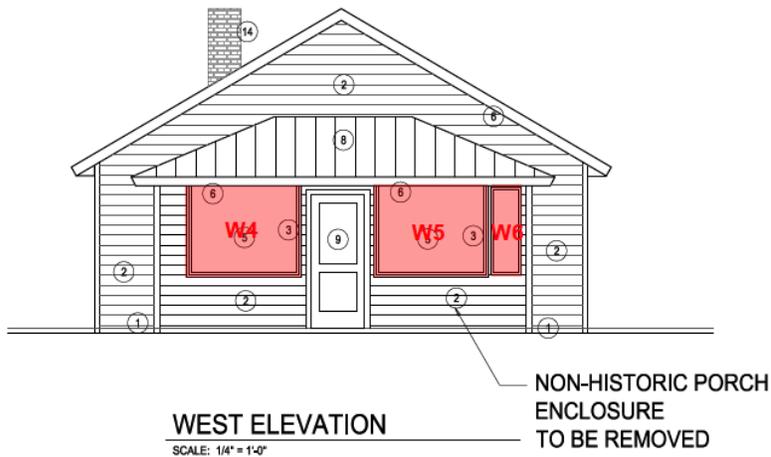
EAST ELEVATION

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



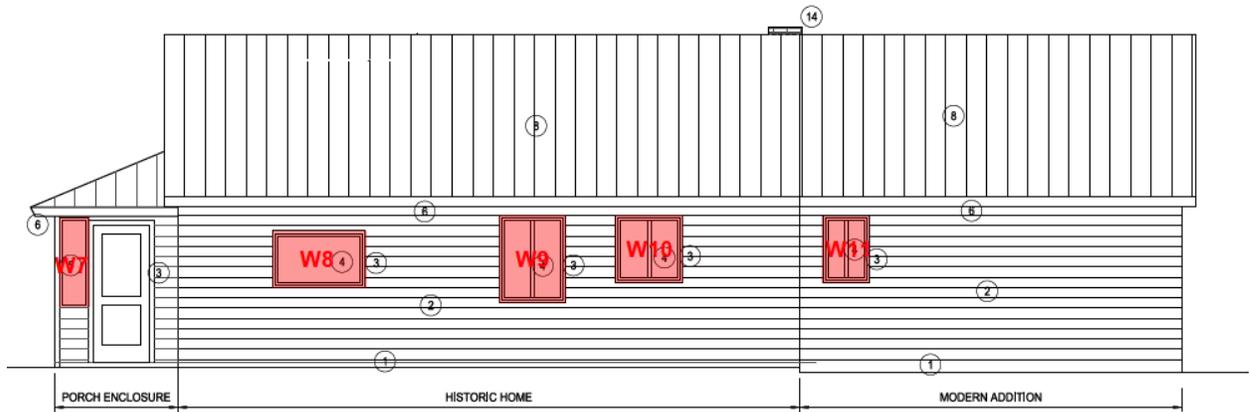
NORTH ELEVATION

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



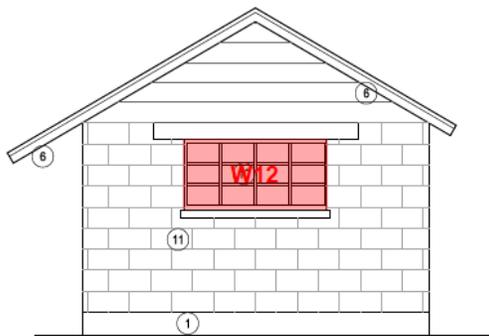
WEST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the demolition of non-historic and historic materials at 1114 Park Avenue.

Finding of Fact:

1. The property is located at 1114 Park Avenue.
2. The house is listed as "Significant" on the Historic Sites Inventory (HSI). The single-car garage accessory structure is associated with the site and is also considered historic as it contributes to the historic context of the house and site as a whole.
3. The historic house was constructed c. 1901.
4. Sometime after the 1940's, the historic ornate front porch was either removed completely or enclosed (screened-in).
5. According to the 1978 Utah State Historic Society Historic Preservation Site Information Form, in 1960 a one-story addition was added to the rear of the historic house with a sun deck in the rear yard.
6. A single-car garage accessory structure was added sometime after 1929. The current accessory structure does not show up on the 1929 Sanborn Map and

accessory structures were not always documented as a part of the 1978 survey. . It is not clear exactly when the garage was added, although staff has concluded that it was likely constructed in the 1940's or 1950's based on its materials and simple form.

7. On July 2, 2015, the Planning Department received a Historic District Design Review (HDDR) Application. The application was deemed complete on August 21, 2015. The application is still under review by the Planning Department. Revisions were submitted on October 2, 2015.
8. The applicant will remove the existing north, south, and west non-historic walls of the non-historic enclosed porch.
9. The applicant will remove the entire (225.5 total square feet) non-historic east (rear) wall of the house.
10. The applicant will remove a portion (41.25 total square feet) of the historic north wall of the historic single-car garage accessory structure.
11. The applicant will remove a portion (6.75 total square feet) of the historic south wall on the historic house surrounding two (2) existing non-historic windows.
12. The applicant will lift the non-historic and historic portions of the house and the historic single-car garage accessory structure for a new crawlspace and replace the existing non-historic and historic portions of the concrete foundation.
13. The applicant will remove five (5) non-historic doors and one (1) non-historic single-car garage door.
14. The applicant will remove one (1) historic and eleven (11) non-historic windows.

Conclusions of Law:

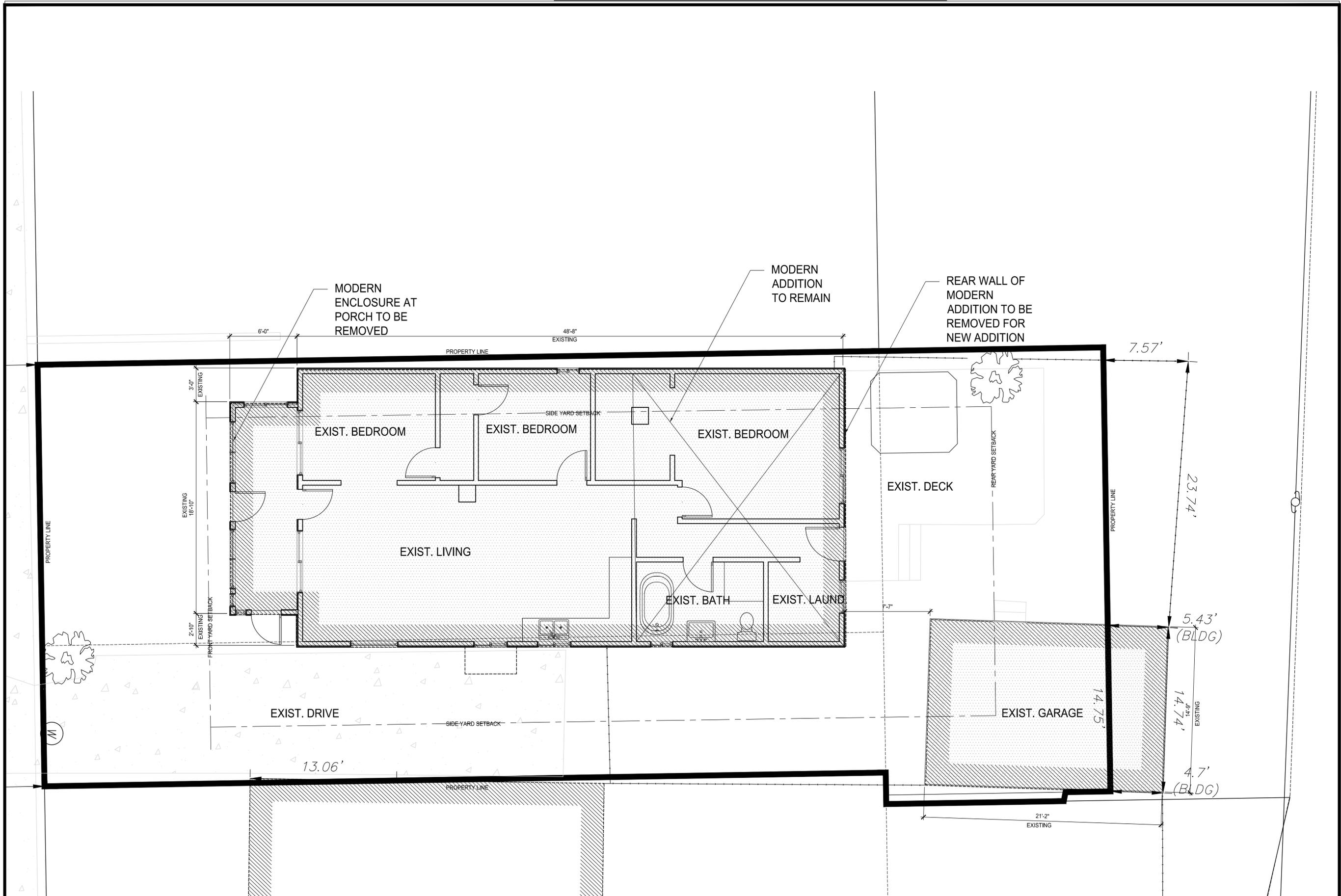
1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and the pending ordinance.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the revised HDDR proposal stamped in on October 2, 2015. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material shall be allowed only after the applicant can show that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No substitute materials have been proposed at this time. The applicant shall work with the Planning Department to review the condition of all historic materials prior to disposal.

Exhibits:

- Exhibit A – Elevation Drawings and Floor Plan
- Exhibit B – Historic Sites Inventory Form



EXIST. FLOOR PLAN

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



JOSEPH KELLEY
233 N. DEERE POINT DR. E
HIGHLAND PARK, IL 60035

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HORN & PARTNERS
ARCHITECTURE

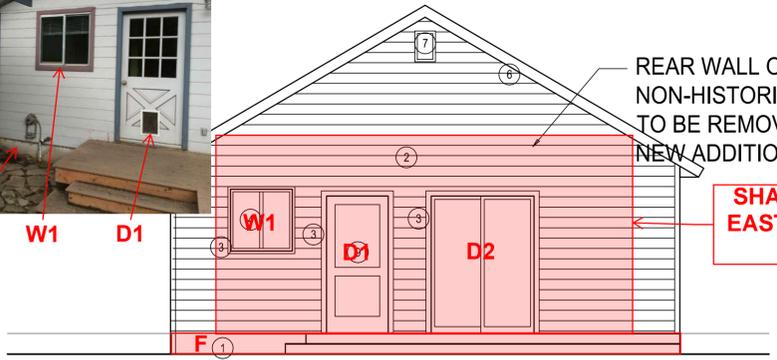
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RESTORATION & ADDITION
1114 PARK AVE
PARK CITY, UTAH 84060

DRAWING DATE:	JOB NO.	FILE NO.
9-4-2015		1506-A201
DRAWN BY:	CHECKED BY:	

HISTORIC PLAN

H2.01



EAST ELEVATION

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

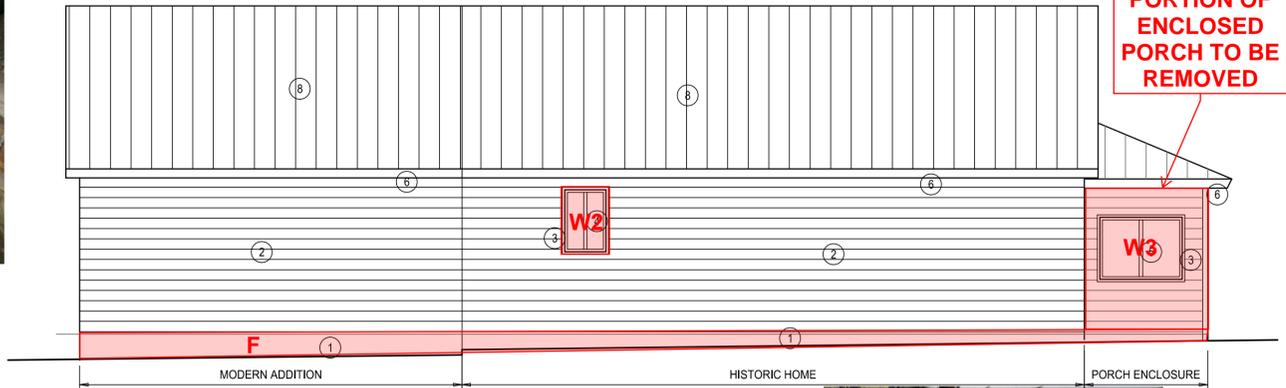
REAR WALL OF NON-HISTORIC ADDITION TO BE REMOVED FOR NEW ADDITION

SHADED PORTION OF EAST (REAR) WALL TO BE REMOVED



EXISTING ELEVATION NOTES:

- ① EXISTING FOUNDATION & CRAWL SPACE
- ② BEVELED T&G SIDING - PAINTED
- ③ 1X3 PAINTED WINDOW TRIM (NON-HISTORIC)
- ④ ALUM. WINDOW (NON-HISTORIC)
- ⑤ WOOD WINDOW (NON-HISTORIC)
- ⑥ 1X8 PAINTED FASCIA BOARD W/ STEEL ROOF FLASHING
- ⑦ ATTIC VENT
- ⑧ STEEL ROOF (NON-HISTORIC)
- ⑨ WOOD 6 PANEL DOOR W/ WOOD SCREEN (NON-HISTORIC)
- ⑩ PAINTED STEEL WINDOWS
- ⑪ PAINTED CMU WALL
- ⑫ SECTIONAL WOOD DOOR - PAINTED
- ⑬ WOOD DOOR - PAINTED



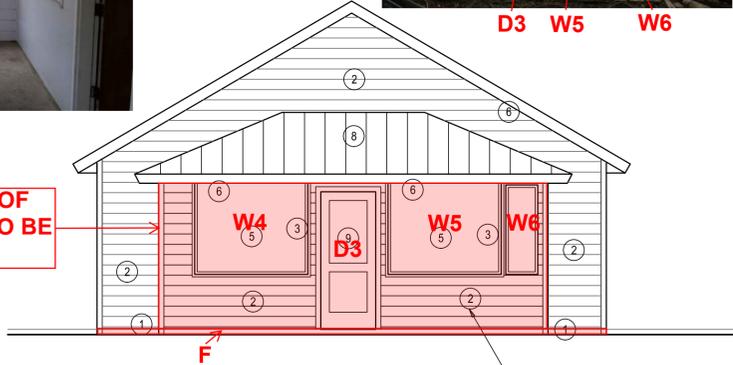
NORTH ELEVATION

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

SHADED PORTION OF ENCLOSED PORCH TO BE REMOVED



SHADED PORTION OF ENCLOSED PORCH TO BE REMOVED

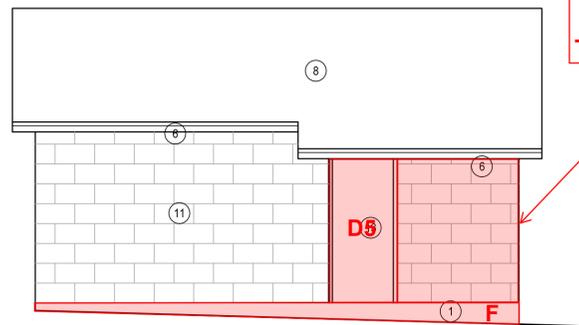


WEST ELEVATION

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

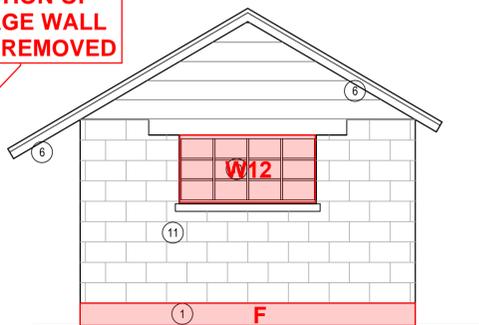
NON-HISTORIC PORCH ENCLOSURE TO BE REMOVED

SHADED PORTION OF GARAGE WALL TO BE REMOVED



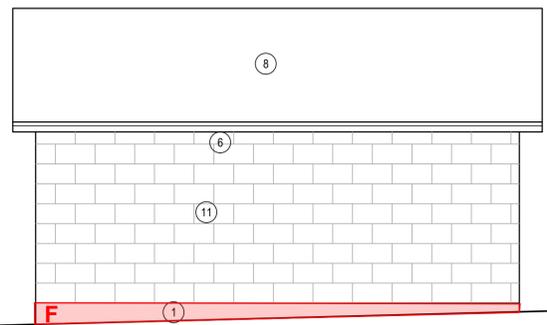
NORTH ELEVATION

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



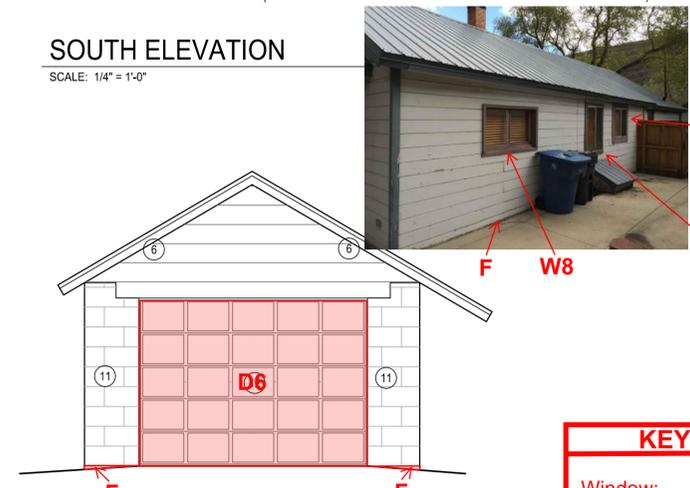
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

KEY:
Window: W#
Door: D#
Foundation: F



SHADED PORTION OF ENCLOSED PORCH TO BE REMOVED

SHADED PORTION OF SOUTH WALL TO BE REMOVED

SOUTH ELEVATION

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



JOSEPH KELLEY
233 N. DEERE POINT DR. E
HIGHLAND PARK, IL 60035

OWNER

HORN PARTNERS ARCHITECTURE
P.O. BOX 386 BOUNTIFUL, UT 84011-0386
P.H.N. 801.933.4676 or 801.295.4676
FAX 801.299.1111 www.hornpartners.com

RESTORATION & ADDITION
1114 PARK AVE
PARK CITY, UTAH 84060

HISTORIC ELEVATIONS

H3.01

Exhibit B: Historic Sites Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1114 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-362

Current Owner Name: ROUSE A GENE & MORNA B

Parent Parcel(s):

Current Owner Address: PO BOX 506, PARK CITY, UT 84060-0506

Legal Description (include acreage): S 16 T 2S R 4E TH N'LY 1/2 OF LOT 3 & ALL OF LOT 4 BLK56 SNYDERS ADDITION TO PARK CITY ALSO TRACT BEG N'RN MOST COR LOT 4 BLK 56SNYDERS ADD TO PARK CITY TH N 54*01' E20 FT TO PT ON W'LY LN UNIMPROVED RD; TH S 35*59' E 39.5 FT; S 54*01' W 20 FT TO PT ON E'LY BLK SD PT BEING S 35*59' E14.5 FT FR E MOST COR LOT 4 TH N 35*59' W ALG E'LY LN BLK 39.5 FT TO BEG ALSOBEG AT PT ON E'LY LN BLK 56 SNYDERS ADDITION TO PARK CITY, SD PT BEING S 35* 59' E 15.3 FT FR N'MOST COR SD LOT RUN TH N 54*01' E 15.83 FT N 24*05'41" W0.82 FT, S 54*01' W 16 FT, S 35*59' E 0.8 FT TO BEG CONT 12.7709; 0.08 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: 1995 & 2006
- historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina & 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

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

Building Type and/or Style: Central block

No. Stories: 1

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

Number of associated outbuildings and/or structures: accessory building(s), # __1__ ; structure(s), # ____.

General Condition of Exterior Materials:

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

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

Site: Concrete block and siding clad detached garage is located southeast of the house.

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

Walls: Aluminum or vinyl siding

Roof: Metal

Windows/Doors: Undetermined aluminum/vinyl sliding and casement windows (unable to verify based on photos alone). Door is standard 6 panel wood with a wood-frame screen door.

Improvements: Garage-Masonry: 312 SF Typical Quality

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): Historic preservation form from 1978 states that a tax photo was available at that time for comparison remarks, although the tax photo was not located/available for this survey. Preservation form states that tax photo indicated an ornate front porch which had later been removed (or possibly built in as internal space?) and that an addition had been built to the North with a sun deck (unable to comment on based on photos provided.) Little has been altered to the exterior of the structure between 1995-2006, and although the front porch area has been built in, the overall form of the structure indicates the character of a gable front house. The original siding materials has either been replaced or covered by the current materials. The changes are significant and diminish the site's historic character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow building lot on fairly flat terrain. Lot appears to sink down from city roadway slightly and is recessed from the street by roughly 10-15 feet. Property is backed by a collection of mature trees with shrubs and grasses along the left edge of the front elevation, and a minimal grass lawn separating the city dedication from the structure's front elevation.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Though the distinctive elements that define the typical Park City mining era home- simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type (gable front), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes- have been altered, the building retains its essential historical form.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The central block is a common house type built within this era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1901¹

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 1995.

¹ One-story dwelling appears on the 1907 Sanborn Insurance Map, but does not reflect the porch noted in the 1978 USHS Structure/Site Form; Summit County Recorder indicates a construction date of 1925.

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

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

IDENTIFICATION

Street Address: 1114 Park Avenue, Park City Plats^A Bl. 5 Lot 3-4
Name of Structure: T. R. S.
Present Owner: Reed and Kate E. Wooton, c/o Keith H. Rockwood UTM:
Owner Address: 4158 South 620 East, Salt Lake City, UT 84107 Tax #: SA-47

AGE/CONDITION/USE

Original Owner: Construction Date: ca. 1901 Demolition Date:

Original Use: residential

Present Use: Occupants:

- Single-Family Park Vacant
- Multi-Family Industrial Religious
- Public Agricultural Other
- Commercial

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

STATUS

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

DOCUMENTATION

Photography: Date of Photographs:

Date of Slides: June 1978 Views: Front Side Rear Other

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

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

Summit County records.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Deseret News, July 28, 1951, p. B-4.

Architect/Builder:

Building Materials:

Building Type/Style:

Description of physical appearance & significant architectural features:

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

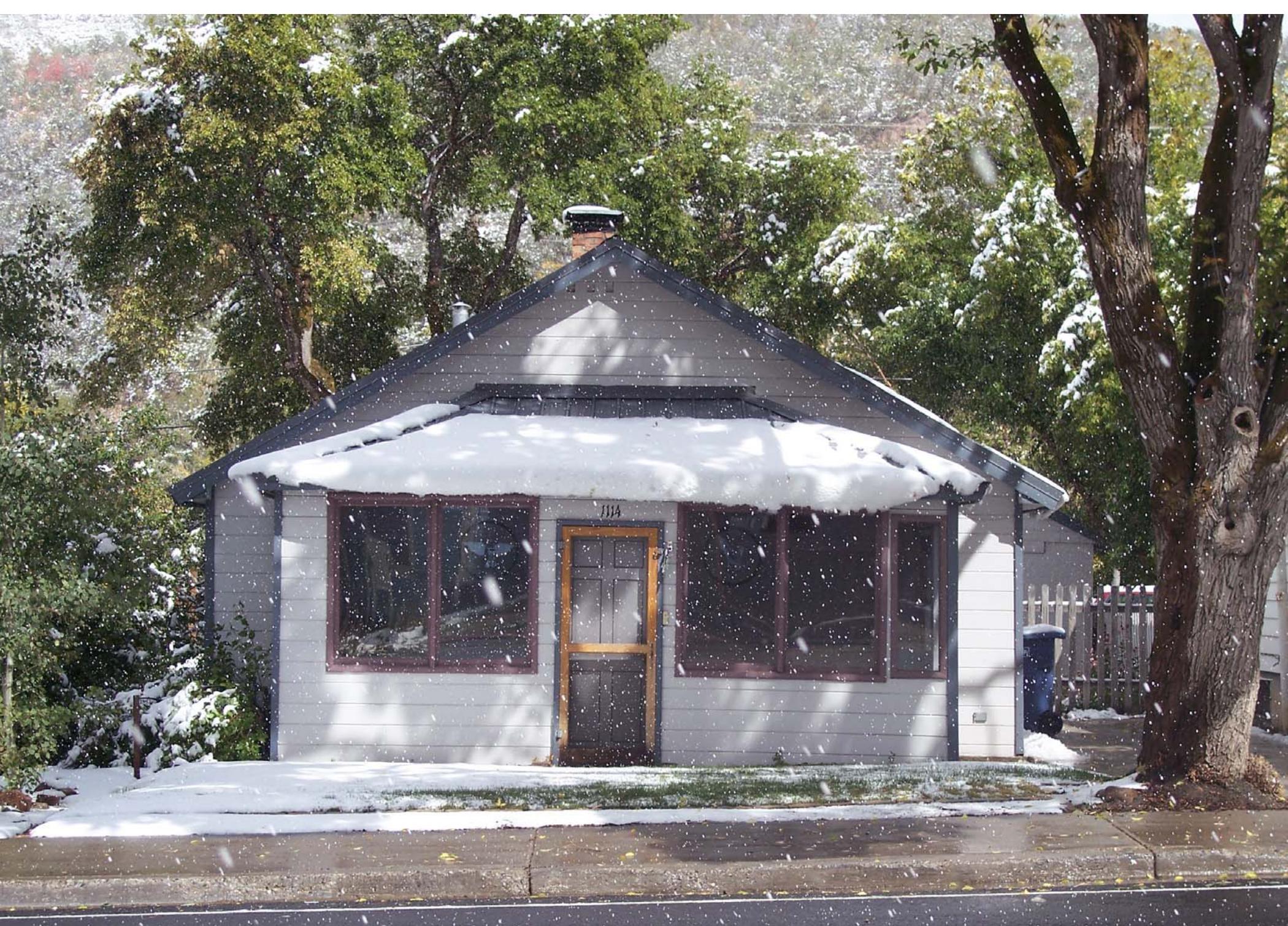
The facade has been altered--ornate porch removed; shutters added, and an addition (one-story) to the north with a sun deck (1960). It bears little resemblance to 1940s tax photo--not contributory.

Statement of Historical Significance:

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

1906--Mary J. Mc Falls; and same year to Samuel D. Walker, Robert R. Fletcher; and in 1909 to William S. MacFarlane. 1919--William E. Scales, staying in Scales' family throughout 1940s, until 1946 to Fletcher A. Lafton, then to Delmar E. Poormon (1946).







Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Demolition Review
Address: 422 Ontario Avenue
Project Number: PL-15-02819 (BD-15-21928)
Date: October 21, 2015
Type of Item: Administrative – Demolition Determination

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the exterior exploratory demolition of non-historic asphalt shingle and Bricktex siding on the north and south facades.

Topic:

Address: 422 Ontario Avenue
Designation: Significant
Applicant: Barbara Easter, represented by Garrett Strong
Proposal: The applicant intends to remove non-historic exterior asphalt shingle and Bricktex siding on the north and south facades as part of an exploratory demolition permit

Background:

On August 6, 2015, the City Council directed the Planning Department to move forward with a pending ordinance. The purpose of the pending ordinance is to expand the Historic Sites Inventory criteria to include the following terms:

- Any structure that has received a historic grant from the City;
- Has previously been on the Historic Site Inventory or listed as significant or contributory on any recognizant or other historic survey;
- Or despite non-historic additions retain its historic scale, context, materials in a manner and degree which can reasonably be restored to historic form.

In addition, the pending ordinance is also to amend Land Management Code to include demolition permits for all structures in a Historic District to be reviewed by the Historic Preservation Board. Staff review of demolition permits is limited to interior elements that (1) have no impact on the exterior of the structure; or (2) are not structural in nature; or (3) the scope of work is limited to exploratory demolition. This exploratory demolition permit is for the exterior of the structure.

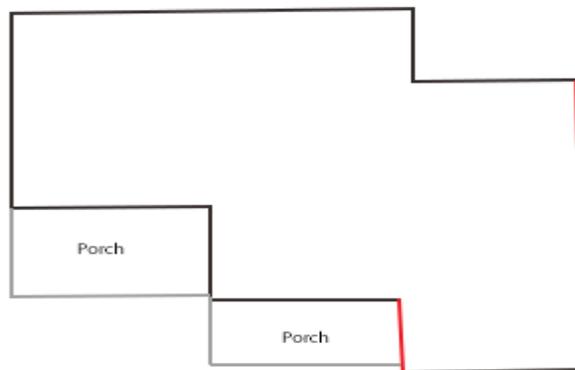
The applicant applied for a Building Permit for exploratory exterior demolition on September 29, 2015.

Analysis:

Staff finds that the proposed work is a minor alteration having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District.

The original historic house was clad in wood drop novelty siding, as is evident in the c.1938 historic tax photograph (Exhibit B). The tax cards note that the house was covered in asbestos shake siding, or Bricktex, in 1958 and 1964. Staff finds that the existing asphalt shake siding, which was installed over a layer of Bricktex, was likely added in the 1970s.

The applicant is proposing to remove the multiple layers of non-historic siding on the north and south elevations of the original L-shaped house in order to determine the amount of historic wood siding remaining and its condition. The applicant has chosen to remove siding on the north and west walls of the original cross-wing's stem wing where they will be less visible from the public right-of-way. In plan view, the walls affected by the siding demolition are denoted in red and images are provided in Exhibit A:



The applicant will be returning the HPB in the future to review removal of materials associated with a full Historic District Design Review (HDDR) application; the applicant is currently doing exploratory demolition to complete their Physical Conditions Report.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the exterior exploratory demolition of non-historic asbestos shingle and Bricktex siding on the north and south facades.

Finding of Fact:

1. The property is located at 422 Ontario Avenue.
2. The building is listed as Significant on the Historic Sites Inventory.
3. The property is located within the Historic Residential (HR-1) District.
4. The removal of the non-historic asbestos shingle siding dating from the 1970s and Bricktex siding from c.1958 is considered exploratory exterior demolition.
5. The siding removal will occur on the north and west facades of the original cross-wing's stem, where the exploratory demolition will be least visible from the public right-of-way.

6. The Bricktex dates from c.1958 and the asbestos shake siding was likely added in the 1970s. Neither of these materials are original to the building as it was originally clad in wood drop-novelty siding, as seen in the historic tax photograph.
7. No historic material will be removed.
8. The removal of these items will not affect the historic materials of the building. Rather, the purpose of this demolition permit is exploratory only; the intent is to determine the amount of historic wood siding present and its condition.
9. The applicant applied for a Building Permit for the exploratory demolition on September 29, 2015.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and the pending ordinance.

Conditions of Approval:

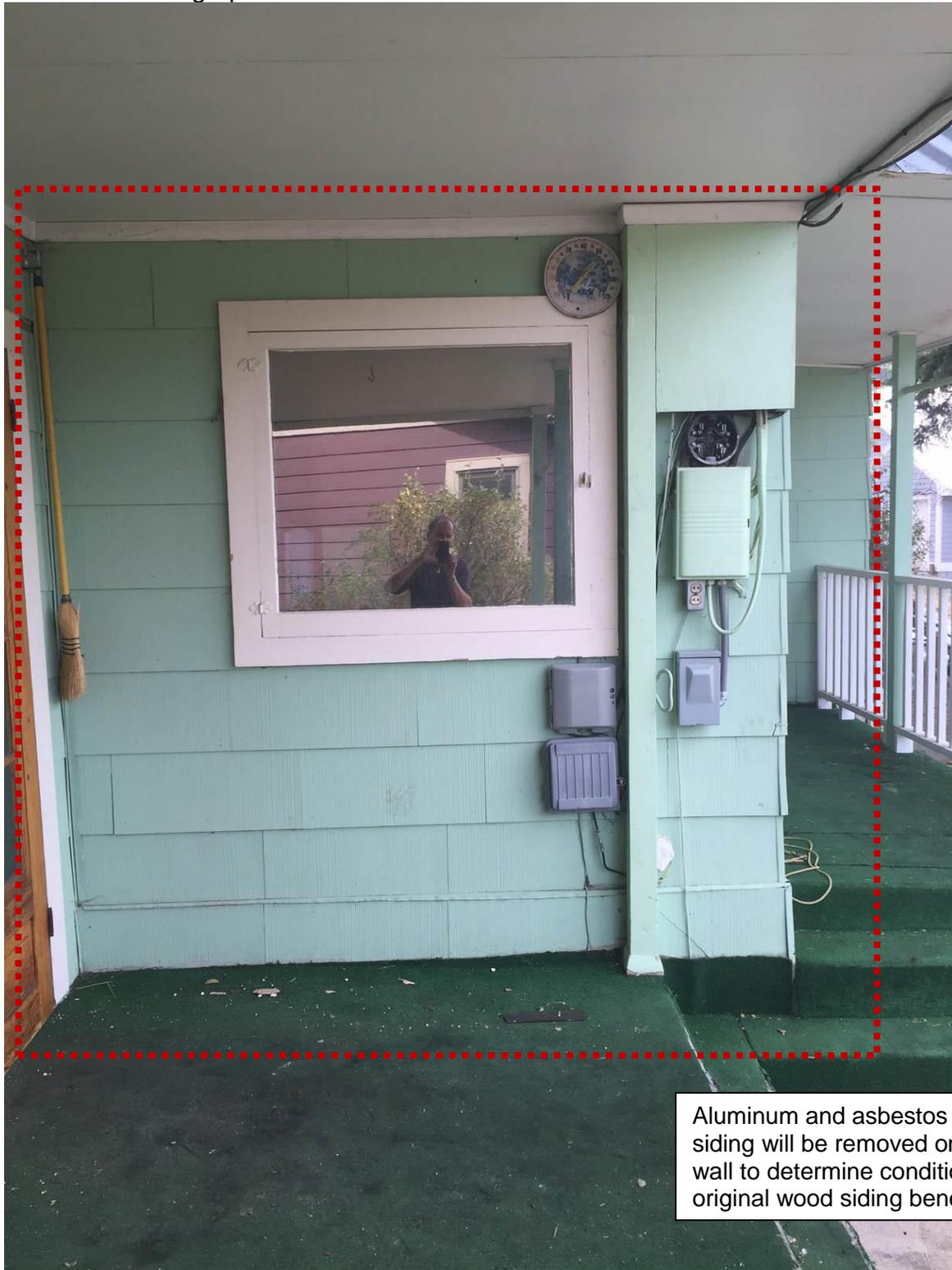
1. Final building plans and construction details shall reflect substantial compliance with the proposal stamped in on September 29, 2015. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

Exhibits:

Exhibit A – Proposed Work

Exhibit B – Historic Sites Inventory Form

Exhibit A- Photographs of Effected Areas



Aluminum and asbestos shingle siding will be removed on this north wall to determine condition of original wood siding beneath.





Aluminum and asbestos shingle siding will be removed on this west wall to determine condition of original wood siding beneath.

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 422 ONTARIO AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: PC-480

Current Owner Name: SORENSEN ELLA P TRUSTEE ETAL Parent Parcel(s):

Current Owner Address: PO BOX 273, PARK CITY, UT 84060-0273

Legal Description (include acreage): N1/2 LOT 5 & ALL LOT 6 BLK 58 PARK CITY SURVEY; 0.07 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: 1995 & 2006
- 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: Cross-wing type / Vernacular style

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: Dec. 2008

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: elevation. Camera facing .

Photo No. 2: elevation. Camera facing .

Photo No. 3: elevation. Camera facing .

Photo No. 4: elevation. Camera facing .

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. 422-Rossie Hill
 Schedule 1 Class 3-5% Type 1-2-3-4 Cost \$ 1590 x 95%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>786</u>	\$ -	\$ <u>1510</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct	
Foundation—Stone Conc. None <input checked="" type="checkbox"/>			<u>134</u>
Ext. Walls <u>Siding</u>			
Insulated—Floors Walls Clgs.			
Roof—Type <u>Gab.</u> Mat. <u>Pol. Shg.</u>			
Dormers—Small Med. — Lg.			
Bays—Small Med. — Lg.			
Porches—Front <u>60" @ 1.10</u>	<u>66</u>		
Rear @			
Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>			<u>40</u>
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 <u>1</u> Urns Ftns. Shr. Dishwasher Garbage Disp.	<u>350</u>		
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. Oil Gas Coal			
Air Conditioned Incinerators			
Radiant—Pipeless			
Finish— Hd. Wd. Floors— Fir. <input checked="" type="checkbox"/> Conc. <input checked="" type="checkbox"/>			
Cabinets <u>Pantry</u> Mantels —	<u>40</u>		
Tile— Walls Wainscot. Floors			
Lighting—Lamp Drops <input checked="" type="checkbox"/> Fix. <u>Lbr. lined 5 @ 30"</u>			<u>150</u>
Total Additions and Deductions	<u>456</u>	<u>324</u>	<u>1510</u>
Net Additions or Deductions	<u>-324</u>		<u>\$ +132</u>

Age 45 Yrs. by Est. Owner
 Tenant
 Neighbors
 Records
 REPRODUCTION VALUE \$ 1642
 Depr. 1-2-3-4-5-6 58/42 % \$ _____
 Reproduction Val. Minus Depr. \$ 690

Remodeled Est. Cost _____ Remodeling Inc. _____ %
 Garage—S 8 C _____ Depr. 2% 3% _____
 Cars _____ Walls _____ Out Bldgs. _____
 Roof _____ Size x Age _____
 Floor _____ Cost _____ Depreciated Value Garage _____

Remarks Owner says 58 yrs - 33 yr Total Building Value \$ _____
Age (1941)

PC 480

Location Block 58 PC (Rossie Hill)
Kind of Bldg. RES St. No. 422 Ontario Ave.
Class 3 Type 1 2 3 4 Cost \$ _____ X 100%

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		786		\$ 1622
	x x				
	x x				

Gar.—Carport x — Flr. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <input checked="" type="checkbox"/>	
Ext. Walls <u>Asb Shakes</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Gable</u> Mtl. <u>Metal</u>	
Dormers—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>5x12</u> <u>60</u> @ <u>100</u> <u>60</u>	
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — 1/4 1/2 3/4 Full <u>—</u> Floor <u>—</u>	
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u> Dishwasher <u>—</u> Garbage Disp. <u>—</u>	350
Built-in-Appliances <u>TV</u>	
Heat—Stove <input checked="" type="checkbox"/> H.A. <input checked="" type="checkbox"/> Steam <u>—</u> Stkr. <u>—</u> Blr. <input checked="" type="checkbox"/> Oil <input checked="" type="checkbox"/> Gas <input checked="" type="checkbox"/> Coal <u>—</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u>	
Floor—Fir <input checked="" type="checkbox"/> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>1</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainscot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>2</u> S. <u>5</u> ; Metal D. <u>—</u> S. <u>—</u>	50 50 74

Total Additions		510
Year Built _____	Avg. <u>54</u>	Reproduction Value \$ <u>2132</u>
<u>Average 1949-45</u>	Age _____	Obsol. or Rem. % _____
Inf. by { Owner - Tenant - Neighbor - Record - Est.		Bldg. Value _____
Remodel Year _____ Est. Cost _____		Depr. Col. <u>1 2 3 4 5 6</u> <u>33</u> %
Garage—Class _____ Depr. 2% 3% _____ Carport—Factor _____		Repr. Val. Minus Depr. \$ <u>704</u>
Cars _____ Floor _____ Walls _____ Roof _____ Doors _____		
Size—x _____ Age <u>X</u> Cost _____ x _____ % _____		
Other _____		

PC 480

Serial Number

OF Card Number

Owners Name

Location Blk 58 PC (Rossie Hill)

Kind of Bldg. Res St. No. _____

Class. 3 Type 1 2 3 0 Cost \$ 3664 X 104%

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	790		\$ 3829	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone _____ Conc. _____ Sills _____

Ext. Walls A=8 Shake c

Roof Type GAB Mtl. Metal

Dormers—Small _____ Med. _____ Large _____

Bays—Small _____ Med _____ Large _____

Porches—Front 72 @ 150 108

Rear 91 @ 150 137

Porch _____ @ _____

Planters _____ @ _____

Ext. Base. Entry _____ @ _____

Cellar-Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full NONE

Bsmt. Gar. _____

Basement-Apt. _____ Rms. _____ Fin. Rms. _____

Attic Rooms Fin. _____ Unfin. _____

Plumbing { Class 1 Tub. 1 Trays _____

Basin 1 Sink 1 Toilet 1

Wtr. Sfr. _____ Shr. St. _____ O.T. _____

Dishwasher _____ Garbage Disp. _____ 550

Heat—Stove _____ H.A. _____ FA X HW _____ Stkr _____ Elec. _____

Oil _____ Gas X Coal _____ Pipeless _____ Radiant _____ 338

Air Cond. — Full _____ Zone _____

Finish—Fir. ✓ Hd. Wd. _____ Panel _____

Floor—Fir. _____ Hd. Wd. _____ Other _____

Cabinets 1 Mantels _____

Tile—Walls _____ Wainscot _____ Floors _____

Storm Sash—Wood D. 2 S. 5; Metal D. _____ S. _____ 140

Awnings — Metal _____ Fiberglass _____

Total Additions 1273

Year Built 1904 Avg. 1908 Replacement Cost 5102

1964 Age 2 Obsolescence _____

Inf. by Owner - Tenant - _____ Adj. Bld. Value _____

Neighbor - Record - Est. _____ Conv. Factor x.47

Replacement Cost—1940 Base _____

Depreciation Column 0 2 3 4 5 6 _____

1940 Base Cost, Less Depreciation _____

Total Value from reverse side _____

Total Building Value \$ _____

Recapp 12-7-79 #2272

JAN 13 1969

1328

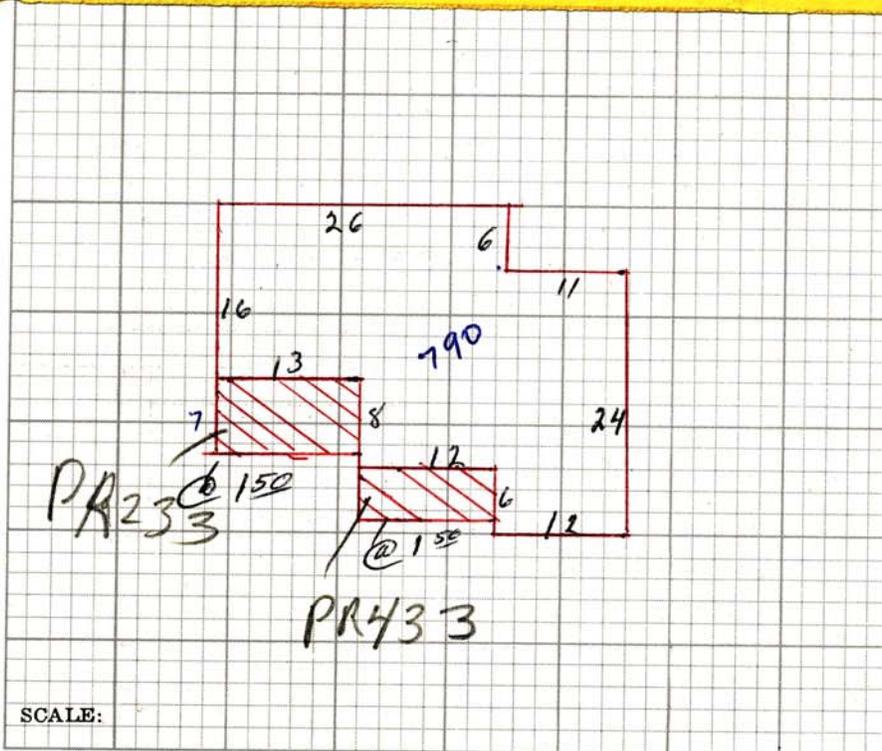
RECORD OF ASSESSMENT OF IMPROVEMENTS

Summit COUNTY SERIAL NO. PC 180 223

OWNER'S NAME McKenzie, Willard

OWNER'S ADDRESS ParkCity

LOCATION N¹/₂ lot 5 & all lot 6, Blk 58, P.C.



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

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

_____ 1940 Base Cost _____ x _____ % Depr. _____

Total

Average Year of Construction Computation:

REMARKS Year 1924 \$ 4764 = 93 % X 61 Year = 5673

Year 1964 \$ 338 = 7 % X 1 Year = 56.07

Average Year of Construction 1908 56.80





