



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM
ROLL CALL
ADOPTION OF MINUTES CONTINUED TO OCTOBER 7, 2015
PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*
STAFF/BOARD COMMUNICATIONS AND DISCLOSURES
REGULAR AGENDA – *Discussion and possible action as outlined below*

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. 03

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

Review of demolition permits for the following Buildings and Structures to be considered under the pending ordinance:

- 581 Park Avenue - The applicant intends to remove an existing non-historic window and remove non-historic wood siding to accommodate an enlarged window opening on the rear elevation of a non-historic addition of the historic house. *PL-15-02910* 09
Planner
Grahn
Public hearing and possible action

- 220 Marsac Avenue/Ontario – The applicant intends to remove non-historic asphalt roof shingles and a minor section of board and batten siding material on the north façade. *PL-15-02924* 25
Planner
Turpen
Public hearing and possible action

ADJOURN

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



Historic Preservation Board Staff Memo

Subject: Pending H-District Ordinance
Author: Anya Grahn
Department: Planning Department
Date: September 16, 2015
Type of Item: HPB Update

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.

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



Planning Department

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: Demolition Review
Address: 581 Park Avenue
Project Number: PL-15-02910
Date: September 16, 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 non-historic materials at 581 Park Avenue.

Topic:

Address: 581 Park Avenue
Designation: Significant
Applicant: Darryl English
Proposal: The applicant intends to remove an existing non-historic window and remove non-historic wood siding to accommodate an enlarged window opening on the rear elevation of a non-historic addition of the historic house.

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

On August 25, 2015, the Planning Department received a Historic District Design Review (HDDR) Pre-Application. Staff reviewed this application with the Design Review Team on September 2, 2015. [The applicant applied for a Building Permit for the kitchen remodel on August 5, 2015 and requested an amendment to the Building Permit to include the kitchen windows on September 16, 2015.](#)

There are currently three (3) evenly-spaced windows on the rear elevation of the house. The applicant proposes to remove the center window and side over the opening. They will also remove existing siding to expand the existing window opening on the north side of the rear elevation; this window opening will be expanded to accommodate two side-by-side casement windows. The house was extensively renovated c. 1991 to construct a new garage addition as well as convert attic space to living space. In reviewing the Sanborn Fire Insurance Maps, it appears that the house had a smaller footprint than it does today in 1927. The kitchen addition at the rear of the structure was likely added as part of the c. 1991 remodel, and the wall in question dates from this time period.

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, the Historic District or the Historic Structure. The siding material that is being removed from rear elevation is non-historic. The alteration of the window configuration on the rear elevation is not visible from the primary public right-of-way and does not detract from the integrity of the historic house. Minor demolition to the non-historic siding and existing windows will occur. The historic material of the structure will not be affected by this alteration.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the demolition of non-historic materials at 581 Park Avenue.

Finding of Fact:

1. The property is located at 581 Park Avenue.
2. The historic house is listed as Significant on the Historic Sites Inventory.
3. On August 25, 2015, the Planning Department received a Historic District Design Review (HDDR) Pre-Application, ~~for the demolition of non-historic siding in order to reconfigure the window openings on the rear elevation of the historic house.~~
4. A non-historic window will be removed and the opening covered; the existing window opening on the north side of the rear elevation will be enlarged to accommodate two side-by-side casement windows.
5. No historic material will be removed.
6. Based on Sanborn Map analysis, the window and siding material on the rear elevation did not exist during the historic period and likely date to the c.-1991 renovation which expanded the footprint of the home.
- 6-7. The applicant applied for a Building Permit for the kitchen remodel on August 5, 2015 and requested an amendment to the Building Permit to include the kitchen windows on September 16, 2015.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HCB 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 August 25, 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. An HDDR review or a Waiver by the Planning Director is required for the approved design before a Building Permit can be issued by the Building Department.

Exhibits:

Exhibit A – Historic Sites Inventory Form

Exhibit B – Proposed Work

HISTORIC SITE FORM – HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property: **House at 581 Park Avenue**

Address: 581 Park Avenue

A.K.A.:

City, County: Park City, Summit County, Utah

Tax Number: 581-PA-1

Current Owner Name: Floyd L. and Elaine E. English (H/W joint)

Parent Parcel(s): PC-84

Current Owner Address: 223 E. Maxan Street #310, Port Isabel, TX 78578

Legal Description (include acreage): LOT 1 581 PARK AVENUE AMENDMENT; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT 0.065 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: single dwelling
- Current Use: single dwelling

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

3 DOCUMENTATION

Photos: Dates

- tax photo: c. 1941
- prints: Nov. 2014 (6)
- historic:

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 directory/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

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. *Park City Main Street Historic District*. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

4 ARCHITECTURAL DESCRIPTION AND INTEGRITY

Building Type and/or Style: modified pyramid house, Victorian Eclectic style *No. Stories:* 1.5

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

Number of associated outbuilding and/or structures: accessory building(s), # 0; structure(s), # 0.

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:

Foundation: concrete

Walls: clapboard siding

Roof: standing seam metal

Windows/Doors: hinged casement windows (typ.), glazed wooden front door, and glazed patio door with wood trim

Essential Historical Form: retains does not retain

Location: original location moved (date: , original location:)

Design: This is a historic pyramid house that has been modified and expanded significantly over the years. Originally, the main entrance was on the southeast corner of the rectangular house. While the door has remained in this location, a two-car garage constructed towards Park Avenue has diminished the clarity of the original rectilinear volume and now dominates the front elevation. The attic has also been converted into an inhabitable space, with additional space provided through large shed dormers centered on the north and south aspects of the hipped roof. These alterations have been done in a modern style, sometime in the 2000s.

Setting: In a dense residential neighborhood in Old Town Park City, this area is typified by small lots, narrow roads, and development of increasing size. This section of Park Avenue was settled as a residential district in the early days of Park City and was largely developed by the beginning of the twentieth century. Increasing demand for Park City real estate since the 1970s has led to further development. This parcel is composed of one-and-a-half of the original Park City survey lots, making it 37.5' by 75'. It is shaded by a large pine tree on the neighboring lot to the south, and there is a row of short trees on the north edge of the site, which slopes up towards the back (west) edge. The adjacent lot to the north is vacant, with prairie grass cover.

Workmanship: This house utilizes clapboard siding, which was not as common as drop wood siding in Park City but was also used during the historic period. The roofing materials, concrete foundation, and modern windows are indicative of alterations outside of the historic period. The most distinct remaining historic feature is a wooden arch over the front entrance, evidence of the typical Victorian style of historic Park City residences.

Feeling: The historic feel has been diluted substantially by a garage that projects from the front façade of this house and other alterations that have accumulated over the years. The historic integrity that remains in the house is visible from the north elevation, where the original pyramid house volume is apparent. The historic

setting also reinforces this historical integrity, although it will likely be diminished with any future development of the vacant lot to the north.

Association: Built in the early years of Park City, the historic portion of the house is associated with the "Settlement and Mining Boom Era." However, this association has been diluted by subsequent additions and alterations to the original pyramid house, which are related to the development of the ski industry in Park City and the ensuing real estate boom. Lucien Simon was the first person to own the consolidated north half of lot 20 and all of lot 21, which he bought in 1887. Sarah and Jacob Richardson, who was an early Park City undertaker, bought it in 1892 and took out a \$1,000 mortgage on the property. The original house is shown on the 1889 Sanborn Map of Park City, so it was probably built around that time.

5 SIGNIFICANCE

Architect: not known known: (source:)

Date of Construction: c. 1889

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

Description of historic era: While the area around present-day Park City (then called "Parley's Park") was sparsely settled previously as a pastoral ranching and foresting range, the discovery of silver in 1869 led to the establishment of the Park City Mining District. While miners were required to live in company housing above town near the mineshafts, the townsite began to boom with an influx of support industries and services. The Ontario Mine was established in 1872 and soon became one of the leading silver producers in the world, bringing wealth to its investors and the town in general. Other prolific mining companies were started, and Park City claimed almost 3,000 residents in the 1890 Federal Census. Development was concentrated at this time around a mixed-use Main Street; residences along Park, Woodside, and Daly avenues; and industrial structures along the periphery of Old Town.

- 2. Persons: Lucien Simon (bought property in 1887), Sarah and Jacob Richardson (acquired property and took out \$1,000 mortgage in 1892)
- 3. Architecture: N/A

6 PHOTOS

Photographs on the following pages (taken by the researcher, unless noted otherwise):

Photo No. 1: Southeast oblique. Camera facing northwest. November 2014.

Photo No. 2: Southeast oblique. Camera facing northwest. November 2014.

Photo No. 3: East elevation. Camera facing west. November 2014.

Photo No. 4: Northeast oblique. Camera facing southwest. November 2014.

Photo No. 5: North elevation. Camera facing south. November 2014.

Photo No. 6: Northwest oblique. Camera facing southeast. November 2014.

Photo No. 7: Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)

Photo No. 1: Southeast oblique. Camera facing northwest. November 2014.



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Photo No. 6: Northwest oblique. Camera facing southeast. November 2014.

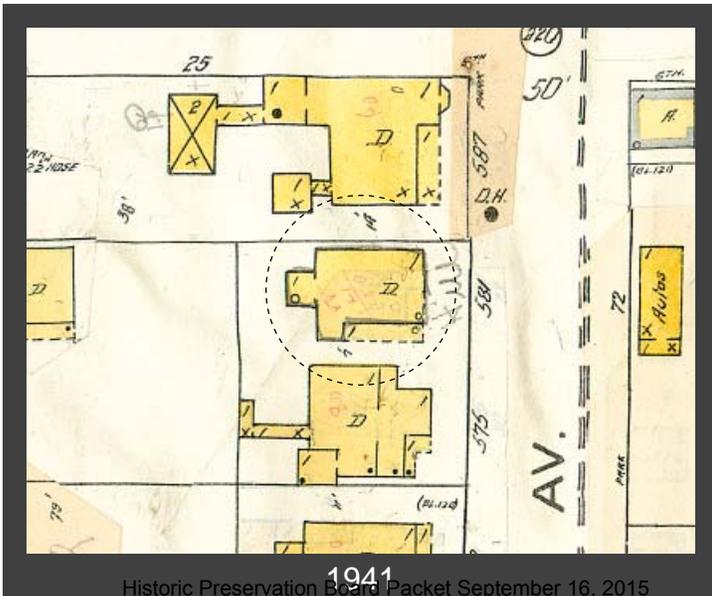
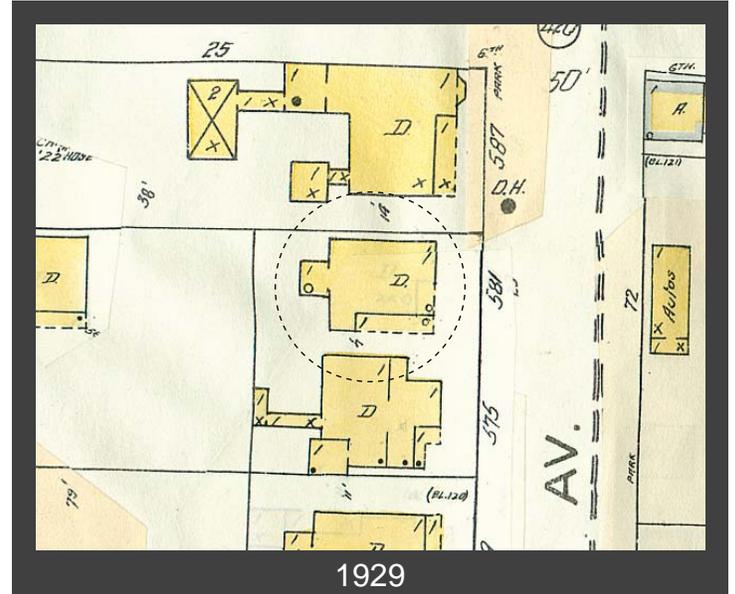
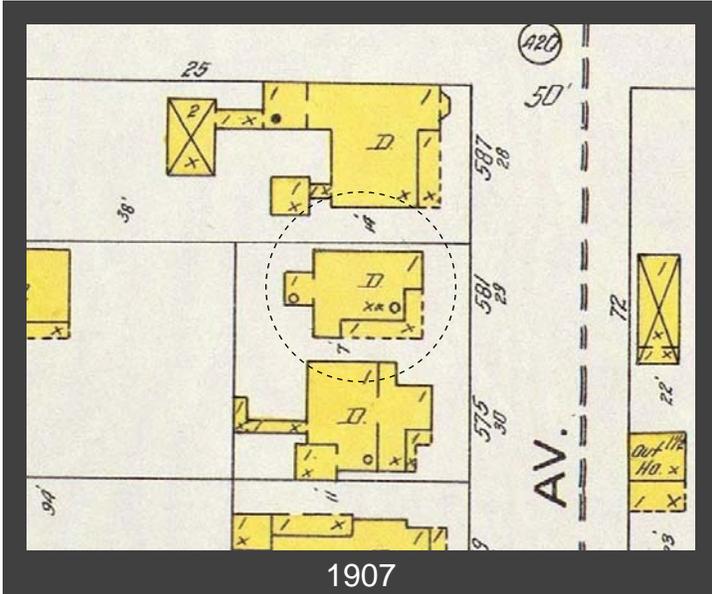
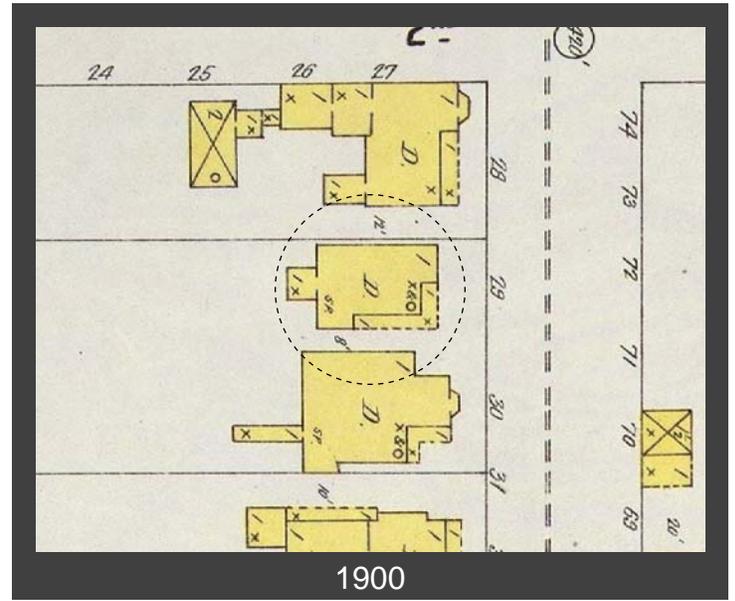
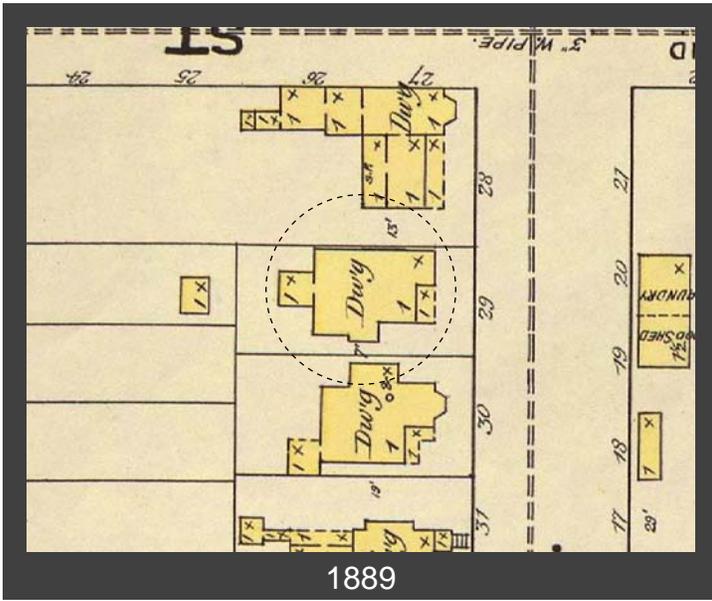


Photo No. 7: Southeast oblique. Camera facing northwest. Tax photo, c. 1941. (Summit County)



581 Park Avenue

Sanborn Map History



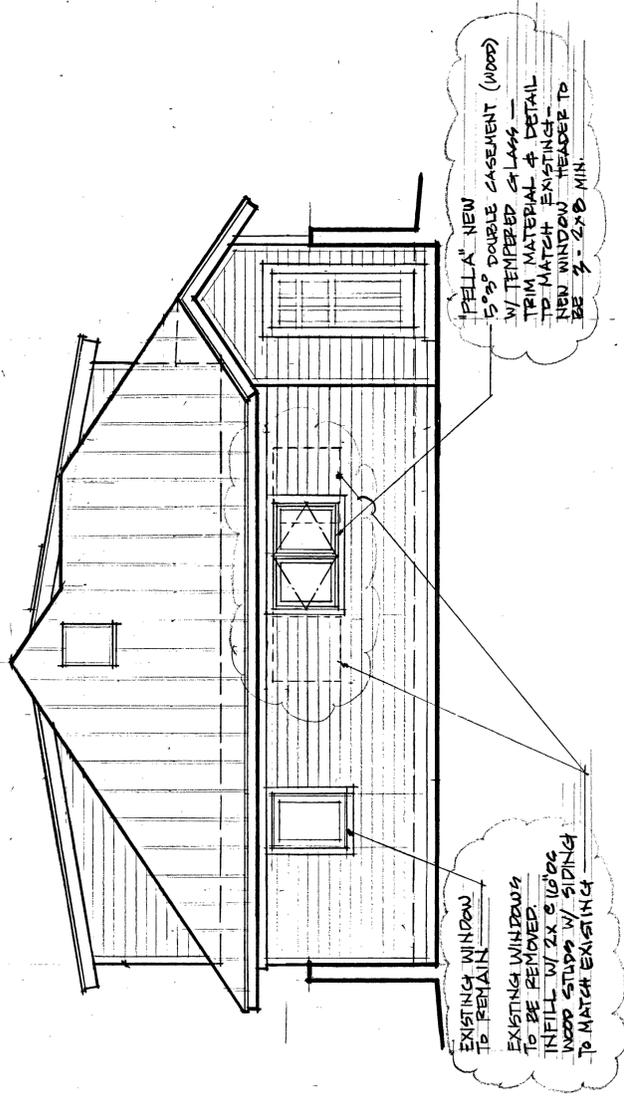
REVISIONS
09-07-15

MICHAEL J. STOKER, AIA - ARCHITECT
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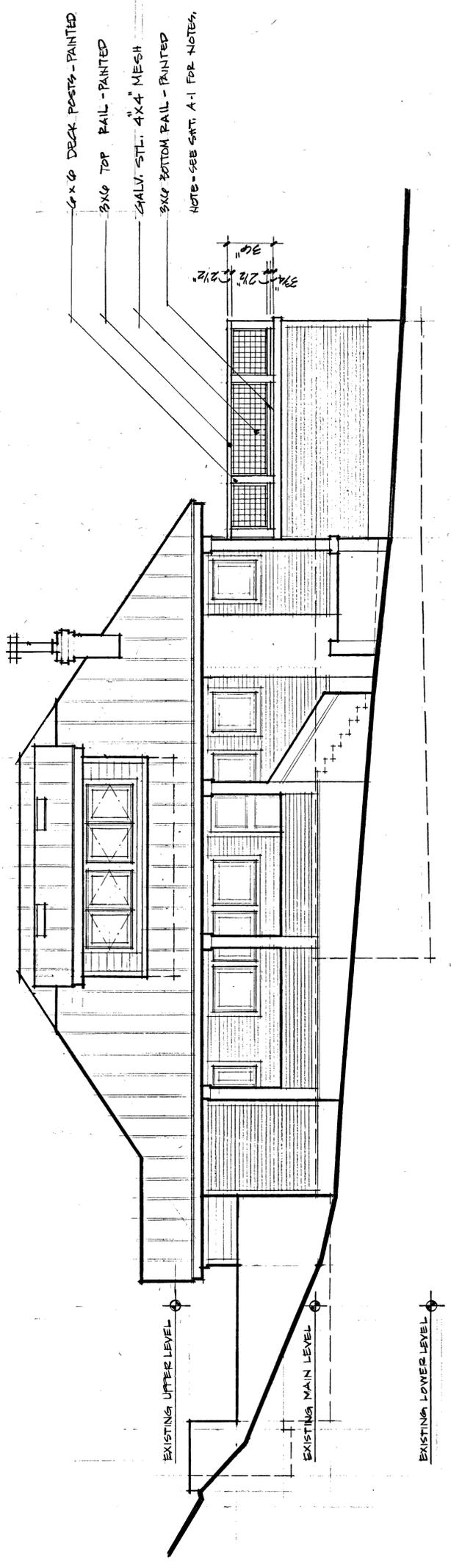
ENGLISH RESIDENCE
A NEW RESIDENCE FOR:
DARRYL & LISA ENGLISH
521 PARK AVENUE
HISTORIC OLD TOWN - PARK CITY, UTAH

DATE 10/24/14
SCALE 1/4" = 1'-0"
DRAWN M4
JOB 14-471-1
Sheet
A3

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



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

PLAT AMENDMENT AND RECORD OF SURVEY
581 PARK AVENUE AMENDMENT

OWNERS' DECLARATION AND CONSENT TO RECORD:
I, the undersigned, being the owner of the herein described property, heretofore to be known as 581 Park Avenue, County of Utah, State of Utah, do hereby consent to the recordation of this survey and the amendment to the plat therefor, and I do hereby certify that the information of this survey and plat amendment is true and correct.

Elaine E. English
Elaine E. English

ACKNOWLEDGEMENT:
I, the undersigned, being the owner of the herein described property, heretofore to be known as 581 Park Avenue, County of Utah, State of Utah, do hereby consent to the recordation of this survey and the amendment to the plat therefor, and I do hereby certify that the information of this survey and plat amendment is true and correct.

In this case, the day of MAY, 2001, personally appeared before me, the undersigned notary public, in and to said State and County, Elaine E. English, who after being duly sworn, acknowledged to me that they are the owners of the herein described property, and that they signed the above owners' declaration and consent to record freely and voluntarily.

Deanna D. White
My Commission Expires 08/20/2002
Notary Public Deanna D. White, Notary Public, State of Utah



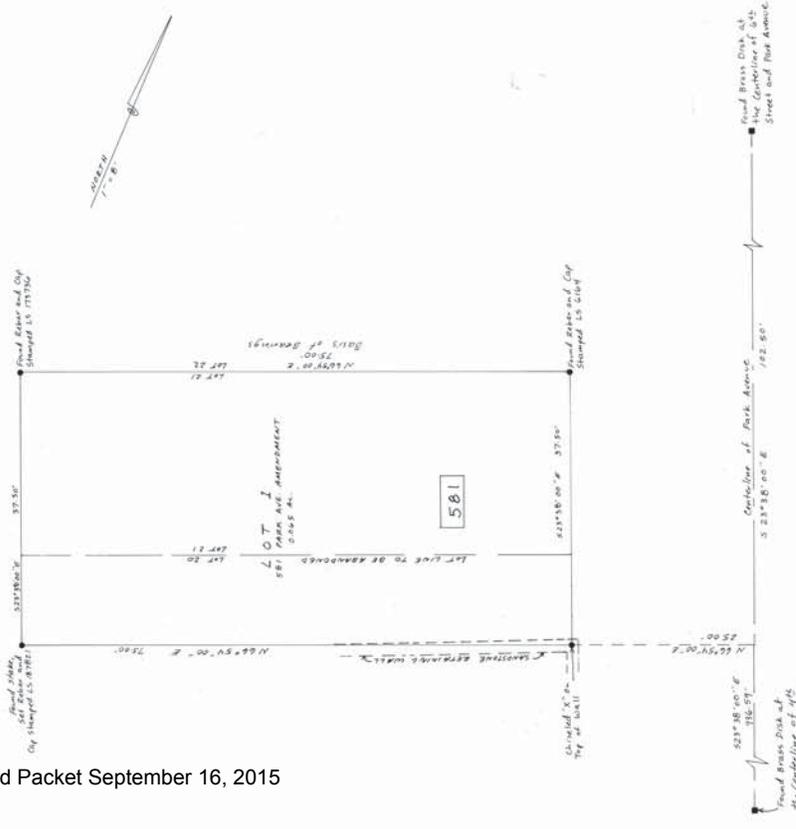
SURVEY DESCRIPTION:
The herein described property, heretofore to be known as 581 Park Avenue, County of Utah, State of Utah, and hereby shown, has been made a survey of the property shown herein and as described in the notes and legal description herein.

- SURVEY NOTES:**
- The basis of bearings is as shown.
 - This survey was requested by Daniel English.
 - Survey monuments were found or set as shown.
 - This survey was performed on May 2000.
 - 581 - street address on Park Avenue.

LEGAL DESCRIPTION:
All of Lot 21 and the North Half of Lot 20, Block 5, Park City Survey, according to the official plat thereof, recorded in the office of the County Recorder of Summit County, Utah.



Recorded
Number 581-201 Date 8-10-01
State of Utah, This 10:24 AM
Recorded and filed at the request
of the Recording Title
Deanna D. White
County Recorder



City Council
Approved by the Park City Council
on this 21st day of JUNE, 2001.
Robert Johnson
Mayor

City Planning Commission
Approved by the Park City
Planning Commission on this
21st day of August, 2001.
John Lee
Commissioner

City Engineer
Found to be in accordance with
information on file at the Park
City Engineer's office on this
21st day of August, 2001.
David Johnson
City Engineer

City Attorney
Approved as to form by the Park
City Attorney on this 6th day
of AUGUST, 2001.
Tracy T. Johnson
City Attorney

State District
Reviewed for compliance to Superior
ville Basin Sewer Improvement
District Ordinance on this 9th day of July, 2001.
Tracy T. Johnson
C.E.S.D.

SHEET INDEX

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PROJECT PARTICIPANTS

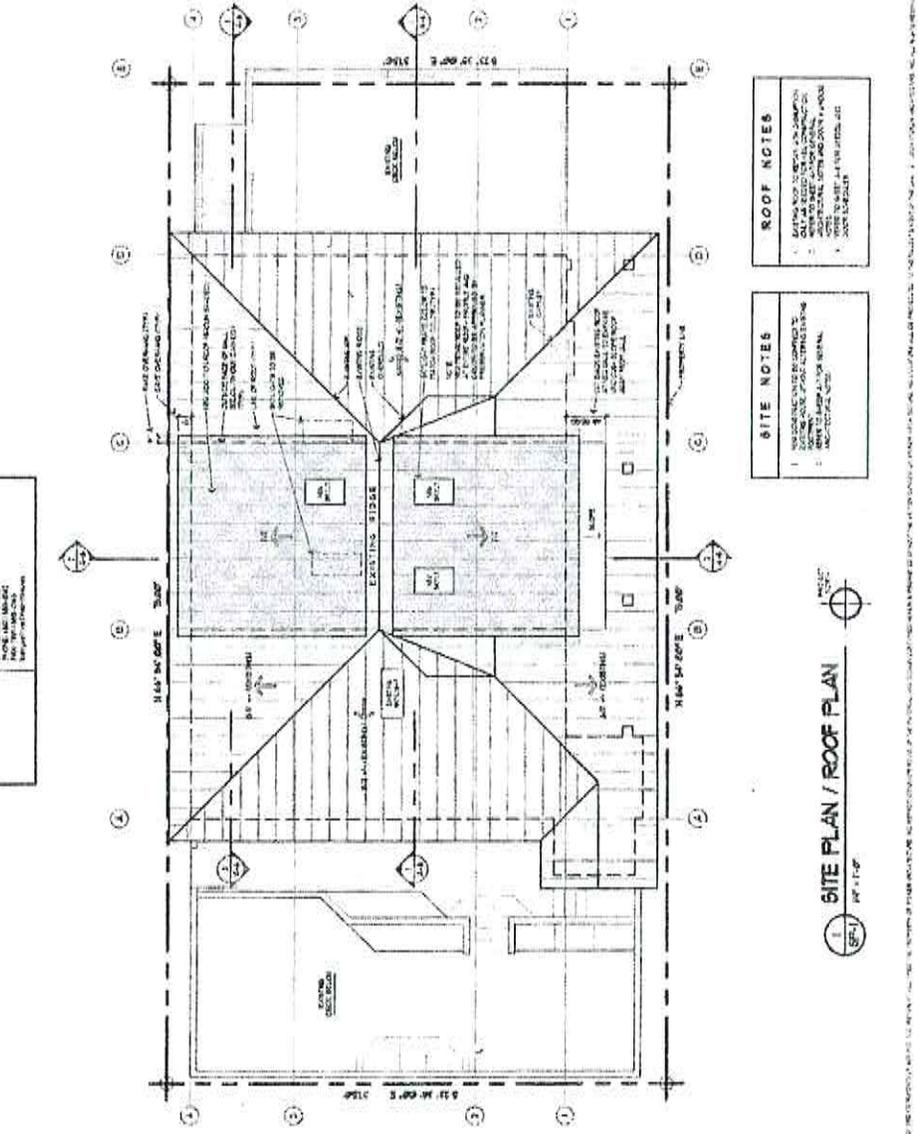
OWNER	FLOTT AND BLAINE ENGLISH 1511010101 581 PARK AVENUE PARK CITY, UT 84303 PHONE: 781.838.4444 WWW.STORERARCHITECTURE.COM
GENERAL CONTRACTOR	STORER ARCHITECTURE, INC. 1200 WEST 1000 SOUTH, SUITE 100 SALT LAKE CITY, UT 84119 PHONE: 781.838.4444 WWW.STORERARCHITECTURE.COM
ARCHITECT	STORER ARCHITECTURE, INC. 1200 WEST 1000 SOUTH, SUITE 100 SALT LAKE CITY, UT 84119 PHONE: 781.838.4444 WWW.STORERARCHITECTURE.COM
STRUCTURAL ENGINEER	STORER ARCHITECTURE, INC. 1200 WEST 1000 SOUTH, SUITE 100 SALT LAKE CITY, UT 84119 PHONE: 781.838.4444 WWW.STORERARCHITECTURE.COM

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DEFERRED SUBMITTALS

CONTRACTOR TO PROVIDE TO ARCHITECT AND OWNER FOR REVIEW AND APPROVAL:

1. ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THE PROJECT SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
2. ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THE PROJECT SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
3. ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THE PROJECT SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.
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5. ALL MATERIALS AND METHODS TO BE USED IN THE CONSTRUCTION OF THE PROJECT SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.



1 SITE PLAN / ROOF PLAN
SP-1 8/11/15

ROOF NOTES

1. ALL ROOFING SHALL BE AS SHOWN ON THE ROOF PLAN.
2. ALL ROOFING SHALL BE AS SHOWN ON THE ROOF PLAN.
3. ALL ROOFING SHALL BE AS SHOWN ON THE ROOF PLAN.
4. ALL ROOFING SHALL BE AS SHOWN ON THE ROOF PLAN.
5. ALL ROOFING SHALL BE AS SHOWN ON THE ROOF PLAN.

SITE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PARK CITY ZONING ORDINANCES AND THE CITY OF PARK CITY SUBDIVISION MAPS.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PARK CITY ZONING ORDINANCES AND THE CITY OF PARK CITY SUBDIVISION MAPS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PARK CITY ZONING ORDINANCES AND THE CITY OF PARK CITY SUBDIVISION MAPS.
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Planning Department

Historic Preservation Board Staff Report

Author: Hannah Turpen, Planner
Subject: Demolition Review
Address: 220 Ontario/Marsac Avenue
Project Number: PL-15-02924
Date: September 16, 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 non-historic asphalt roof shingles and a minor section of board and batten siding material on the north façade at 220 Ontario/Marsac Avenue.

Topic:

Address: 220 Ontario/Marsac Avenue
Designation: Significant
Applicant: Lynn Bradshaw
Proposal: The applicant intends to demolish the non-historic asphalt roof shingles and a minor section of board and batten siding material on the north façade

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

On September 8, 2015 the applicant submitted a Historic District Design Review Pre-application (HDDR-Pre) ~~for the demolition of the non-historic asphalt roof shingles and a minor section of board and batten siding material on the north façade at 220 Ontario/Marsac Avenue.~~ The applicant applied for a Building Permit for the dryer vent on September 8, 2015. The applicant applied for a Building Permit for the re-roof on September 16, 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 asphalt roof shingles that are being removed from the roof of the main house are non-historic and the work is considered minor and routine maintenance. It can be determined that the asphalt roof shingles are non-historic because a Building Permit for a re-roof was issued by the Park City Building Department on October 23, 1995.

A four inch by four inch (4" x 4") section of the board and batten siding on the north façade will be removed to accommodate a dryer vent. The 4" x 4" section of board and batten siding that is to be demolished is located beyond the midpoint on the north façade. The minor demolition to install the dryer vent will not have a negative impact on any historic materials. It can be determined that the board and batten siding is non-historic because the house was originally clad in horizontal wooden drop (or novelty) siding (as can be seen in the c. 1940 tax photograph – Exhibit B). In addition, the board and batten siding was installed at the time of the garage addition. The Building Permit for the garage addition was issued on July 31, 2000.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and approve the demolition of non-historic roof shingles and a minor section of board and batten siding material on the north façade at 220 Ontario/Marsac Avenue.

Finding of Fact:

1. The property is located at 220 Ontario/Marsac 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. On September 8, 2015 the applicant submitted a Historic District Design Review Pre-application (HDDR-Pre) ~~for the demolition of the non-historic asphalt roof shingles and a minor section of board and batten siding material on the north façade at 220 Ontario/Marsac Avenue.~~
5. The removal of the non-historic asphalt shingles is considered ~~routine~~ minor and routine maintenance.
6. The 4" x 4" section of board and batten siding that is to be demolished is located beyond the midpoint on the north façade.
7. It can be determined that the asphalt roof shingles are non-historic because a Building Permit for a re-roof was issued by the Park City Building Department on October 23, 1995.
8. It can be determined that the board and batten siding is non-historic because the house was originally clad in horizontal wooden drop (or novelty) siding (as can be seen in the c. 1940 tax photograph – Exhibit B). In addition, the board and batten siding was installed at the time of the garage addition. The Building Permit for the garage addition was issued on July 31, 2000.
9. No historic material will be removed.
10. The removal of these items will not affect the historic materials of the building.

11. The applicant applied for a Building Permit for the dryer vent on September 8, 2015.

~~10-12.~~ The applicant applied for a Building Permit for the re-roof on September 16, 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 8, 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. An HDDR review or a Waiver by the Planning Director is required for the approved design before a Building Permit can be issued by the Building Department.

Exhibits:

Exhibit A – Proposed Work

Exhibit B – Historic Sites Inventory Form

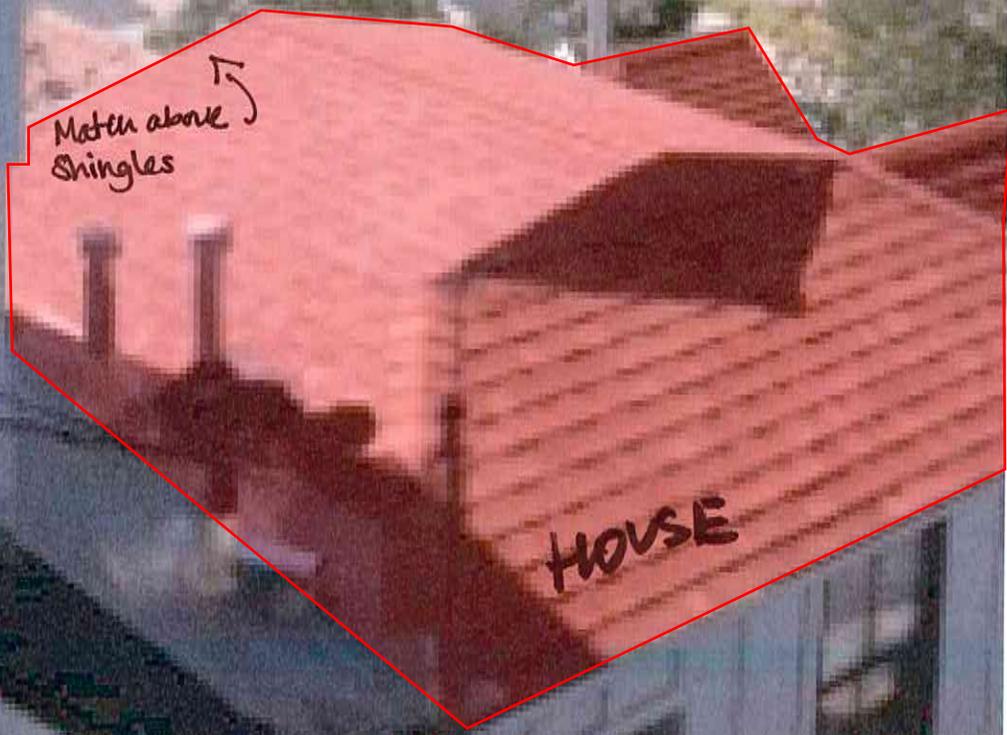
Exhibit A: Proposed Work

SCOPE OF WORK #2



Area of non-historic asphalt roof shingles to be removed.

GARAGE



Match above
Shingles

HOUSE

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Area of non-historic board and batten siding to be removed.

SCOPE OF WORK #1

POSSIBLE B



POSSIBLE A



HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 220 MARSAC AVE

AKA: 220 Ontario Avenue

City, County: Park City, Summit County, Utah

Tax Number: 220-MAR-1

Current Owner Name: BRADSHAW LYNN

Parent Parcel(s): PC-432

Current Owner Address: 1414 WATHEN AVE, AUSTIN, TX 78703-2528

Legal Description (include acreage): LOT 1 220 MARSAC AVENUE SUBDIVISION, 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:
- 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

Building Type and/or Style: Crosswing type / Vernacular style

No. Stories: 1 1/2

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

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

General Condition of Exterior Materials:

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



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

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

Foundation: The foundation is not visible in the photographs and therefore its material cannot be verified.

Walls: Modern wooden board and batten vertical siding covers or replaces horizontal wooden drop (or novelty) siding as seen in the c. 1940 tax photo.

Roof: The cross-gabled roof is clad in modern shingles.

Windows/Doors: Original windows as seen in the c. 1940 tax photos of the projecting bay were simple wooden one-over-one double-hung windows. The current windows cannot be identified by the available photographs. The entry door is modern, wooden with nine lights in the top half.

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): This is a frame one-and-a-half story cross-wing house in a vernacular style. The front-facing gabled dormer and the front deck with wooden balustered railing has been added at some point after 1940. The dormer is clad in wooden shingle siding and has a scroll cut "Swiss" feeling railing.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with other homes within close proximity. The surrounding houses are considerably larger than this example.

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 (cross-wing), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes--have been altered or lost, the building retains its essential historical form.

Feeling (Describe the property's historic character.): Though the physical elements of the site that convey a sense of life in western mining town of the late nineteenth and early twentieth century have been altered, the site retains its essential historical form.

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

The extent and cumulative effect of the alterations render this site ineligible for the National Register of Historic Places.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1890¹

¹ Summit County Recorder



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.

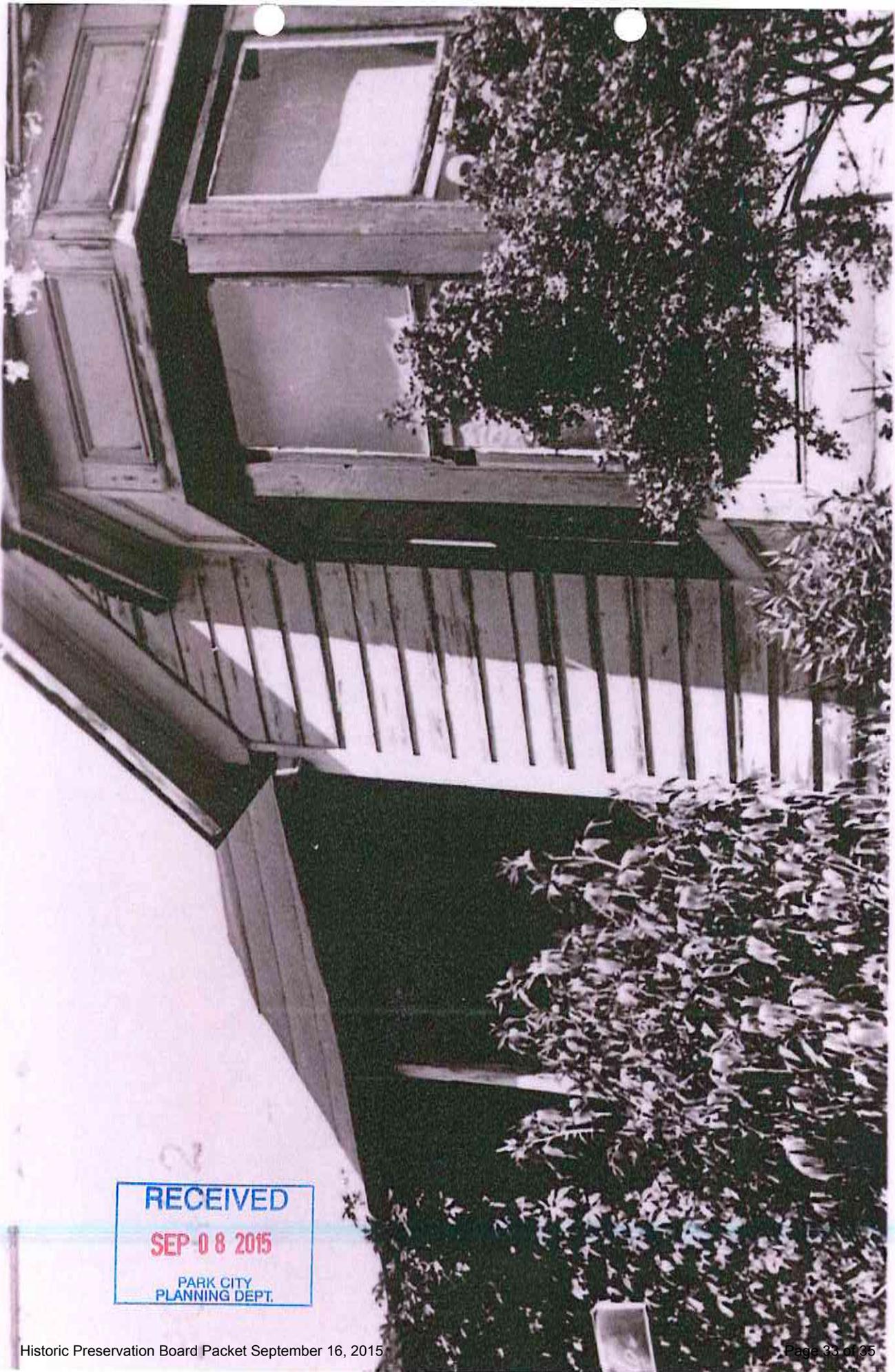
Photo No. 1: West elevation (primary façade). Camera facing east, 2006.

Photo No. 2: West elevation (primary façade). Camera facing east, 2006.

Photo No. 3: West elevation (primary façade) detail. Camera facing east, tax photo.



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



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