



HISTORIC PRESERVATION BOARD  
OCTOBER 15, 2007  
MARSAC MUNICIPAL BUILDING  
12:00 PM – NOON

REGULAR MEETING - NOON

ROLL CALL

PUBLIC COMMUNICATIONS

STAFF/BOARD MEMBER'S COMMUNICATIONS AND DISCLOSURES

- Historic district design assessment forum discussion
- Historic incentive grants budget update

APPROVAL OF MINUTES OF SEPTEMBER 10, 2007

APPROVAL OF MINUTES OF OCTOBER 1, 2007

CONSENT AGENDA

PUBLIC HEARINGS/DISCUSSION/ACTION ITEMS

**Page #**

23 166 Daly Avenue – Grant (Public hearing and possible action)

43 1102 Norfolk Avenue – Determination of Historical Significance (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, 615-5060, prior to the meeting.

Published: October 6, 2007

Posted: October 5, 2007



**STAFF/BOARD COMMUNICATION**



# Historic Preservation Board Staff Report



Sustainability Department

**Author:** Patrick Putt  
**Subject:** HPB Training  
**Date:** October 11, 2007  
**Type of Item:** Informational

Dina Blaes and I will be at Monday's meeting to present the first pass of data analysis from the recently completed community Historic District Design Assessment Forums. In addition to a discussion of the initial findings, we will be looking to gather further questions the HPB may have in order to go back and extract additional information from the data.



# Historic Preservation Board Memorandum



Planning Department

**Author:** Patricia Abdullah  
**Subject:** Historic Incentive Grants Budget Update  
**Date:** October 15, 2007  
**Type of Item:** Informational

Per the request of the Historic Preservation Board on September 10, 2007 I have enclosed a current accounting of the Historic Incentive Grant budgets for the City that includes the capital project budget minus allocated monies from awarded grants that have not been finalized.

## Historic Incentive Grants - Capital Project Budget Update

MAIN STREET RDA	
Current Budget Funds	\$ 58,658.00
Allocated monies to date	\$ 45,556.40
<b>Total Budget Funds Available</b>	<b><u>\$ 13,101.60</u></b>

LOWER PARK RDA	
FY 2007 Budget Funds	\$ 244,026.00
FY 2008 Budget Funds	\$ 25,000.00
Current Budget Funds	\$ 269,026.00
Allocated monies to date	\$ 40,472.37
<b>Total Budget Funds Available</b>	<b><u>\$ 228,553.63</u></b>

CIP FUND - GENERAL FUND TRANSFER **	
Current Budget Funds	\$ 101,069.00
Allocated monies to date	\$ -
<b>Total Budget Funds Available</b>	<b><u>\$ 101,069.00</u></b>

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

**MINUTES OF SEPTEMBER 10, 2007**



PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF SEPTEMBER 10, 2007

BOARD MEMBERS IN ATTENDANCE: Ken Martz, Mark Huber, Gary Kimball, Puggy Holmgren

EX OFFICIO: Patrick Putt, Brooks Robinson, Katie Cattan, Ray Milliner, Patricia Abdullah, Mark Harrington

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REGULAR MEETING  
ROLL CALL

Chair Martz called the meeting to order at 12:10 p.m. and noted that all Board Members were present except for David White and Todd Ford, who were excused.

PUBLIC COMMUNICATIONS

There was no comment.

STAFF/BOARD MEMBERS COMMUNICATION

Board member Holmgren raised the concern of the current meeting time at noon and asked about the possibility of doing either a morning or evening meeting. Planner Robinson felt that Staff would have no objections to moving the meeting time and remembered that noon was more convenient for previous members of the Board. Board member Huber remembered that Staff had issues with numerous night meetings but he would also be open to changing the current time as he felt rushed but that he would like to include members Ford and White before making any decisions.

Chair Martz was open to the possibility of shifting the meeting times and Board member Kimball stated any time would be appropriate for him.

APPROVAL OF MINUTES OF AUGUST 6, 2007

MOTION: Board Member Holmgren moved to approve the minutes of August 6, 2007 as written. Board Member Kimball seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC HEARING/DISCUSSION ITEMS

368 Main Street - Grant

Planner Milliner reminded the Board that 368 Main Street was awarded a grant on May 7, 2007 for \$10,275 to restore brickwork on the front and north facades of the building. The applicant is now requesting additional grant funds to restore failing brick work on the rear façade, re-roof the building, and to pay labor and a project fee.

The total cost of the proposed renovations identified is \$38,405.40. As the program is a matching grant, only half of the total cost (\$19,202.70) is eligible to be granted.

Staff found that the proposed restoration of the brickwork on the building is eligible for grant money, however, the Board does not traditionally grant money to replace roofs, or for project fees. Therefore, Staff recommended that the Board grant the applicant money for the requested masonry work and the labor cost in the amount of \$8,125.00.

Board member Huber requested to see how much monies were available before awarding anything and also asked that such a balance be presented every time a grant is requested.

Chair Martz stated he was in favor of awarding the grant and Board member Huber clarified that he was in favor of the grant but he wanted to know the remaining balance of monies available before awarding anything. Chair Martz postponed the discussion until budget figures could be provided.

#### 221 Main Street – Eco-shake discussion

Planner Cattan stated that pursuant to Land Management Code, section 15-11-6 (F) the Historic Preservation Board may provide advice and guidance on request of the property owner or occupant on the construction, restoration, alteration, decoration, landscaping, or maintenance of any cultural resource, and property within the Historic District, or neighboring property within a two block radius of the Historic District. Planner Cattan requested that the Historic Preservation Board review the recycled composite shingles and make a determination of whether the material is in compliance with the Historic District Design Guidelines.

After examining the example products Chair Martz expressed concerns about the fire rating of the product. Craig Elliott said that the fire rating was of the same standards of structures within close proximity of where the product would be used. Planner Robinson responded to Chair Martz question regarding sheen by stating that Staff felt the example products sheen should not be an issue and that other Staff had discarded other products like Eco-Star.

Board member Huber cautioned that there might be problems resulting from the Board allowing some brands but not others of the same product type. Planner Cattan stated that the Staff currently does that with metal roofs by requesting samples and presenting them to the Board if Staff cannot make a clear determination based on the Historic Guidelines.

MOTION: Board member Huber motioned to find the Eco-shake product to be appropriate for new and renovated structures and that similar products may be deemed appropriate in a case by case basis. Board member Kimball seconded the motion.

VOTE: Motion carried unanimously.

#### 368 Main Street – Grant (continued discussion)

Staff member Abdullah reported that there was \$58,657 budgeted for the Main Street RDA but that amount did not account for any funds allocated from previously awarded

grants.

Chair Martz felt that the buildings significance should allow for the additional grant and Board member Huber agreed but felt that only \$3,000 should be awarded at this time due to lack of accurate accounting of funds. He requested a budget discussion be added to the next agenda. Board member Holmgren agreed with awarding them only \$3,000.

Discussion ensued between the applicant and Board members in regards to the current safety issues and possibility that the owner would not approve any renovations unless the grant was approved. The applicant was advised that Board could revisit the remaining amount after the work is done but that there would be no guarantee of any additional award.

MOTION: Board member Huber motioned that a \$3,000 grant be awarded for brick and masonry work to the rear façade of 368 Main Street. Board member Holmgren seconded.

VOTE: Motion carried unanimously.

The meeting adjourned at 1:05 p.m.

Approved by \_\_\_\_\_  
Ken Martz, Chair  
Historic Preservation Board



## **MINUTES OF OCTOBER 1, 2007**



PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF OCTOBER 1, 2007

BOARD MEMBERS IN ATTENDANCE: Ken Martz, Todd Ford, Mark Huber, Gary Kimball, David White

EX OFFICIO: Patrick Putt, Brooks Robinson, Patricia Abdullah, Mark Harrington, Dina Blaes

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REGULAR MEETING  
ROLL CALL

Chair Martz called the meeting to order at 5:08 p.m. and noted that all Board Members were present except for Puggy Holmgren, who was excused.

PUBLIC COMMUNICATIONS  
There was no comment.

STAFF/BOARD MEMBERS COMMUNICATION  
There was no comment

PUBLIC HEARING/DISCUSSION ITEMS

Historic Building Inventory - Adoption

Chair Martz advised the public on the process of the hearing and disclosed that he knew some of the people that would be offering public input before opening the floor to Staff. Planning Director Putt stated that pursuant with the Land Management Code, section 15-11-12: Historic Preservation-Determination of Historical Significance the Planning Department maintains a list of Historically Significant buildings located within Park City. On May 16, 1994 the Historic District Commission adopted the first edition of the list of historically significant buildings.

Using the criteria set forth in Land Management Code, section 15-11-12 (A): Determination of Historical Significance-Standards of Review the City's Historic Preservation Consultant Dina Blaes and Beatrice Luftkin conducted a citywide Historic Build Inventory. 571 properties were identified by Mrs. Blaes and Mrs. Luftkin as either undeniably or possibly historic sites utilizing previously completed surveys including; the 1979 Park City Main Street Historic District survey, the 1982 citywide survey, and the 1984 and 2000 (update) Residences of Mining Boom Ear Park City survey. They then conducted an inventory fieldwork survey and finalized the Historic Building Inventory to include 416 historically significant properties.

Planning Director Putt wished to clarify that the Land Management Code has not changed in criteria or standard and that the property owner still has the right to request a formal hearing with the Historic Preservation Board for a Determination of Historical Significance (provided that the property has not previously had a formal Determination of Significance hearing before the Board).

Any Final Action regarding the adoption of the Historic Building Inventory in its entirety may be appealed to the Board of Adjustment within ten (10) calendar days of the Historic Preservation Board.

Staff recommended that the Board adopt the Historic Building Inventory with minor corrections as follows;

- Page 2 "East of 55 King Road" should read as 15 Anchor Avenue, Parcel PC 678
- Page 3 "347 Main Street" should read as 347, 355, and 357 Main Street
- Page 5 "341 Ontario Ave" should be removed from the list as it is a vacant lot

Chair Martz questioned why 811 Park Avenue and 817 Park Avenue were not on the list and Mrs. Blaes responded that they were on the initial iteration of the list but with changes that were approved they would no longer meet the criteria set forth in the Land Management Code.

Chair Martz then opened the floor to public hearing and asked that all concerned parties state their name and the property they wish to address.

Ron Whaley wished to challenge 319 Park Avenue on the Historic Building Inventory as he felt the property did not meet the 6 criteria necessary to be on the list. Eleanor Griffin also challenged her property at 1109 Park Avenue as the building has an aluminum roof and vinyl siding.

Diane Newland who objected to her property of 1455 Woodside Avenue being on the Historic Building Inventory also feared that people who live outside Park City would be not able to meet the 10 day appeal time limit. Mrs. Newland was also raised concerns that the inventory might include inconsistencies as she felt there was a property on Sampson Avenue that was older than her own but was not present on the list.

Planning Director Putt stressed that individual hearings for Determinations of Historical Significance have no time limit and that the 10 day appeal period pertained to the adoption to the Historic Building Inventory list as a whole.

Mrs. Newland added that she was confused as to why her house, which had previously never been deemed historic, would now be added to this list when it has aluminum siding, roof, and windows. Planning Director Putt said that he could provide the worksheets and information used to make the determination and that information was also available from the City's website.

Mike Hernhand from 560 Deer Valley Drive expressed concern that the City's consultant was not from Park City and did not wish his property to be on the list.

Gary Knudson raised the question of why the people of Park City aren't allowed to be involved in the historic process, particularly in regards to the first adopted list in 1997 where the lower Park Avenue area raised concerns regarding historic property but the historic Board disregarded their concerns.

Planning Director Putt responded that the City Council has directed the City to historical preservation and that the Historic Preservation Board has an obligation to uphold that directive. He also noted that there were pending Land Management Code Amendments that would include several meetings that would involve the community.

Chair Martz opened the floor to Board comments. Board member Kimball questioned why 9 properties on the list that did not have parcel numbers included and he was answered that Staff was working to locate those parcel numbers and they would be included in the final document.

Board member Huber stressed that there would be no change in the zoning ordinance and that anyone outside the historic district would have the same rules apply. Planning Director Putt responded that there would be no changes to the process for historical significance.

Board member Kimball was concerned that not all properties were listed in the Historic Building Inventory and sited that his coal shed on 664 Woodside was on the list but other high profile sheds were not listed. Dina Blaes answered that accessory structures were only included if there was a primary structure to connect it with.

Board member White and Board member Ford stated they were comfortable with the list. Chair Martz added that he felt the Historic Building Inventory was the key to protecting the historic district and that it was a very important tool to help protect the historic properties of Park City and he was in favor of having this list to use a baseline.

MOTION: Board member Huber motioned to approve the Historic Building List as recommended by Staff with the changes discussed. Board member White seconded the motion. Motion carried.

The meeting adjourned at 5:50 p.m.

Approved by \_\_\_\_\_  
Ken Martz, Chair  
Historic Preservation Board



## **ACTION ITEMS**



## HISTORIC DISTRICT GRANT APPLICATION

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**DATE:** October 15, 2007  
**DEPARTMENT:** Planning Department  
**AUTHOR:** Katie Cattan  
**TYPE OF ITEM:** Grant Application  
**APPLICANT:** Michael D. Bronn  
**LOCATION:** 166 Daly Avenue  
**ZONING:** Historic Residential (HR-1)  
**ADJACENT LAND USES:** Residential  
**DATE OF APPLICATION:** September 4, 2007  
**RDA:** Main Street RDA



**Planning Department**

### **SUMMARY RECOMMENDATION**

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Staff recommends the Board review the request for a historic district grant and award the applicant a portion of the costs associated with the remodel of the historic home located at 166 Daly Avenue.

### **BACKGROUND**

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The applicant is the owner of the historic house located at 166 Daly Avenue. The home was constructed in approximately 1928 and owned by Jack and Maude Ruckavina. The structure is a 1 ½ story brick residence. It is rectangular shape with a gable roof. The home is constructed of brick, which is not common in the Park City historic district. The applicant is seeking a grant from the Historic Preservation Board to restore the house closer to its original state.

The home at 166 Daly Avenue has been modified extensively over the years. The exterior brick has been painted red, the original dimensions of windows and doors have been changed, the front and side property walls have been altered, and the foundation is in need of repair. The applicant plans to sandblast the brick exterior of the home to restore the original façade. All windows and doors will be replaced to the original dimensions and locations found historically. The front planter wall will be restored to the original brick found in the 1930's photograph. (Exhibit A) A new railing and gate that reflects the historic period will also be installed. The wood siding will be replaced in the dormer and the two gable ends. The applicant is not adding to the footprint of the existing structure, but does plan to raise the rear portion of the roof approximately 4 feet in an effort to make the home more comfortable. The front façade will not be altered.

### **ANALYSIS**

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Eligible improvements for grants include, but are not limited to siding, windows, foundation work, masonry repair, structural stabilization, retaining walls of historic significance/steps/stairs, exterior trim, exterior doors, cornice repair, and porch repair. The applicant is requesting that the Preservation Board grant money for the following preservation work:

- Replace front exterior door to match original size and style
- Replace side exterior door to match original size and style

## HISTORIC DISTRICT GRANT APPLICATION

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- Restore and replace siding to original wood siding in dormer and 2 gable ends.
- Installation of new front and side doors.
- Replace windows to match original size and style
- Restore front planter wall to original brick
- Replace foundation and footings in southwest corner of exterior wall

The total cost of the proposed renovations identified is \$36,259.94. As the program is a matching grant, only half of the total cost (\$18,129.97) is eligible to be granted.

Staff finds that the proposed work on the building is eligible for grant money, and that by awarding the grant, the Preservation Board would be contributing to the ongoing preservation of a historically significant building in Park City. However, the Board is only allowed to contribute grants up to one half of the total cost of the preservation. Therefore, staff recommends that the Board grant the applicant one half of the proposed cost of the preservation work in the amount of \$18,129.97.

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### RECOMMENDATION

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Staff recommends the Board review the proposed grant application, and consider awarding the applicant a grant of \$18,129.97, as itemized in Exhibit B.

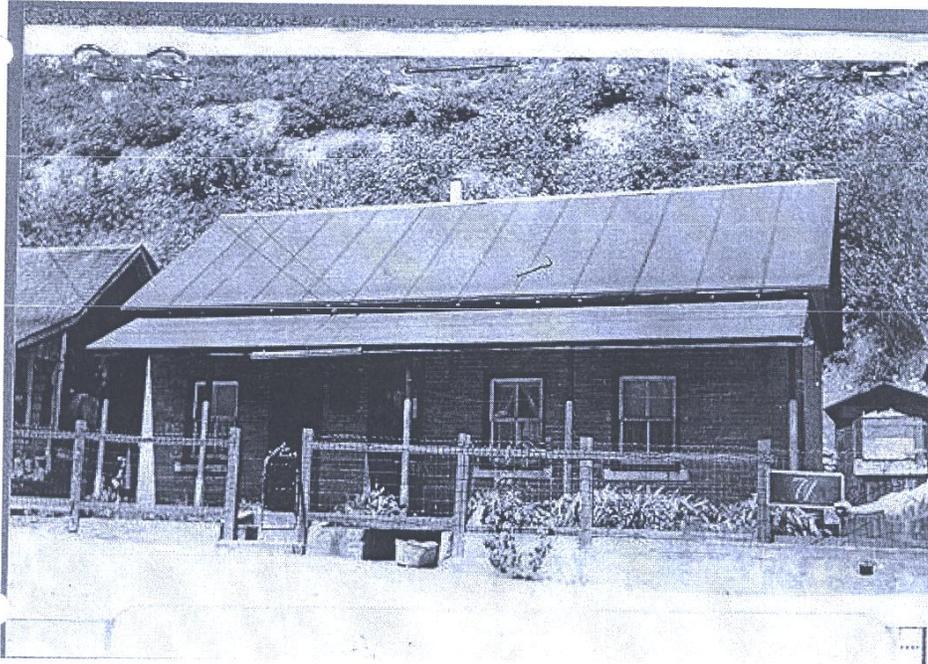
## HISTORIC DISTRICT GRANT APPLICATION

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### Exhibit

Tax photo collection  
Print, Photographic

Photo # 1987.3.235  
PC.666



**Title** House at 166 Daly  
**Date** 1930s

**Description**  
House at 166 Daly. PC-666. Built in 1928. One story asymmetrical pair house with three windows and two doors. Fence is out front with gate.

**Credit** Park City Historical Society & Museum

07/24/2007

10:07:25

Park City Historical Society & Museum

k:\pp4\images\002\19873235.JPG

ROOF



CINDER BLOCK SIDE WALL  
AND SIDE EXTERIOR DOOR



FRONT EXTERIOR DOOR



**SIDING**



PLANEER WALL



WINDOWS AND PAINTED BRICK FACE



CINDER BLOCK FENCE



REAR FOUNDATION



## HISTORIC DISTRICT GRANT APPLICATION

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SCOPE OF WORK	ESTIMATED TOTAL COST
1. Replace three front exterior doors to match original size and style (with transom)	\$8,943.30
2. Brick work and framing for installation of doors and windows.	\$3,200.00
3. Restore and replace siding to original wood siding in dormer and two gable ends.	\$2,880.00
4. Replace and install windows to match original size and style. (Materials \$5,923.64 and installation \$1,000.00)	\$6,923.64
5. Restore front planter wall to original brick	\$6,005.00
6. Replace foundation and footings in south-west corner of exterior wall.	\$8,308.00
Total	\$36,259.94
Amount Eligible for Grant	\$18,129.97

**HISTORIC DISTRICT GRANT APPLICATION**

#1

P. 2

**Park City Mill & Door, Inc**  
**3707 Sunridge Drive**  
**Park City, UT 84098**  
**Fax:435-615-7389**

# Proposal

Date	Proposal #
10/11/2007	926

Name / Address
Tierney Vaughan/Mike Bronn 166 Daly Ave Park City, UT 84060

Description	Terms		Project
	Qty	Rate	Total
50% Deposit-Balance at Delivery			
2-1/4 x 3/0 x 6/8 Popular 6 True Divided Lights w/ Single Lower Raised Panel Shelf & Corbel & Rosettes in Corners Exterior Door - LVL Stiles - Prehung	2	1,700.00	3,400.00T
2-1/4 x 3/0 x 6/8 Popular 6 TDL w/ Single Lower Raised Panel Shelf & Corbel & Roseettes in Corner Exterior Door w/ Transom - LVL Stiles - Prehung	1	1,900.00	1,900.00T
1/2 Insulated Tempered Low E Glacier Paint & Glaze Door	19	88.00	1,672.00T
Paint & Glaze Door	2	450.00	900.00T
Paint & Glaze Door & Transom	1	495.00	495.00T
Delivery	1	45.00	45.00
<b>Subtotal</b>			<b>\$8,412.00</b>
<b>Sales Tax (6.35%)</b>			<b>\$531.30</b>
<b>Total</b>			<b>\$8,943.30</b>

To Place Order please sign and send back with a 50% deposit. Thank You.

TO MAINTAIN WARRANTY FINISH MUST BE APPLIED TO DOORS ON ALL 6 SIDES IMMEDIATELY AFTER FITTING & HANGING. IF DOORS ARE TO BE STORED TOP & BOTTOM OF DOORS MUST BE SEALED.

Signature \_\_\_\_\_

HISTORIC DISTRICT GRANT APPLICATION

10/11/2007 13:23 4356584321

RCJ GROUP LLC

PAGE 01/01

To Katie Cattan  
#2

RCJ Group, LLC  
3958 View Pointe Dr.  
Park City, UT 84098  
435-513-0681  
435-658-4321 FAX  
CJB@SURFY.NET

**Estimate**

DATE	ESTIMATE NO.
10/11/2007	38

NAME / ADDRESS

Mike Bronn  
155 City Ave.  
Park City, Utah 84060

P.O. NO.

ITEM	DESCRIPTION	Low	High	TOTAL
Demolition	Demo brick for 2nd front door	400.00	480.00	400.00
Labor	Framing Labor 2nd front door	400.00	480.00	400.00
materials	Framing Materials-lumber	80.00	96.00	80.00
12 Doors & Trim	Doors & Trim 2nd front door	650.00	780.00	650.00
13 Windows & Trim	Windows & Trim reduced picture window	820.00	984.0	820.00
09 Masonry	Brick repair, door and window reduction	850.00	1,020.00	850.00
	Labor			
<b>TOTAL</b>		<b>\$3,200.00</b>	<b>\$3,840.00</b>	<b>\$3,200.00</b>

SIGNATURE \_\_\_\_\_

# HISTORIC DISTRICT GRANT APPLICATION

05/17/2007 13:49 143578354473

#3

HIGH COUNTRY HATCH

PAGE 01

SIDING



**HIGH COUNTRY  
CARPENTRY L.L.C.**  
P.O. BOX 604  
OAKLEY, UTAH 84055

Phone (435)-783-5968 FAX (435)783-5447

INVOICE NUMBER  
*Proposal only*

CUSTOMER ADDRESS *Robbie Jones*  
CITY  
ZIP  
PHONE *513-0681*  
FAX *658-4321*

DATE *July 10, 2007*  
MONTH / DAY / YEAR

JOB LOCATION ADDRESS *166 Daly Ave.*  
CITY *Park City, UT*  
LOT NUMBER

DESCRIPTION AND PRICING DETAIL	TOTAL
<i>Labour &amp; Fastener Bid only</i>	
<i>1 Full day Demolition</i>	<i>600.00</i>
<i>Reinstall:</i>	
<i>Siding 520' @ 3.00</i>	<i>1560.00</i>
<i>Soffit 120' @ 3.00</i>	<i>360.00</i>
<i>Fascia 120' @ 3.00</i>	<i>360.00</i>
<i>Rem out + reinstall (2) Doors</i>	<i>280.00</i>
<i>*"Extras" such as needed framing, wall preparations, unseen issues that may need our attention will be billed @ 35.00/hr person</i>	

WORK ORDERED BY *Bid by:*  
DATE ORDERED  
DATE COMPLETED *Dale Hobb*

TOTAL *\$3160.00*  
*- 280.00*  
*\$ 2,880.00*

HISTORIC DISTRICT GRANT APPLICATION

# 4

Jul. 24. 2007 3:44PM Stock Building Supply

Wps 4488 P.1  
WINDOWS



Stock Building Supply  
1251 Kearns Blvd  
Park City, UT 84068  
Phone: 4356498477

QUOTE BY: Shawn Matheson  
SOLD TO: Robbie Jones -

QUOTE #: JSFM01759  
SHIP TO:

PO#: PROJECT NAME: RCJ - Daily Ave  
REFERENCE:

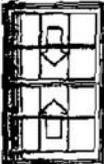
COMMENTS: \*\* This is a quote only - Prices are subject to change \*\*

Note: Tax and delivery is not included in total price

Please call me with any questions or concerns.

Thank you,  
Shawn Matheson - (801) 509-0069

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1	Rough Opening: 37 1/2 X 56 1/4	Premium Wood Double Hung Vent Unit Frame Size 36 3/4 X 55 1/2 (1-Wide) (*Primed*) Natural-Interior Brickmould 6 5/8 Jamb Low-E High-Altitude 7/8-Read-SDL W/Light-Bronze-Shadow Bar) (3W 2H) Brown Cam-Lock Ivory-Jambliner Brilliant-White-Screen *CUSTOM WIDTH* *CUSTOM HEIGHT* (DP30) REV 2007.2.1.126/PDV 5.247 (08/22/07) NW	\$582.54	2	\$1,165.09



View from Exterior. Scale: 1/4" = 1'

CC: 13,263 class-003033  
Quote Date: 7/24/2007

Page: 1 of 3 (Prices are subject to change.)  
Drawings are for visual reference only and may not be to exact scale. All orders are subject to review by JELD-WEN

JSFM01758 - 7/24/2007 - 15:42  
Last Modified: 7/24/2007

RCJ GROUP LLC

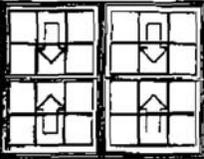
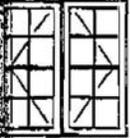
43565849321

07/27/2007 10:11

# HISTORIC DISTRICT GRANT APPLICATION

Jul. 24. 2007 3:44PM Stock Buildig Supply

No. 4480 P. 2

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-2	Rough Opening: 76 1/2 X 56 1/4	Premium Wood Double Hung Vent Unit Frame Size 75 3/4 X 55 1/2 ( 2 -Wide) (**Primed**) Natural-Interior Brickmould 6 5/8 Jamb Low-E High-Altitude 7/8-Bead-SDL W/Light-Bronze-Shadow Bar) ( 3W 2H ) Brown Cam-Lock Ivory-Jambliner Brilliant-White-Screen *CUSTOM WIDTH* *CUSTOM HEIGHT* PEV 2007.2.1.126/PDV 5.247 (08/22/07) NW	\$1,169.44	1	\$1,169.44
	 <small>Viewed from Exterior. Scale: 1/4" = 1'</small>				
Line-3	Rough Opening: 48 3/4 X 48 3/4	TWCA-2448-2 Teton Wood Casement Unit Frame Size 48 X 48 ( 2 -Wide) (**Primed**) Natural-Interior Brickmould 6 5/8 Jamb Low-E High-Altitude 7/8-Bead-SDL W/Light-Bronze-Shadow Bar) ( 2W 4H ) L R (Brown-Hotwe) Brown-Screen (DP60) PEV 2007.2.1.126/PDV 5.247 (08/22/07) NW	\$607.36	3	\$2,422.13
	 <small>Viewed from Exterior. Scale: 1/4" = 1'</small>				
Line-4	Rough Opening: 26 1/8 X 37 1/8	SPDH-2014-1 Premium Wood Double Hung Vent Unit Frame Size 25 3/8 X 36 3/8 ( 1 -Wide) (**Primed**) Natural-Interior Brickmould 6 5/8 Jamb Low-E High-Altitude 7/8-Bead-SDL W/Light-Bronze-Shadow Bar) ( 3W 2H ) Brown Cam-Lock Ivory-Jambliner Brilliant-White-Screen (DP30) PEV 2007.2.1.126/PDV 5.247 (08/22/07) NW	\$340.26	1	\$340.26
	 <small>Viewed from Exterior. Scale: 1/4" = 1'</small>				

Doc # 13263 cust-003033  
Date Book 7/24/2007

Page 2 of 3 (Prices are subject to change.)  
Drawings are for visual reference only and may not be to exact scale. All orders are subject to review by JELD-WEN

JBP/MT/769 - 7/24/2007 - 15:42  
Last Modified: 7/24/2007

PAGE 02/03

RCJ GROUP LLC

4356584321

07/27/2007 10:11

# HISTORIC DISTRICT GRANT APPLICATION

Jul. 24. 2007 3:44PM Stock Buildig Supply

No. 4480 P. 3

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-5	Rough Opening: 40 3/4 X 42 3/4	TWCA-2042-2 Teton Wood Casement Unit Frame Size 40 X 42 (2 -Wide) (**Primed**) Natural-Interior Brickmould 6 5/8 Jamb Low-E-Tempered-Obecure High Altitude 7/8-Bead-SDL W/Light-Bronze-Shadow Bar) (2W 3H) L R (Brown-Hdwe) Brown-Screen (DP85) PEV 2007-2.1.129/PDV 3.247 (06/22/07) NW			
			3820.72	1	3820.72



Viewed from Exterior. Scale: 1/4" = 1'

Total: \$5,923.64  
Sub Total: \$5,923.64  
NET TOTAL: \$5,923.64  
Total Units: 8

03/18/2003 09:41:00:0033  
Date: 7/24/2007

Page 3 of 3 (Prices are subject to change.)  
Drawings are for visual reference only and may not be to exact scale. All orders are subject to review by JELD-WEN

JGFND1755 - 7/24/2007 - 10:42  
Last Mod/Act: 7/24/2007

PAGE 03/03

RCJ GROUP LLC

4356584321

07/27/2007 10:11

HISTORIC DISTRICT GRANT APPLICATION

88/20/2007 18:54 4355457116

ALBERTSONS

PAGE 81

#4



**HIGH COUNTRY  
CARPENTRY L.L.C.**  
P.O. BOX 604  
OAKLEY, UTAH 84055

Phone (435)-783-5968 FAX (435)783-5447

~~PROJECT NUMBER~~  
**BID ONLY**

CUSTOMER ADDRESS: *RJC Group*  
CITY: *Robbie Jones*  
ZIP: \_\_\_\_\_  
PHONE: *513-0681*  
FAX: *615-2021*

DATE: *AUG. 15, 2007*  
MONTH/DAY/YEAR

JOB LOCATION ADDRESS: *166 Daly Ave*  
CITY: *Park City, UT*  
LOT NUMBER: \_\_\_\_\_

DESCRIPTION AND PRICING DETAIL	TOTAL
<i>Labor Bid for installation of new Windows</i>	
<i>3 men 8 hours @ \$40.00/Hour Rate =</i>	<i>960.00</i>
<i>Glue/Adhesive, Fasteners to install</i>	<i>40.00</i>

*BID*  
WORK ORDERED BY: *Draft*  
DATE ORDERED: \_\_\_\_\_  
DATE COMPLETED: *7/15/07*

TOTAL: *1000.00*

# HISTORIC DISTRICT GRANT APPLICATION

08/19/2007 15:38 4356584321

RCJ GROUP LLC

PAGE 01/04

RCJ Group, LLC

3958 View Pointe Dr.  
Park City, UT 84098

435-513-0681

435-658-4321 FAX

CJBJ@SURFY.NET

NAME / ADDRESS

Mike Bronn  
166 Daly Ave.  
Park City, Utah 84060

#5 FRONT & SIDEWALL

**Estimate**

DATE	ESTIMATE NO.
------	--------------

8/15/2007

36

P.O. NO.

ITEM	DESCRIPTION	Low	High	TOTAL
Demolition	Demolition cinder block sideyard wall	150.00	← not included in grant	150.00
Dumpster	Dumpster	335.00		335.00
Demolition	Demolition low rock wall front	375.00		375.00
11 Equipment Rental	Jack hammer	95.00		95.00
09 Masonry	Install original brick low wall, frnt. w/cast concrete cap	5,200.00		5,200.00
<b>TOTAL</b>		\$6,155.00		\$6,155.00

SIGNATURE

# 6,055

# HISTORIC DISTRICT GRANT APPLICATION

08/07/2007 07:27 4356584321

RCJ GROUP LLC

PAGE 01/01

RCJ Group, LLC  
3958 View Pointe Dr.  
Park City, UT 84098

# 6

FOUNDATION  
FOOTINGS

## Estimate

DATE	ESTIMATE NO.
------	--------------

7/9/2007

435-313-0681

435-658-4321 FAX

C:BJ@SURFY.NET

**NAME / ADDRESS**

Mike Bronn  
166 Daly Ave.  
Park City, Utah 84060

P.O. NO.

ITEM	DESCRIPTION	Low	High	TOTAL
11 Equipment Rental	Jack Hammer, concrete demolition	875.00		875.00
03 Excavation	Excavation 3 cu yd dirt	610.00		610.00
04 Foundation	Forming footers	256.00		256.00
04 Foundation	Rebar labor footers	256.00		256.00
04 Foundation	Rebar materials 220' #4 footers	159.00		159.00
04 Foundation	Concrete yds footers	446.00		446.00
04 Foundation	Grout 3 yds footers	446.00		446.00
Foundation Labor	Concrete grout labor footers	1,024.00		1,024.00
04 Foundation	Concrete pumper footers	230.00		230.00
04 Foundation	Form Concrete slab & backfill	1,024.00		1,024.00
04 Foundation	Rebar 140' #4	50.00		50.00
Foundation Labor	rebar placement	130.00		130.00
04 Foundation	Concrete 3.5 cu yds	675.00		675.00
04 Foundation	Concrete pumper	230.00		230.00
Foundation Labor	place and finish labor	512.00		512.00
35 Contractor Fees	Contractor Fees	1,385.00		1,385.00
Estimate of cost for foundation repair at 166 Daly Ave.		<b>TOTAL</b>	\$8,308.00	\$8,308.00

SIGNATURE \_\_\_\_\_



# Historic Preservation Board Staff Report



**AUTHOR:** Katie Cattan  
**DATE:** October 15, 2007  
**TITLE:** 1102 Norfolk Avenue  
**TYPE OF ITEM:** Determination of Historical Significance:  
for addition

**PLANNING DEPARTMENT**

## **Recommendation**

Conduct a public hearing, review the application and find the addition on the north elevation historically insignificant according to the findings of fact and conclusions of law in this staff report.

## **Project Information**

**Applicant:** Casey and Corey Crawford, Owner  
**Location:** 1102 Norfolk Avenue  
**Proposal:** Determination of Historical Significance: Addition  
**Zoning:** Historic Residential (HR-1)

## **Background**

On September 17, 2007, the applicant submitted a Determination of Historical Significance for the additions to the single family home located at 1102 Norfolk Avenue. The intent is to determine whether or not the additions to the single family home are historically significant, which would then guide any future development or possible redevelopment on the site. The property is located within the Historic Residential (HR-1) District. The Historic Preservation Board is authorized to make determinations of significance pursuant to LMC Section 15-11-12. Structures found to be historically significant can be removed only if a certificate of appropriateness for demolition (CAD) is approved by a CAD hearing board per LMC Section 15-11-15.

## **Analysis**

The applicant acknowledges that the structure at 1102 Norfolk is historically significant. The original building was built between 1889 and 1900. The Sanborn Insurance Maps of 1900 represent the existing structure at 1102 Norfolk Avenue. The home is a rectangular home with a gable roof and a ridge that is parallel to the street. The rear roofline of the home had a shed roof profile. The change of footprint between the 1941 Sanborn Insurance Maps and the State Tax appraisal card of 1968 indicate that footprint of the home was altered sometime in between the two dates. No record could be located of the exact date in which the roof addition was built on the Norfolk Avenue side of the home. Between 1941 and 1968 the home was extended on the North side to accommodate and enclosed living space to the side of the porch. Evidence of this expansion can be seen in the historical assessment (Exhibit A) and within the change from the Sanborn Insurance Maps (Exhibit B) to the State Tax appraisal card of 1968 (Exhibit C). Since 1968, the west elevation has been further modified, with an addition and modification to the roofline. The 1968 tax card displays a previously existing cement slab and enclosed porch in the current additions location. The applicant is

requesting a determination of significance to remove the side and rear additions to the home at 64 Chambers Street. The applicant is also requesting permission to remove the addition to the roof.

According to the criteria set forth in LMC Chapter 15-11-12(A), the Historic Preservation Board must determine the historical significance of a building, structure, or site. The HPB shall evaluate whether the building, structure or site demonstrates a quality of significance in local, regional, state or national history, architecture, archaeology, engineering or culture and integrity of location, design, setting, materials, and workmanship according to the following criteria:

- (1) The building, structure or site is associated with events or lives of persons significant to our past, and/or;
- (2) The building, structure or site embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master, and/or;
- (3) The architectural or historical value or significance of the building, structure or site contributes to the historic value of the property and surrounding area, and/or;
- (4) The building, structure or site is at least fifty years old and has achieved significance within the past fifty years if the property is of exceptional importance to the community, and/or;
- (5) The relation of historic or architectural features found on the building, structure or site to other such features within the surrounding area, and/or;
- (6) Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building, structure or site, and/or;

Outlined below is Staff's analysis of the 1102 Norfolk Avenue **additions** according to the Standards of Review for the determination of historical significance in Section 15-11-12(A) of the LMC:

### Additions

**Criteria 1:** The building, structure or site is associated with events or lives of persons significant to our past. **DOES NOT COMPLY**

*No person significant to Park City's past is known to have lived in the additions. No event significant to Park City's past is known to have occurred in the additions. .*

**Criteria 2:** The building, structure or site embodies the distinctive characteristics of a type; period or method of construction or that represent the work of a master. **DOES NOT COMPLY**

*The original structure exemplified the distinctive characteristics of a type of home that was common in the mining boom town era. The home was a rectangular home with a gable roof. The rear of the home (west façade facing Norfolk) had a small enclosed shed roof and open porch. The roof on the west façade of the home was altered during various renovations after 1968. According to the tax card of 1968 the original enclosed shed roof on the west elevation no longer existed and a cement slab and enclosed porch had been built in its place. Currently the majority of the west elevation is*

*enclosed with no sign of the original shed roof and porch. (Exhibit D) The original front façade of the home (which faces east toward Park Avenue) has not been altered from the ridgeline to the front of the home. An addition was placed on the north side of the home some time between 1941 and 1968. Both additions do not embody the distinctive characteristic of a type, period or method of construction or represent the work of a master. Evidence of the addition on the north side of the home can be seen in the historical assessment provided by the applicant. (Exhibit A).*

**Criteria 3: The architectural or historical value or significance of the building, structure or site contributes to the historic value of the property and surrounding area. DOES NOT COMPLY**

*The original rectangular home with the small shed roof is significant in terms of common architecture found throughout Park City during the mining boom town era. The modifications to the west side of the home and side addition on the north side of the home are not architecturally significant and do not contribute to the historic value of the property and the surrounding area. By removing the change to the roofline on the west side of the building and reintroducing the original shed roof, the home would become a more accurate representation of the original form.*

**Criteria 4: The building, structure or site is at least fifty years old, or has achieved significance within the past fifty years if the property is of exceptional importance to the community. DOES NOT COMPLY**

*The north side addition was built between 1941 and 1968. The exact date is unknown and therefore it is unknown if the addition is fifty years old. The current conditions on the west side of the home are dramatically different from the 1968 tax card conditions. The west side addition is less than fifty years old. The additions have not played a role of exceptional importance to the community in the past fifty years.*

**Criteria 5: The relation of historic or architectural features found on the building, structure or site to other such features within the surrounding area. DOES NOT COMPLY**

*The north side addition and the modifications to the west side of the original home do not have a relationship to the historic or architectural features found on the home and surrounding area.*

**Criteria 6: Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building, structure or site. NOT APPLICABLE**

## **Recommendation**

Conduct a public hearing, review the application and find the north side addition and the modification to the roof on the west side of the home located at 1102 Norfolk Avenue historically insignificant according to the findings of fact and conclusions of law below:

### **Findings of Fact**

1. The home at 1102 Norfolk Avenue is located in the Historic Residential (HR-1) zone.
2. The historic home was built between 1889 and 1900.
3. The north side addition to the home occurred between 1941 and 1968.
4. The addition on the west side of the home occurred after 1968.
5. The north side addition consists of the thirteen foot extension to the north from the original rectangular home. No additional portion of the home is considered part of the north side addition.
6. The north side addition to the home is not representative of a structure that embodies the distinctive characteristics of a type, period, or method of construction; or that represent the work of a master.
7. The west side modifications to the home and roofline is not representative of a structure that embodies the distinctive characteristics of a type, period, or method of construction; or that represent the work of a master.
8. The original rectangular home was 18' wide and approximately 22' in depth, with a small shed roof enclosure on the west side facing Norfolk Ave.
9. According to the tax card of 1968, the historic shed roof enclosure on the west side of the home no longer existed in 1968.
10. Rectangular homes are a common house style within Park City and representative of the mining boom town era.
11. All findings from the Analysis section are incorporated herein.

### **Conclusions of Law**

1. The north side, west side, and roof additions to the home located at 1102 Norfolk Avenue do not demonstrate a quality of significance in local, regional, state or national history, architecture, archeology, engineering or culture.
2. The north side, west side, and roof additions to the home located at 1102 Norfolk Avenue do not demonstrate a quality of integrity of location, design, setting, materials, and workmanship.
3. The north side, west side, and roof additions to the home located at 1102 Norfolk Avenue do not substantially comply with the standards of review found in LMC Section 15-11-12(A) and therefore is not historically significant pursuant to LMC Section 15-11-12.

### **Conditions of Approval**

1. Applicant must provide a historic preservation plan and signed agreement with Park City Municipal Corporation prior to removal of any portion of the existing structure.
2. Prior to any request to panelize, applicant must demonstrate structural deficiencies that make panelization the only option.

## **EXHIBITS**

A – Historical Assessment

B – Sanborn Insurance Map footprint of 1102 Norfolk

C – Tax Insurance Card from 1968

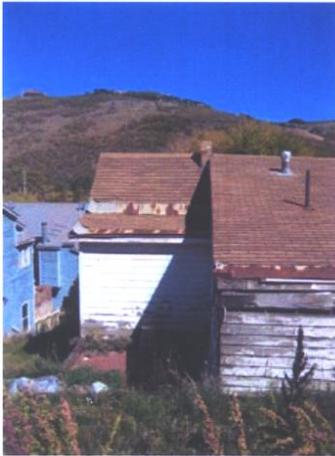
D – Current photographs of property and additions

C:\Cdd\Katie\Historic Dist. Design Reviews\2007\DOS\1102 Norfolk Avenue

## Exhibit A



historical assessment of 1102 Norfolk Avenue  
lots 31 & 32



A



B



C

looking from Norfolk Avenue, the addition on the left of the home is believed to be relatively new and non-historic. this new addition encroaches on the left lot. as seen in image B and image C the siding clearly does not match up. also in image C you can see the vertical strip of siding delineating the new vs. the old. the original chimney seen in image A and image B runs the height of the home and was constructed on the exterior of the original structure.

historical assessment of 1102 Norfolk Avenue  
lots 31 & 32



D

image D above, is from inside the original roof. it shows the inside of the original structure's outer wall. you can see insulation.



E



F

image E shows the difference in the original roof [on right] vs. the roof of the new addition [on left].  
image F shows new wood in the addition.



Exhibit C



SA83

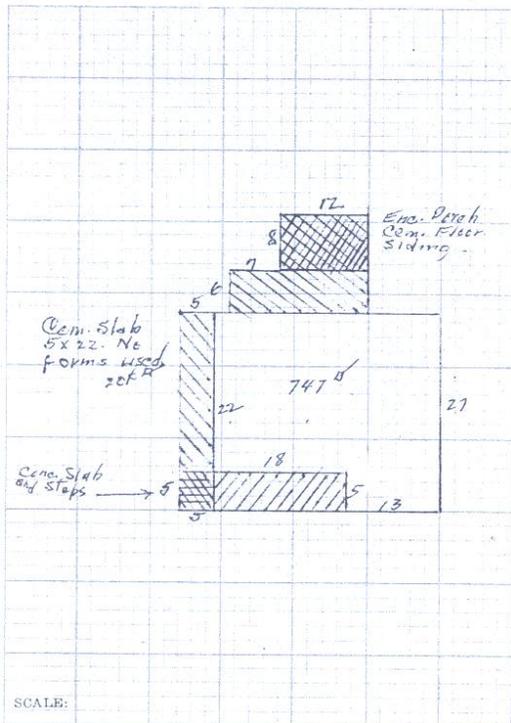
Serial Number

OF Card Number

Owner's Name William F. Maxhinney Jr.  
 Location Park City, Utah  
 Kind of Bldg Res St. No. 1102 Norfolk Ave  
 Class 3 Type 1 208 Cost \$ 33472 X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	747		\$ 33472	\$
	x x				
	x x				

Att. Gar. C.P. x Fir. Walls Cl.  
 Description of Buildings Additions Additions  
 Foundation—Stone Conc. None Sills  
 Ext. Walls Siding  
 Roof Type Gab Mtl. Comp.  
 Dormers—Small Med. Large  
 Bays—Small Med. Large  
 Porches—Front 5x18 90' @ 150 135  
 Rear 6x19 114' @ 150 171  
 Porch Enc. 8x12 96' @ 200 192  
 Planets Conc. Slab 2 Steps 5x5 @ 50 12  
 Ext. Base Entry @  
 Cellar Bmt. — ¼ ½ ¾ Full  Floor Dirt 80  
 Bmt. Gar.  
 Basement—Apt. Rms. Fin. Rms.  
 Attie Rooms Fin. Unfin.  
 Plumbing { Class / Tub. / Trays  
 Basin / Sink / Toilet / 550  
 Wtr. Str. Shr. St. O.T.  
 Dishwasher Garbage Disp.  
 Heat—Stove H.A. FA  HW  Stkr Elec.  
 Oil Gas  Coal Pipeless Radiant 328  
 Air Cond. Full Zone  
 Finish—Fir.  Hd. Wd. Panel  
 Floor—Fir.  Hd. Wd. Other  
 Cabinets / Mantels



SCALE:

RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost
		x				.47	
		x				.47	
		x				.47	
		x				.47	
		x				.47	
		x				.47	

Tile Walls Wainscot 12 Floors  
 Dep. Scrub Sash—Wood D. S.; Metal D. S. 30  
 Awnings—Metal Fiberglass  
Con. slab 5x22 118' .20 22  
 Total Additions 1520

Garage—Class Depr. 2% 3%  
 Cars Floor Walls Roof Doors  
 Size x Age Cost x 47%  
 1940 Base Cost x % Depr.  
 Total

Year Built 1964 Avg. 1964 Replacement Cost 4867  
 Age 2. Obsolescence  
 Inf. by { Owner - Tenant -  
 { Neighbor - Record - Est.  
 Adj. Bld. Value  
 Conv. Factor x.47  
 Replacement Cost—1940 Base  
 Depreciation Column 1 2 3 4 5 6  
 1940 Base Cost, Less Depreciation  
 Total Value from reverse side

TC-74 REV. 61  
 STATE OF UTAH - STATE TAX COMMISSION

Total Building Value \$ 2  
 Appraised @ 11/14 1968 By EJW  
 Appraised @ 19 By 1328

8/19/79  
 11/14/68  
 1328

Exhibit D

