



HISTORIC PRESERVATION BOARD  
AUGUST 20, 2008  
1255 PARK AVENUE, ROOM 205  
6:00 PM

**WORK SESSION – 6:00 PM**

Items scheduled for Work Session are for discussion purposes between the Planning Staff, the Project applicants and the Historic Preservation Board. NO ACTION WILL BE TAKEN. The public is encouraged to attend and limited public input will be taken.

- 5 429 Woodside Avenue – Advice and Guidance
- Training

**REGULAR MEETING**

ROLL CALL

APPROVE MINUTES

PUBLIC COMMUNICATIONS

STAFF/BOARD MEMBER'S COMMUNICATIONS AND DISCLOSURES

- Elect Chairman
- Clarification of Meeting Time

**ACTION ITEMS**

- 29 601 Sunnyside Drive – Determination of Historical Significance (Public hearing and possible action)
- 61 Design Guidelines for Historic Districts and Historically Significant Buildings in Park City (Public hearing and possible recommendation to City Council)

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: August 9, 2008  
Posted: August 13, 2008



## **WORK SESSION**



# Historic Preservation Board Staff Report



**Author:** Katie Cattan  
**Subject:** 429 Woodside Avenue  
**Date:** August 20, 2008  
**Type of Item:** Advisory

## Summary Recommendations

Staff recommends that the HPB review the request by the Planning Commission and provide the Planning Commission with a recommendation that the proposed articulation and design are consistent with the Historic District Design Guidelines (LMC 15-2.2-6(B)(10)(b) for the August 27, 2008 Planning Commission meeting. The Planning Commission also requested a recommendation on the maintenance of the historic house on the Historic Building Inventory.

Staff further recommends that the HPB concur with staff's findings on compliance with the Historic District Design Guidelines and the continued listing of the historic home on the Historic Building Inventory.

## Topic

Applicant:	Bill Elder
Location:	429 Woodside Avenue
Zoning:	HR-1
Adjacent Land Uses:	Single and Multifamily residential dwellings
Reason for Review:	Planning Commission request for guidance

## Background

The Planning Commission reviewed an application for a Steep Slope Conditional Use Permit (CUP) during the regularly scheduled meeting on August 13, 2008. Within a Steep Slope CUP, the Planning Commission may refer the proposal to the HPB, prior to taking action, for a recommendation on the extent to which the proposed articulation and design are consistent with the Historic District Design Guidelines (LMC 15-2.2-6(B)(10)(b). During the review, the Planning Commission decided to continue the item to the next meeting for the purpose of having the HPB review the application. The Planning Commission would like the HPB to review the application and provide clarity and direction on the following two items in relation to the extent to which the proposed articulation and design of the addition are consistent with the Historic District Design Guidelines:

- 1.) Is the mass of the addition appropriate for the historic structure?
- 2.) If the current design is approved, will the home remain on the Park City historic building inventory?

## Analysis

*Is the mass of the addition appropriate for the historic structure?*

Planning Staff has reviewed the addition for compliance with the Historic District Design Guidelines. The applicant has gone through approximately four redesigns of the proposed addition. Staff reviewed the current addition for compliance with the residential renovation section of the Historic District Design Guidelines (guidelines 45-67). Planning Staff made preliminary findings that the proposed addition complies with the historic district guidelines and therefore is appropriate in scale for the historic structure. The Planning Staff has not made formal findings due to the fact that the design may be altered during the Steep Slope CUP review by the Planning Commission.

Planning Commission expressed concern that the massing of the addition overwhelmed the historic house. There was concern that the home was dwarfed by the large addition.

In evaluating the proposed design, staff found that the historic house was both physically and visually distinct from the large addition, thereby maintaining its character in spite of the large scale addition. **Does the HPB concur with this finding?**

*If the current design is approved, will the home remain on the Park City Historic Building Inventory?*

In determining the historical significance of a property, the HPB evaluates 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 the six criteria outlined in LMC Section 15-11-12(A)(1-6).

The home at 429 Woodside is listed on the Park City Historic Building Inventory (Attachment A). The evaluation within the inventory of the home at 429 Woodside Avenue explains that “the structure exhibits some of the distinctive characteristics of type and period... but does not embody them” because the property has undergone so many changes over the years little original materials exist. Also in the evaluation is the clarification that “the historic value of the structure contributes to the significance of the property, but the property has undergone so many changes over the years, the architectural value is diminished.”

Due to the extensive previous modifications of the original historic home and the current unsafe conditions (structural), the applicant would like to demolish the existing home and reconstruct the historic home on the site. Guideline 69 of the Historic District Design Guidelines allows consideration of reconstruction of Historic Homes. Staff has found reconstruction to be appropriate due to the existing unsafe condition of the home and the small amount of original material on the site. When the home is reconstructed, the finished floor elevation will be the same as existing (7142 above sea level datum), The home will be moved 2.5 feet to the north on the lot. The historic home will be reconstructed to re-

create the home per the tax photograph of the 1930's and the footprint as it existed on the Sanborn Tax Maps.

The proposed design separates the historic home from the new addition with a small connection between the two. By separating the historic home from the new addition, staff finds that the "historically significant" classification of the home at 429 Woodside Avenue on the Park City Historic Building Inventory will not be compromised. Staff finds that the historic building will continue to demonstrate a quality of significance in local history architecture for the mining era and that the integrity of the history of the location, design, setting, materials, and workmanship will be maintained. By recreating the historic home the building will once again "embody" the distinctive characteristic of the mining era. **Does the HPB concur with this finding?**

### **Notice**

No notice is required other than listing the matter on the agenda.

### **Recommendation**

Staff recommends that the HPB review the request by the Planning Commission and provide the Planning Commission with a recommendation that the proposed articulation and design are consistent with the Historic District Design Guidelines (LMC 15-2.2-6(B)(10)(b) for the August 27, 2008 Planning Commission meeting. The Planning Commission also requested a recommendation on the maintenance of the historic house on the Historic Building Inventory with the proposed addition.

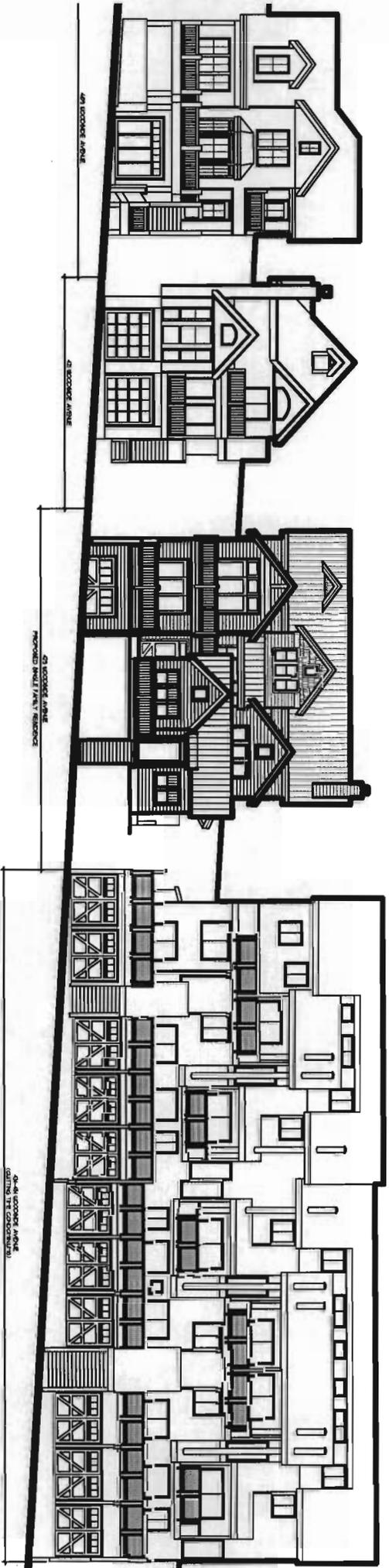
Staff further recommends that the HPB concur with staff's findings on compliance with the Historic District Design Guidelines and the continued listing of the historic home on the Historic Building Inventory.

### **Exhibits**

Exhibit A – HBI

Exhibit B – Architecture Plans

Exhibit C – Steep Slope CUP staff report



429 WOODSIDE AVENUE

428 WOODSIDE AVENUE

427 WOODSIDE AVENUE  
PROPOSED SMALL FRONT PORCH

426-425 WOODSIDE AVENUE  
(CONTINUED FROM PREVIOUS SHEET)

○  
**STREET ELEVATION**  
1/8/08



GRAPHIC SCALE

**STOKER ARCHITECTURE, INC.**  
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Historic Preservation Board - August 20, 2008

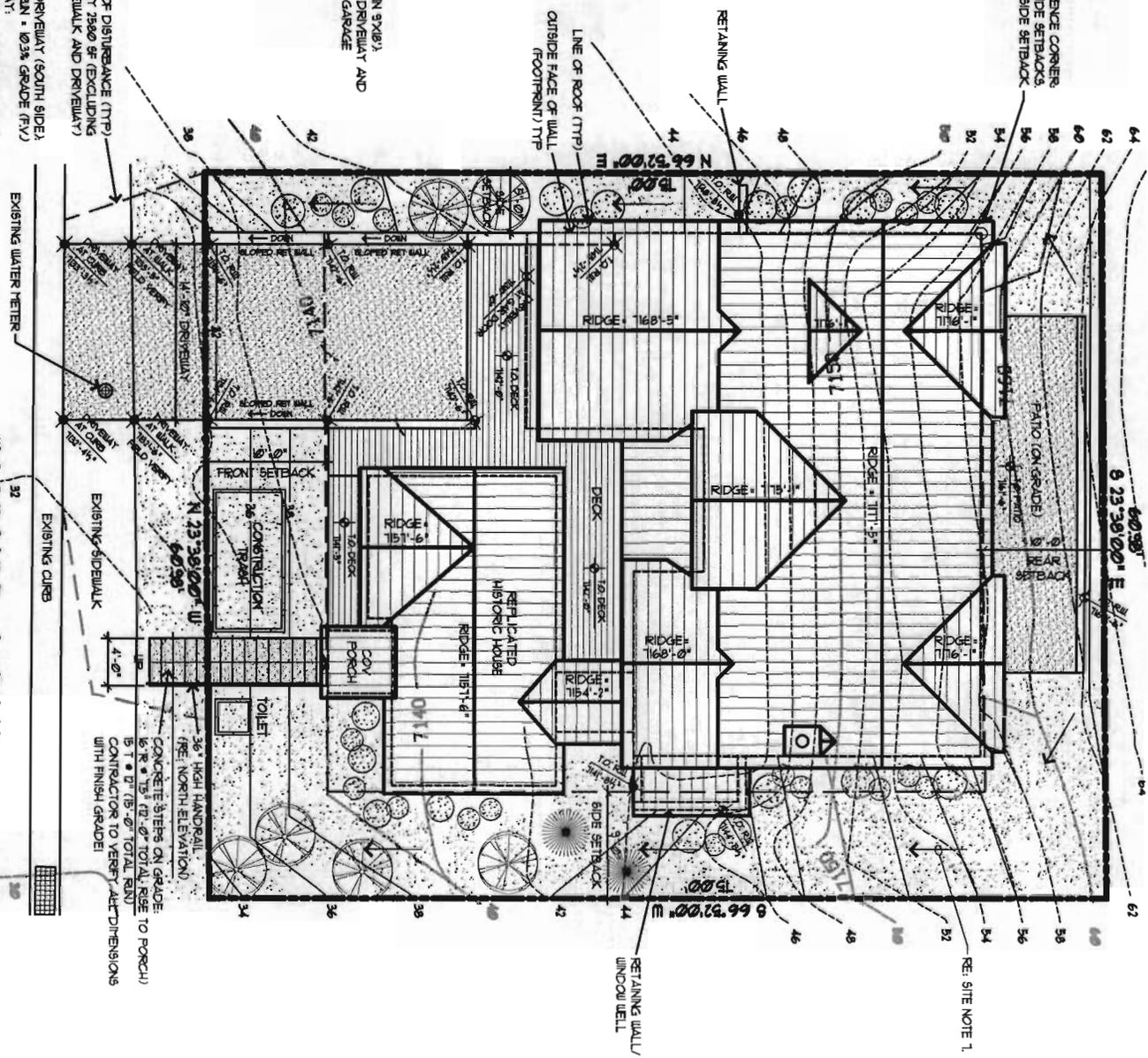
**ELDER RESIDENCE**  
**429 WOODSIDE AVENUE**

BUILDING REFERENCE CORNER  
INTERSECTION OF REAR AND SIDE SETBACKS.  
ALIEN SOUTH WALL OF HOUSE WITH SIDE SETBACK.

LINE DENING LIMITS OF DISTURBANCE (TTP)  
AREA APPROXIMATELY 7800 SF (EXCLUDING  
BUILDING FOOTPRINT, SIDEWALK AND DRIVEWAY)

STEEPEST PORTION OF DRIVEWAY (SOUTH SIDE)  
3.5% RISE OVER 33'-2" RAN • 103% GRADE (F/V)  
NORTH SIDE OF DRIVEWAY:  
2'-6" RISE OVER 32'-11" RAN • 16% GRADE (F/V)

OFF STREET PARKING (MIN 9'X16'),  
ONE PARKING SPACE IN DRIVEWAY AND  
ONE PARKING SPACE IN GARAGE



WOODSIDE AVENUE



SITE PLAN

1  
9P-2

7/8/08



20 FEET

**STOKER ARCHITECTURE, INC.**  
www.stokerarch.com

**439 WOODSIDE AVE**

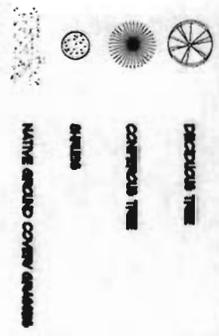
LOT AREA • 45135 SF  
ALLOWED BUILDING FOOTPRINT • 17685 SF  
ACTUAL BUILDING FOOTPRINT • 17685 SF  
TOTAL FINISHED SQUARE FOOTAGE • 4279 SF

GARAGE TO SLAB • 130'-0"  
(REFERENCE ELEVATION = 100'-0")  
LOWER LEVEL TO SLAB • 191'-0"  
MAIN LEVEL TO FLYWOOD • 142'-0"  
UPPER LEVEL TO FLYWOOD • 152'-0"  
LOFT LEVEL TO FLYWOOD • 162'-0"

**SITE NOTES**

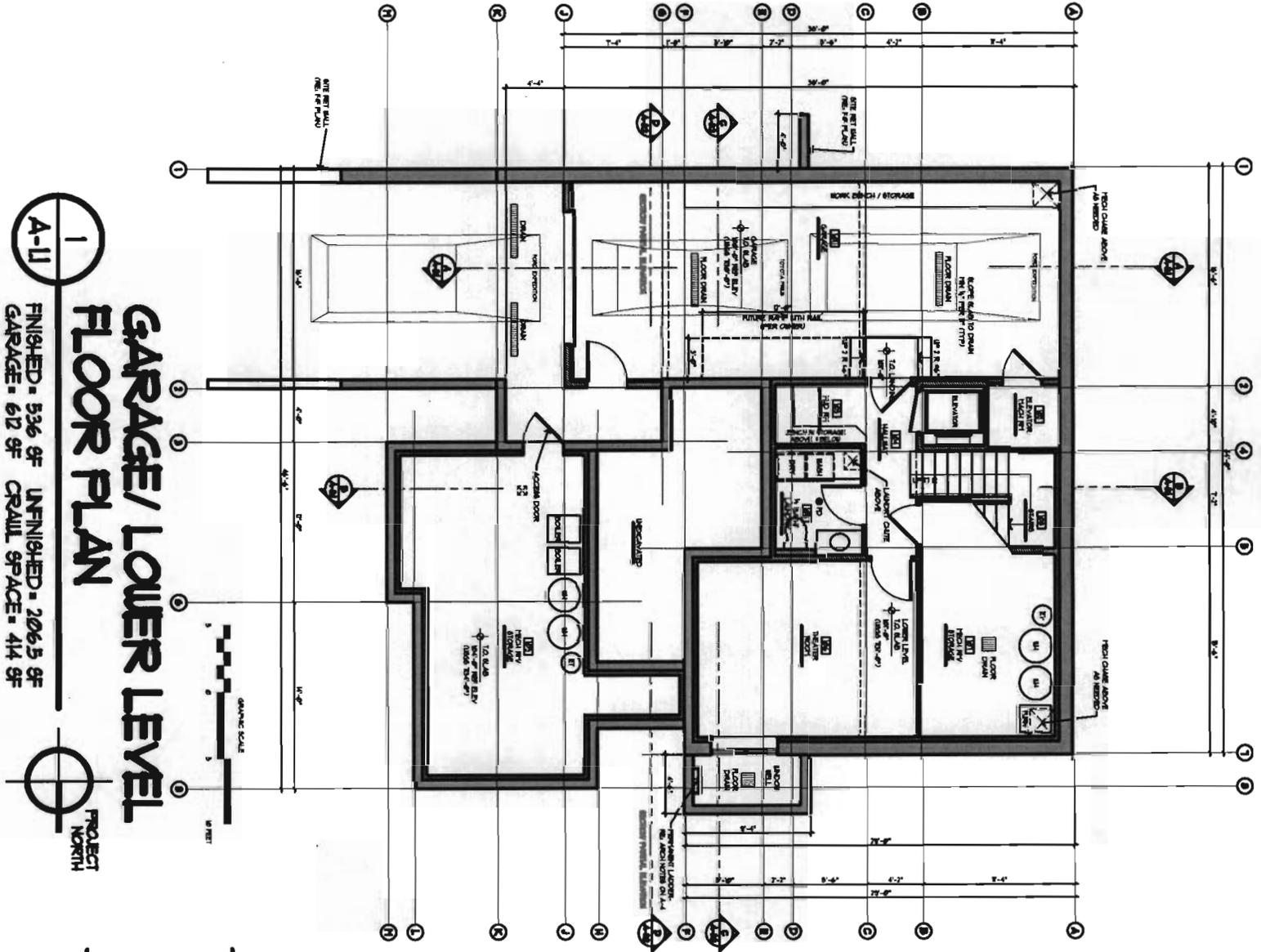
1. REFER TO SITE SURVEY (SHEET 9P-1) PREPARED BY JACK HARTON LAND SURVEYING FOR LEGAL DESCRIPTION, BENCHMARKS, UTILITY LINES, CONTIGUOUS VEGETATION, STRUCTURES, FENCES, RETAINING WALLS & NOTES, ETC.
2. EXISTING RESIDENCE AND GARAGE SHOWN ON SITE SURVEY TO BE RETROVED.
3. LIMITS OF DISTURBANCE TO BE DENIED BY THE AREA CONTAINED WITHIN THE PROPERTY LINES AND BOUNDARIES AS SHOWN.
4. CONTRACTOR TO PROVIDE 6" T FENCE REFER TO DETAIL THIS SHEET.
5. FINISHED GRADE OF DRIVEWAY'S NOT TO EXCEED 14% SLOPE.
6. RETAINING WALLS SHALL NOT EXCEED 4 FEET IN HEIGHT WHEN LOCATED WITHIN FRONT YARD. RETAINING WALLS SHALL NOT EXCEED 6 FEET ELSEWHERE.
7. SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET. IRC R401.3.
8. CONTRACTOR TO LOCATE UTILITY LINES FROM PUBLIC WAY TO HOUSE.
9. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS, INCLUDING ELEVATION.
10. REFER TO SHEET A-4 FOR GENERAL NOTES.
11. CONTRACTOR TO RESTORE LANDSCAPING TO DISTURBED AREAS OF ADJACENT PROPERTIES.

**LANDSCAPE LEGEND**



**NOTES**

1. FINAL PLANTING LANDSCAPING SHALL FOLLOW LANDSCAPE PLAN TO BE SUBMITTED BY CONTRACTOR FOR APPROVAL BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.
2. PLANTS SHALL BE LIMITED TO PERENNIAL, TOLERANT PLANTS. PROPAGATION, SOURCE LINES AND EXTENSIVE CREDENTIALS CAN BE ACCQUIRED FROM THE UNITED CONSERVATION SECTION OF THE PARK CITY SHANTE (www.parkcityshante.org)



# GARAGE/ LOWER LEVEL FLOOR PLAN

**A-L**

FINISHED - 536 SF  
UNFINISHED - 2065 SF  
GARAGE - 612 SF  
CRAWL SPACE - 414 SF





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www.stokerarch.com

**ELDER RESIDENCE**  
429 WOODSIDE AVENUE

Historic Preservation Board - August 20, 2008

**RECEIVED**

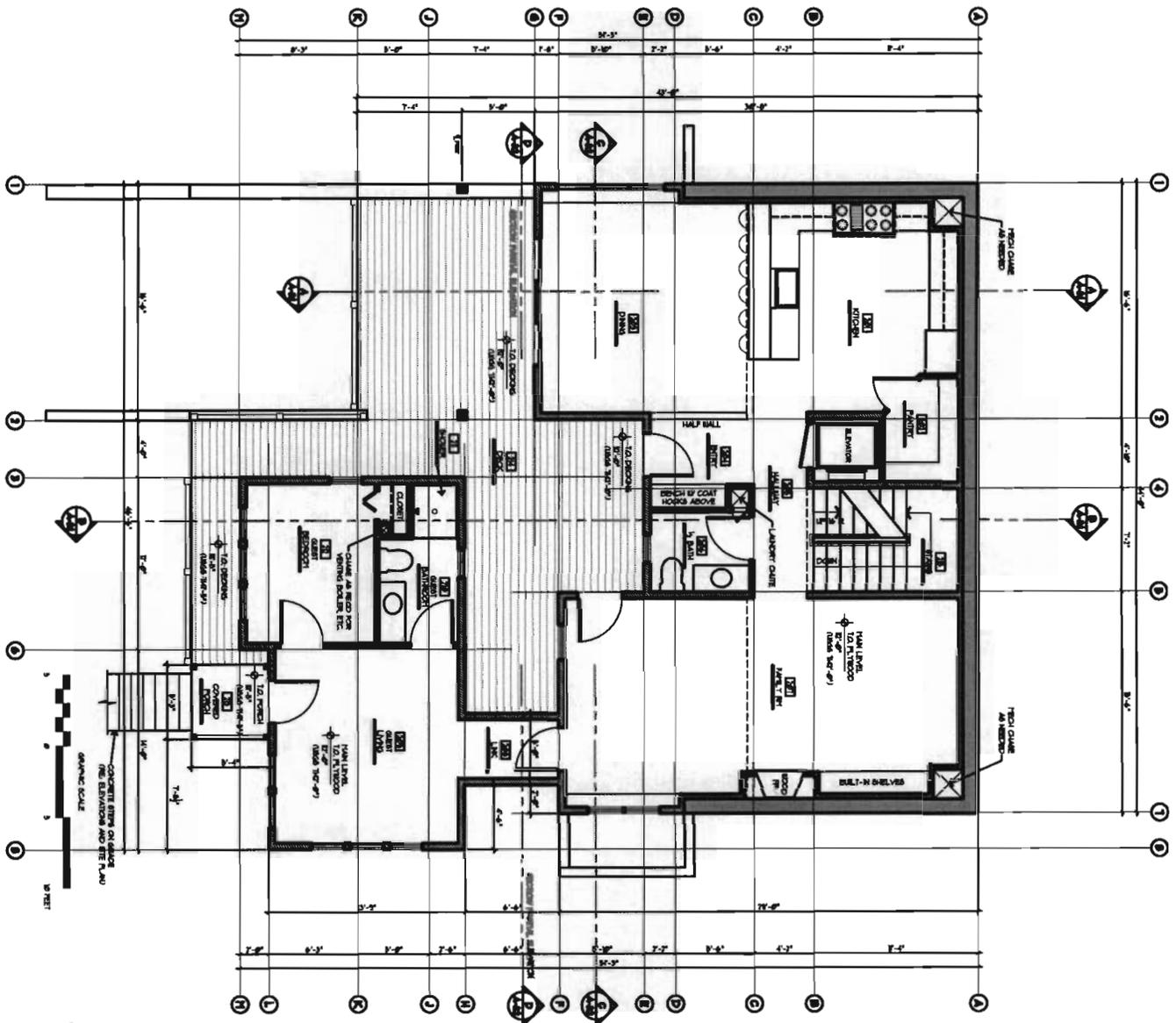
**JUL 03 2008**

PARK CITY  
PLANNING DEPT.

1  
A-12

# MAIN LEVEL FLOOR PLAN

FINISHED = 1601 SF  
DECK = 514 SF

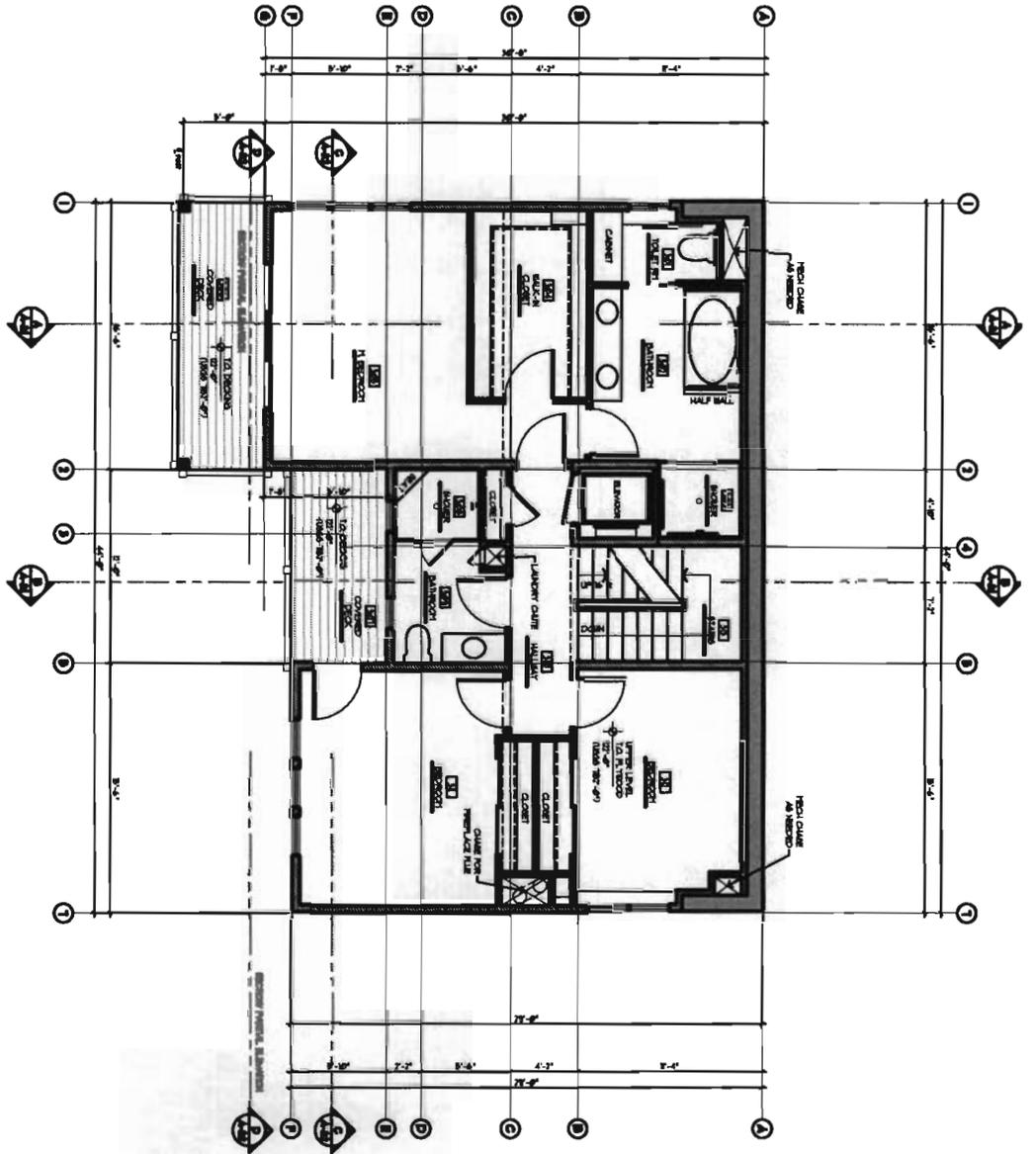


ELDER RESIDENCE  
429 WOODSIDE AVENUE

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Historic Preservation Board - August 20, 2008

**RECEIVED**  
JUL 03 2008  
PARK CITY  
PLANNING DEPT.



1  
A-13

# UPPER LEVEL FLOOR PLAN

FINISHED - 11/31 08  
DECKS - 1/31 09



ELDER RESIDENCE  
429 WOODSIDE AVENUE

**MS**  
STOKER ARCHITECTURE, INC.  
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Historic Preservation Board - August 20, 2008





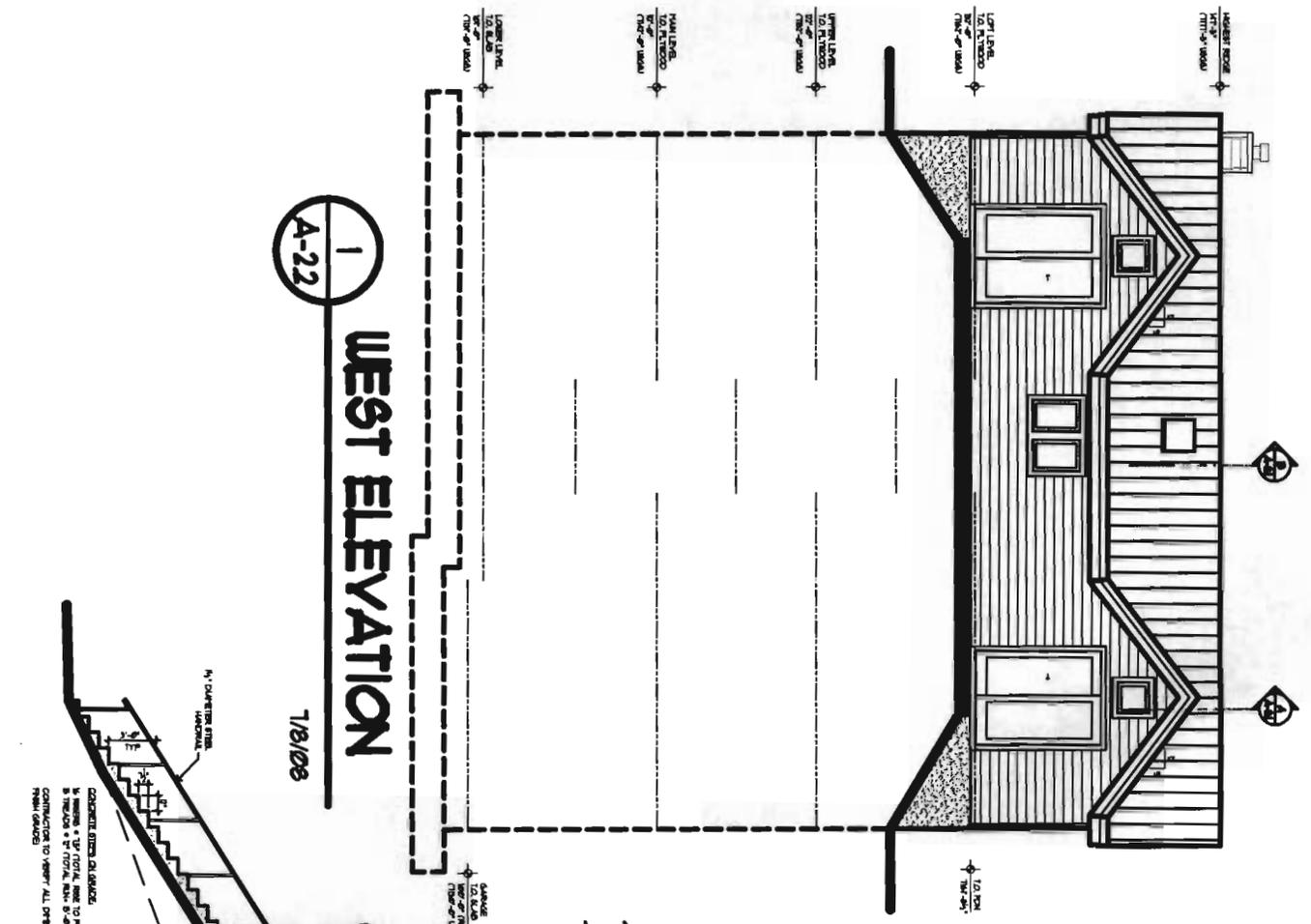


**STOKER ARCHITECTURE, INC.**  
 www.stokerarch.com  
**ELDER RESIDENCE**  
 429 WOODSIDE AVENUE

1  
A-22

**WEST ELEVATION**

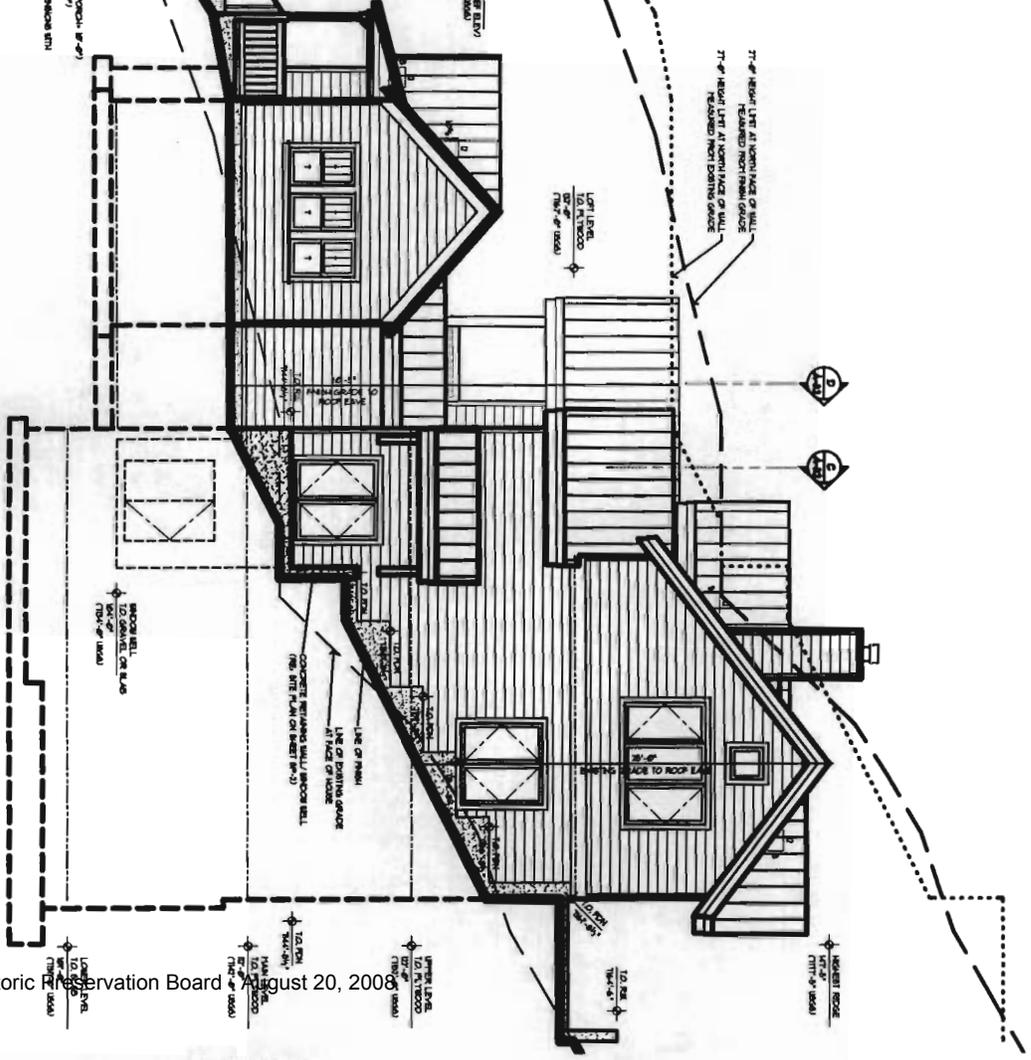
7/8/08



1  
A-22

**NORTH ELEVATION**

7/8/08



July 1, 2008

## Structural Evaluation of Residence at 429 Woodside Avenue

The original existing structure is a wood framed house supported by a stone foundation.

The roof framing consists of 2x8 rafters at 16" o.c. with 2x12 rafters from the rear addition over framing the rear portion of the original roof. There is a 2x12 at the ridge running along the length of the original structure. Because the rafters are not sufficiently attached to the ceiling joists and ridge, the ridge plate is acting as a ridge beam. The 2x12 ridge beam is spanning about 24' and is over spanned for the required 114 psf roof snow load.

The ceiling joists are 2x6 at 24" o.c. and are spanning about 12'. There is a 4x8 beam spanning 14' supporting the ceiling joists. It is over spanned and is deflecting excessively. The whole ceiling is sagging.

The floor is wood framed over a crawl space. The floor is framed with 2x6 @ 16" o.c. spanning 12'-0 to a center support beam. The joists are over spanned. They are deflecting excessively.

The stone foundation is inadequate and has settled significantly. See attached plan for the slope of the floor. It is as much as 7 1/4" in 16' toward the front of the house. The fact that the lot is sloped and the foundation was not designed for this has contributed to the excessive settlement.

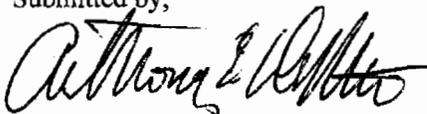
The front and rear walls are 2x4 stud bearing walls carrying the roof loads. The stud walls are bearing on the stone foundation. The top of the stone foundation is a minimum of 6" below grade. The wood studs and wood plank siding are retaining the earth and are deteriorating from the moisture. Also at the rear of the house, the grade is very steep and slopes down to the house (See attached photo). This is causing lateral pressure from snow drift on the house and runoff draining right to the house.

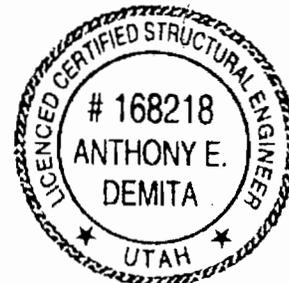
The sheathing on the house is 1x spanning horizontal nailed to the studs. Because of the inadequate shear strength of the sheathing combined with the settlement of the sloping earth and lateral pressure from the snow, the house is racking towards the front. The rear stud walls are out of plum vertically 2 1/4" in 7'. The front walls are out 3 3/4" vertically in 7'. This eccentricity of the loads on the bearing walls causes a moment that increases the stresses on the studs, overstressing them. The racking will continue to get worse increasing the eccentricity on the stud bearing walls until they fail.

Base on the many structural problems as described above it is my opinion that the house is not structurally sound and I recommend that it be demolished.

Please feel free to contact me for further clarifications or information.

Submitted by,

  
Anthony E. DeMita, SE



# Planning Commission Staff Report



**Subject:** 429 Woodside Avenue  
**Author:** Katie Cattan  
**Date:** August 13, 2008  
**Type of Item:** Administrative- Steep Slope CUP

**PLANNING DEPARTMENT**

## Summary Recommendation

Staffs recommends the Planning Commission review the proposed steep slope Conditional Use Permit (CUP) as a Consent Agenda item and consider approving the application based on the finding of facts, conclusions of law, and conditions of approval herein.

## Topic

**Applicant:** William Elder  
**Location:** 429 Woodside Avenue  
**Zoning:** Historic Residential Low (HR-1)  
**Adjacent Land Uses:** Residential  
**Reason for Review:** Buildings on Steep Slopes greater than 30% require a CUP

## Background

On March 12, 2007 the applicant submitted a complete application for a conditional use permit for construction on a steep slope at 429 Woodside Avenue. The applicant seeks approval of an addition to a historic home on a 4,500 square foot lot. Because the proposed dwelling square footage is greater than 1,000 square feet, and would be constructed on a slope greater than 30%, the applicant is required to file a Conditional Use Application for review by the Planning Commission, pursuant to Section 15-2.1-6 of the LMC.

The historic home was found to be historically significant by the Historic Preservation Board on December 16, 2006, and is listed as historically significant in the 2006 Historic District Building Inventory. The project is located on a steeply pitched uphill lot on Woodside Avenue, and is adjacent to a contemporary condominium project on the north and a contemporary single family home on the south.

Staff and the applicant have been working to ensure that the addition to the historic home is compatible with the requirements of the Land Management Code for construction on a steep slope and the Historic District Design Guidelines. The applicant has submitted four revisions to the Historic District Design Review. The current application has been reviewed by staff and complies with the Historic District Design Guidelines.

On November 28, 2007, the Planning Commission reviewed this application as a work session item. The applicant had requested that the Planning Commission review the

project and provide direction on the plans. During the review the Planning Commission expressed to the applicant that it was difficult to provide direction without knowledge of the existing conditions.

The current design before Planning Commission is entirely new from the previous applications previously reviewed. The applicant has separated the historic home from the new addition with a small connection between the two. A building department official and planning staff did a site visit. During this visit it was clear that there were structural issues with the building. The applicant hired an engineer to assess the structural integrity of the building. The engineer provided written documentation of the unsafe condition of the home (Exhibit B). Due to the current unsafe condition of the home and extensive previous modifications of the original historic home, the applicant plans to demolishing the existing home and reconstructing the historic home on the site. Little original materials exist within the home because the home has been modified extensively over the years. Guideline 69 of the Historic District Design Guidelines allows consideration of reconstruction of Historic Homes. Staff has found reconstruction to be appropriate due to the existing unsafe condition of the home and the small amount of original material on the site. When the home is reconstructed, it will be reconstructed at the same elevation as existing (7142 USGS), The home will be moved slightly to the north on the lot.

**Analysis**

The applicant proposes an addition to a historic single-family home at 429 Woodside Avenue, HR-1 zone. Staff has reviewed the proposed design and made the following LMC related findings:

**Land Management Code Compliance**

<b>Requirement</b>	<b>LMC Requirement</b>	<b>Proposed</b>
<b>Lot Size</b>	1,875 square feet, <u>minimum</u>	4,573.5 square feet, <u>complies</u>
<b>Building Footprint</b>	1,768.5 square feet, <u>maximum</u>	1762.5 square feet, <u>complies</u>
<b>Front and Rear Yard</b>	10 feet, <u>minimum</u>	13 and 10 feet, <u>complies</u>
<b>Side Yard</b>	5 feet minimum, 14 ft. <u>total</u>	9 feet and 5 feet, <u>complies</u>
<b>Height</b>	27 feet above existing grade, <u>maximum</u>	31 feet 1 inch above existing grade, <u>height exception requested</u>
<b>Parking</b>	0, historic home	Two 9' x 20' tandem spaces, <u>complies</u>

Section 15-2.1-6 of the LMC provides for development on steep lots in excess of one thousand square feet (1,000 sq. ft.) within the HR-1 zone, subject to the following criteria:

**Criteria 1: Location of Development. Development is located and designed to reduce visual and environmental impacts of the structure. COMPLIES**

The lot is an uphill lot characterized by a gradual slope along the front property line and a steep slope at the rear. The portion of the lot where the existing home sits is the least steep portion of the lot. The reconstructed historic home will be set back from the front property line 13 feet. The existing home is eleven feet from the front property line at the closest point. The location of the proposed addition will be behind the historic home towards the rear of the lot. The site plan shows that the existing grade will be reintroduced after construction to transition smoothly with the adjacent properties reducing the visual impact of the structure.

Prior to the issue of any building permits, the Chief Building Official will require the applicant to submit a structural engineer stamped detailed shoring plan which is in compliance with the International Building Code. This shoring plan will be included in the building permit plans prior to the issue of a building permit. The shoring plan is required to protect the stability of the soil and neighboring properties.

**Criteria 2: Visual Analysis. The applicant must provide the Planning Department with a visual analysis of the project from key vantage points to determine the potential impacts of the project. COMPLIES**

The applicant has provided a streetscape for the property that indicates that it is adjacent to a large contemporary condominium project on the north, and a large contemporary single family home on the south. The proposed design is compatible in size and scale with these two structures.

**Criteria 3: Access. Access points and driveways must be designed to minimize grading of the natural topography and to reduce overall building scale. COMPLIES**

Access to the home is from Woodside Avenue. The driveway is located to the side and behind the historic home. This location is consistent with the historic district design guidelines, yet does increase the amount of excavation that must occur. The natural grade of the property will be reintroduced to the sides of the driveway after the retaining walls for the driveway have been built.

**Criteria 4: Terrace. The project must provide terraced retaining structures to regain natural grade. COMPLIES**

The lot is relatively steep from rear to the center of the lot. At approximately the center point of the lot a single retaining wall will be built on each side of the addition to retain the natural grade. This wall will not exceed four feet from natural grade. The natural grade on the front of the lot will be maintained without the need for additional retaining walls.

**Criteria 5: Building Location.** Building, Access and infrastructure must be located to minimize cut and fill that would alter the perceived natural topography of the site.

**COMPLIES**

The building is proposed on a lot that is steepest in the rear. Access to the lot will come from the lowest, least steep portion of the lot. All utilities and infrastructure are installed from the street through the driveway. A detailed shoring plan will be required to mitigate impacts of cut in the rear portion of the lot. (Refer to Criteria 1)

**Criteria 6: Building Form and Scale.** Where building masses orient against the Lot's existing contours, the structures must be stepped with the grade and broken into a series of individual smaller components that are compatible with the District.

**COMPLIES**

The proposed addition is located behind the historic home with a small connection between the historic and new sections of the structure. The addition steps up the hill with the natural grade. A visual analysis of the North and South elevations shows that the home is broken into a series of parts which step up the hill with the natural grade.

**Criteria 7: Setbacks.** The Planning Commission may require an increase in one or more setbacks to minimize the creation of a wall effect along the Street front and/or rear Property Line. The Setback variation will be a function of the building, site constraints, proposed Building scale, and Setbacks on adjacent Structures. **COMPLIES**

The minimum setbacks for a lot of this size are as follows: 10' front/rear setback and 5' (minimum of 14' total) side yard setbacks. The dwelling will have a 13' front yard setback off of Woodside Avenue, a 10' rear yard setback, and 5' and 9' side yard setbacks from the adjacent Lots. The proposed setbacks satisfy the minimum setback requirements of the LMC. The addition is setback off the historic home breaking up the massing of the building and preventing a wall effect along the street. Staff does not recommend further increases in setbacks as the reconstructed historic house does not create a wall effect on Woodside.

**Criteria 8: Dwelling Volume.** The maximum volume of any structure is a function of the Lot size, Building height, setbacks and provisions set forth in this Chapter. The Planning Commission may further limit the volume of a proposed structure to minimize its visual mass and/or to mitigate difference in scale between a proposed structure and existing structures. **COMPLIES**

The volume of the proposed addition and garage addition are significantly larger than the existing historic home. However, the building meets the minimum setback, footprint and height provisions of the HR-1 zone. Further, the building is flanked on either side by larger contemporary structures.

**Criteria 9: Building Height (Steep Slope).** The maximum Building Height in the HR-1 District is twenty-seven feet (27'). The Planning Commission may require a reduction in Building Height for all, or portions, of a proposed structure to minimize its visual mass and/or to mitigate differences in scale between a proposed structure and existing residential structures. **Requests Height Exception**

The height of the addition complies with the LMC zone height of 27 feet except for one ridgeline above the center gable. The historic home is 16 feet above existing grade.

**Criteria 10: Height Exceptions (Steep Slope).** The Planning Department and/or the Planning Commission may grant a Building Height exception for a portion or portions of a proposed structure if the applicant proves compliance with each of the criteria.

**COMPLIES.** The applicant is requesting a height exception. Exceptions to the required height limits are subject to the following criteria.

(a) The Height exception does not result in a Height in excess of forty feet (40').

**COMPLIES.** The applicant is requesting a height exception to thirty one feet one inch over existing grade. The height request is for the ridge above the center dormer of the rear addition for a length of 13 feet.

(b) The proposed Building includes horizontal and vertical step backs to achieve increased Building articulation and Compatibility. **COMPLIES.** The proposed home steps up the lot horizontally and vertically as the elevation of the lot increases.

(c) The proposed design and articulation of the Building mass mitigates the project's visual impacts and differences in scale between the proposed Structure and nearby residential Structures. **COMPLIES.** The mass of the building is stepped up the hill with the change in grade. The exception is requested for the ridgeline of the center dormer. This dormer was added to the design to add detail and breakup the massing of the front wall of the addition. This does not negatively impact the difference in scale between the proposed structure and the nearby structures. There is a single family home to the south of the project which is contemporary in style and of similar massing to the addition. A large condominium project is located on the adjacent property to the north.

(d) Snow release issues are resolved to the satisfaction of the Chief Building Official.

**COMPLIES.** No issues of snow release were brought up by the building department during the historic district design review.

(e) A Height reduction in other portions of the Building and/or increased Setbacks are incorporated. **COMPLIES.** The only portion of the home that exceeds the 27' height limit is the center dormer in the front portion of the addition. All other rooflines comply with the LMC height requirements. The reconstructed historic home is 17 feet above existing grade, well under the maximum height of 27 feet.

(f) The Height exception is not granted primarily to create additional Building Area. **COMPLIES.** No additional floor area has been created by the proposed height exception, as the building would be compliant without the proposed dormer.

(g) The Height exception enhances the Building's Compatibility with residential Structures by adding architectural interest to the garage element, front facade, porch, or other Building element. **COMPLIES.** The applicant is requesting a height exception to install a front dormer on the addition adding architectural interest to the front facade. This does not add additional floor area to the design.

(i) The Height exception is Compatible with good planning practices and good Site design. **COMPLIES.** The height exception is compatible with the Historic District Design Guidelines. The height exception is requested to add a dormer which breaks up the front façade of the addition and adds architectural interest to the building.

(j) The Height increase will result in a superior plan and project. **COMPLIES.** The request for a height increase will result in a plan that is more appropriate for the surrounding historic district.

(j) The project conforms to Chapter 15-1-10, Conditional Use Review. The Planning Commission must review each of the following items when considering whether or not the proposed Conditional Use mitigates impacts of and addresses the following items:

(1) size and location of the Site. The proposed structure meets all LMC site and size requirements. **NO UNMITIGATED IMPACTS**

(2) traffic considerations including capacity of the existing Streets in the Area. No increase in traffic would be created. **NO UNMITIGATED IMPACTS**

(3) utility capacity. A larger water service line will need to be provided due to sprinkler requirements. **NO UNMITIGATED IMPACTS**

(4) emergency vehicle Access. The emergency access remains unchanged. **NO UNMITIGATED IMPACTS**

(5) location and amount of off-Street parking. The existing two car garage is partially located within the city right-of-way. The new design creates off-street parking for two vehicles in a tandem configuration. The location of the off-street parking is an improvement from the existing garage. The new location is entirely on the property and is set to the side and behind the historic home. **NO UNMITIGATED IMPACTS**

(6) internal vehicular and pedestrian circulation system. **NOT APPLICABLE**

(7) fencing, Screening, and landscaping to separate the Use from adjoining Uses. The proposed use is single family dwelling. The neighboring uses are also residential. Fencing and screening are not necessary to separate the use of the adjacent properties. The proposed landscaping complies with the provisions of the Land Management Code. **NO UNMITIGATED IMPACTS**

(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots. The addition is broken into a series of steps which step with the change of grade up the lot. The proposed addition does not negatively impact the adjacent buildings. The adjacent buildings are contemporary in style. **NO UNMITIGATED IMPACTS**

(9) usable Open Space. The proposed single-family residence meets the maximum building footprint. **NO UNMITIGATED IMPACTS**

(10) signs and lighting. There are no proposed signs with this application. Any lighting must comply with the LMC residential lighting standards. **NO UNMITIGATED IMPACTS**

(11) physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing. The applicant has provided a streetscape for the property that shows the adjacent large contemporary condominium project on the north and the large contemporary single family home on the south. The proposed design is compatible in size and scale with these two structures. **NO UNMITIGATED IMPACTS**

(12) noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site. No impacts of noise, vibration, odors, steam, or other mechanical factors will affect people and property off-site. Temporary impacts from construction will occur. A construction mitigation plan must be filed with the building department prior to issuance of a building permit. **NO UNMITIGATED IMPACTS**

(13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas. **NOT APPLICABLE**

(14) expected Ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities.

This is a single family dwelling owned by a single entity. **NO UNMITIGATED IMPACTS**

(15) within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site. The proposed building is on a steep slope.

The applicant is required to do a soils analysis prior to issuance of a building permit. Shoring may be required by the building department due to the outcome of the soils analysis. This site is not within the Sensitive Lands Overlay Zone. **NO UNMITIGATED IMPACTS**

### **Department Review**

This project has gone through an interdepartmental review. No further issues were brought up at that time.

### **Notice**

The property was posted and notice was mailed to property owners within 300 feet. Legal notice was also put in the Park Record.

### **Public Input**

No public input has been received by the time of this report.

### **Recommendation**

Staffs recommends the Planning Commission review the proposed steep slope Conditional Use Permit (CUP) as a Consent Agenda item and consider approving the application based on the finding of facts, conclusions of law, and conditions of approval herein.

### **Findings of Fact:**

1. The property is Parcel B of the Elder Park Subdivision within Block 29 of the Park City Survey located at 429 Woodside Avenue.
2. The zoning is Historic Residential (HR-1).
3. The property is located within the HR-1 zone. Therefore, all future applications must meet the criteria in the Historic District Design Guidelines, per LMC Section 15-2.16-7(B).
4. Because the proposed dwelling square footage is greater than 1,000 square feet, and would be constructed on a slope greater than 30%, the applicant is required to file a Conditional Use Permit Application for review by the Planning Commission, pursuant to Section 15-2.1-6 of the LMC.
5. The Historic Residential zone is characterized by a mix of single family homes,

multi-family homes, and smaller historic homes.

6. There is one existing historic home on the property.
7. Access to the property is from Woodside Avenue.
8. The area of the lot is 4573.5 square feet in size.
9. The minimum lot size for a single family home in the HR-1 zone is 1,875 square feet.
10. The maximum building footprint for the proposed lot is 1,768.5 square feet. The proposed footprint of the home is 1,768.5 square feet.
11. The maximum height limit in the HR-1 zone for a single family home is 27 feet above existing grade. The applicant is requesting a height exception to allow 13 feet of ridge line to exceed the 27 feet height limit. The applicant is requesting a height exception of up to 33 feet 1 inch above existing grade.
12. Setbacks for the lot are 5' minimum on the sides with a combined minimum of 14', and 10' minimum in the front and rear yards. The front yard setback will be 13', the rear yard setback will be 10', and the total side yard setback is 15'.
13. All other facts within the Analysis section of this report are incorporated within.

#### Conclusions of Law:

1. The application complies with all requirements of Section 15-2.1-6 of the Land Management Code.
2. The proposed use, as conditioned, is compatible with the surrounding residential and commercial structures in use, scale, mass and circulation.
3. As conditioned the use is consistent with the Park City General Plan.

#### Conditions of Approval:

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits. Measures to protect existing vegetation shall be included in the Construction Mitigation Plan (CMP).
3. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
4. A landscape plan is required with the building permit. Changes to an approved plan must be reviewed and approved prior to landscape installation.
5. No building permits shall be issued for this project unless and until the design of the house is reviewed and approved by the Planning Department staff for compliance with the Historic District Design Guidelines.
6. A soils study must be submitted to the building department prior to issuance of a full building permit.
7. Prior to the issue of any building permits, the Chief Building Official will require the applicant to submit a structural engineer stamped detailed shoring plan which is in compliance with the International Building Code. This shoring plan will be included in the building permit plans prior to the issue of a building permit. The shoring plan is required to protect the stability of the soil and neighboring properties.

8. This approval will expire on August 14, 2009, if a building permit has not been issued.
9. The height exception is granted for a maximum height of 33 feet 1 inch over existing grade.
10. Approval is based on plans dated July 8, 2008 and reviewed by the Planning Commission on August 13, 2008. Building Permit plans

**EXHIBITS:**

Exhibit A – Proposed Plans with Streetscape

Exhibit B – Letter from Structural Engineer

## **REGULAR AGENDA**



# Historic Preservation Board Staff Report



PLANNING DEPARTMENT

**SUBJECT:** 601 Sunnyside Drive  
**AUTHOR:** Kirsten Whetstone, AICP  
**DATE:** August 20, 2008  
**TYPE OF ITEM:** Determination of Historical Significance

## Summary Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing and review staff's analysis to determine whether aspects of the proposed addition to 601 Sunnyside that affect the historic structure will impact its historical significance. Staff also recommends the Board review staff's analysis regarding the historic significance of an existing cinder block shed addition located on the north elevation. Staff prepared findings of fact and conclusions of law supporting a recommendation that the proposed construction would not cause the historic structure to be removed from the Park City Historic Building Inventory and that the cinder block shed is not significant.

## Topic

**Applicant:** Michael LeClerc  
**Location:** 601 Sunnyside Drive (aka 585 Deer Valley Road, aka 623 Deer Valley Drive, aka 623 Heber Road)  
**Proposal:** Determination of Historical Significance  
**Zoning:** Residential Development (RD)  
**Adjacent Land Uses:** Contemporary and historic single family homes and multi-family dwellings and condominiums

## Background

On April 8, 2008, the applicant submitted building plans for an addition to the historic structure at 601 Sunnyside Drive, Lot 1 of the Sunnyside Subdivision. The existing structure is listed as a significant historic building on the 2006 Park City Historic Building Inventory (Inventory). The property, located in the Residential Development (RD) district, is not located within an historic district zone and therefore the Historic District Design Guidelines for construction do not apply. However, because the existing structure is historically significant, staff is requesting the Historic Preservation Board make a determination of significance (DOS) regarding aspects of the proposed construction that impact the historic structure. Staff is also requesting the Board review criteria for a DOS for an existing cinder block shed addition on the north elevation.

The Historic Preservation Board is authorized to make determinations of significance pursuant to LMC Section 15-11-12. Structures, including additions, 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.

Previously, on November 14, 2005, shortly after the current owner purchased the property, the Chief Building Official found the structure to be dangerous as defined in Section 301 of the Uniform Code for the Abatement of Dangerous Buildings. The Chief Building Official filed a notice and order with the Summit County recorder's office

requiring repair by securing all required permits and commencing work within 30 days with required work to be completed by December 14, 2005. The notice and order required repair of the building. The order was subsequently extended to allow the owner to pursue plans to incorporate the historic structure into plans for a new single-family house on the property. The applicant began working informally with the Planning staff beginning in November of 2005. In late fall of 2007, the Historic Preservation Board visited the site to review the condition of the building.

On April 28, 2008, the applicant completed a submittal of a preservation plan for reconstruction of the historic structure. On May 19, 2008, the preservation plan was brought before the Historic Preservation Board for direction and guidance. However, at that meeting, applicants mistakenly stated to the Board that the Abatement Order was not for repair but for demolition. The Board was in agreement that a reconstruction of the structure, using new materials and the exact historical dimensions and details, was an acceptable method of preserving the scale and character of the building. According to the City's Historic Preservation consultant, Dina Blaes, reconstruction as defined by National Historic Preservation standards, would not include construction of a garage beneath the structure. The Board expressed concerns that any additions or new construction should not be allowed that would remove the house from the Inventory.

On August 12, 2008, the applicant submitted revised plans to address the Board and staff's concerns with the proposed addition.

Staff is also requesting the Board review the existing cinder block shed addition on the north elevation and determine if said addition is historically significant to the building. The applicant is requesting approval to remove the shed addition because it is not part of the original structure and obscures the historic north elevation.

### **Analysis**

According to the 2006 Park City Historic Building Inventory, the house at 601 Sunnyside Avenue is historically significant and eligible for the National Register of Historic Places. The building was constructed at the turn of the century, prior to 1907 and is associated with Park City's mining heritage. The building is typical of smaller homes and cabins constructed in Park City during this mining era. A cinder block shed addition was constructed since the circa 1900 construction date. These changes are evidenced by review of tax id photos and Sanborn maps. The first Sanborn map the property appears on is the 1907 map (addressed at 623 Heber Avenue).

According to a 1984 "Structure/Site Information" report on file at the Utah State Historical Society, 623 Deer Valley Road, the house is a one story frame hall and parlor house with a gable roof. It is one of only three extant well preserved houses in the Park City area that has board and battens siding and is the only one to be completely sided with board and batten siding. The other two houses are 544 Deer Valley Road and 660 Rossi Hill Drive. The report mentions the rear additions, the first being an in-period addition to the rear that is shown on the 1907 Sanborn maps, and the second being a more recent addition, likely the cinder block addition that is visible today. The report indicated that ownership records are sketchy; however the 1910 Census records list Brigham D. Young, a blacksmith, and his family as the owner/occupants of this house.

According to the criteria set forth in LMC Chapter 15-11-12(A), the Historic Preservation Board must evaluate the historical significance of a structure 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 1) the impacts of those aspects of proposed construction that affect the existing structure on its historical significance and 2) historical significance of the existing cinderblock shed addition to the 601 Sunnyside Avenue historic structure. Staff reviewed the proposed construction and additions according to the Standards of Review for the determination of historical significance in Section 15-11-12(A) of the LMC:

**Criteria 1:** The building, structure or site is associated with events or lives of persons significant to our past.

***Historic Structure-*** *The historic house was constructed at the turn of the century and shows up on the 1900 Sanborn Insurance Maps for the first time. Chain of ownership is sketchy and staff has been unable to identify any specific individuals or events significant to Park City's historic past that are associated with the building. The 1910 Census lists a Brigham D. Young, blacksmith, and family as owners/occupants of the house. No evidence has been submitted or found which indicates that the structure on the property is tied to a significant historic event in Park City's past, other than being generally representative of a the types of homes or cabins constructed for miners or perhaps used seasonally by a shepherd in the Deer Valley area. The house is associated with Park City's early history, whether as a miner's or shepherd's house or seasonal cabin. **Complies.***

***New construction as proposed-*** *New construction of a large single family house attached to the small historic house as revised minimizes the connection and maintains the context of the structure with the grade of the property. The addition does not cause the historic building to loose the association with the past. **Complies.***

***Shed addition-*** *The cinder block shed addition is not associated with events or lives of persons significant to our past, due to the period of construction and materials used. **Does not comply.***

**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.

**Historic Structure-** *To be considered a contributory structure to the Park City historic district, the structure must be distinctive in: either character; method of construction; or period of construction. The historic structure is typical of a simple house or cabin from the early 1900s. The building does not represent the work of a master and is not representative of the architecture of historic mining boom in Park City. While not of significant architectural merit, this structure does embody the mass and scale of a miner's house or cabin. The 1984 "Structure/Site Information" report on file at the Utah State Historical Society indicates that this structure was one of three extant houses sided with board and battens siding. The number of structures of this scale and type has dwindled and few remain.* **Complies.**

**New construction as proposed-** *The applicant was asked to revise the plans from those submitted for a building permit. Staff requested revisions to the new construction that impacts the distinctive characteristic of the historic house. Revisions are proposed that minimize the connection between the historic house and new construction in order to maintain the context of the historic building to the site. Revisions are proposed to maintain the front porch details, including not having a railing, and not wrapping a porch and railing around the east façade. Revisions to the driveway steepness were made to minimize the degree to which the house is raised (approximately 2' revised from 6' to 7'). Additional retaining walls and details have been added to minimize the garage on a secondary façade. The east elevation of the new construction was modified to remove an upper story deck and roof that negatively impacted the mass and scale of the historic house. Aspects of the addition that impact the historic house allow the mass and scale of the original house to remain and the integrity of the site to be maintained. The new construction is contemporary and does not confuse the period of construction.*

**Complies.**

**Shed addition-** *The cinder block shed addition does not embody distinctive characteristics of a type, period or method of construction or that represent the work of a master.* **Does not comply.**

**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.

**Historic structure-** *The home is sited on the eastern half of the Lot in a prominent location on a corner with street frontages on three sides. The lot consists of approximately 8,000 sf of lot area. The front door and at grade porch faces Deer Valley Drive. The historic structure contributes to the historic value of the property. The simple house or cabin provides historic context to the three historic houses to the east on BLM property. Staff recognizes that the house is in poor condition and is in need of immediate repair and/or restoration, which will be difficult without dismantling the structure and replicating it on site.* **Complies.**

**New Construction as proposed-** *As revised, the plans for the new addition maintain the historic scale of the building by minimizing the connection between old and new, by maintaining the historic context of the building on the site, and by providing off street parking in a manner that minimizing impacts on the primary façade. (See number 2 above). The historic building continues to contribute to the historic value of the property and surrounding area. **Complies.***

**Shed addition-** *The cinder block shed does not contribute to the historic value of the property and obscures the historic addition on the north façade. **Does not comply.***

**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.

**Historic Structure-** *Staff information from the Building Inventory indicates it was built in 1908. The home is older than 50 years. **Complies.***

**New Construction as proposed-** *New construction will not be 50 years old. Replication of the historic house, as proposed, will not impact the historic significance of the structure provided that replication is done to appropriate standards. The proposed new construction, as revised to minimize the connection, maintain the context of the site, and locate the garage beneath a secondary façade does not impact the quality of Significance in local architecture and integrity of location, design, and setting of the historic structure. New construction does not impact the age of the historic structure. **Complies.***

**Shed addition-** *The cinder block shed addition is not shown on the 1907 Sanborn maps. The shed is not visible in the 1930 tax photos, however it may be 50 years or older as this is typical of shed construction in the 1950s. **Complies.***

**Criteria 5:** The relation of historic or architectural features found on the building, structure or site to other such features within the surrounding area.

**Historic Structure-** *While the small scale nature of the building indicates that the structure is of little architectural merit, staff finds that the structure has historic architectural features, such as the unique metal strips applied to the vertical siding that create a unique board and batten siding that contribute to the overall significance of the building in the greater, thematic historic district. The location and orientation of the building renders it visible from Deer Valley Drive and visually related to the three miner's houses on the south side of Deer Valley Drive. **Complies.***

**New Construction as proposed-** *New construction attached to the small historic building as proposed does not impact the relation of the building with the site or other historic properties in the surrounding neighborhood. The connection is minimized and the context of the site is maintained. The garage is minimized beneath a secondary façade and architectural features of the new structure relate to the historic features of the historic structure. The historic structure maintains its architectural features. **Complies.***

**Shed addition-** *The cinder block addition on the rear does not relate to the historic and architectural features found on the historic house due to use of incompatible materials and type of construction. The addition obscures architectural features of the historic house. **Does not comply.***

**Criteria 6:** Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the building, structure or site.

**Historic Structure-** *The building is a simple house or cabin. The building lacks any significant architectural detail or quality, other than the metal strips and general mass and scale. There is a certain historic aesthetic of the simple design of the building that is relevant to the historical aspect of the building.*

**New Construction as proposed-** *New construction, in the manner proposed, allows the simple nature of the historic form to remain.* **Complies.**

**Shed addition-** *There are no other factors which are relevant to the historical or architectural aspects of the shed.* **Does not comply.**

### Summary

In summary, staff recommends that the proposed construction complies with LMC criteria of Section 15-11-12 as required for Historical Significance and that the proposed construction that affects the historic structure does not impact the quality of Significance in local history, and integrity of location, design, setting, and materials of the historic house. The historic structure would continue to be eligible for the Park City Historic Building Inventory. Staff finds that the cinder block shed addition does not meet the criteria for Historical Significance and would be eligible for demolition.

### Public Notice

Proper legal notice was posted in the Park Record and the property was properly posted.

### Process

Determinations of Historical Significance are made by the Historic Preservation Board. Appeals of the Board's decisions may be made to the Board of Adjustment. Appeal requests shall be submitted to the Planning Department within ten (10) days of the HPB decision. Notice of appeals shall be made by staff, pursuant to LMC Section 15-1-20.

### Recommendation

Staff recommends the Historic Preservation Board conduct a public hearing, review the application and consider finding that the proposed construction would not negatively impact the historical significance of 601 Sunnyside and that the cinder block shed addition on the north side of 601 Sunnyside Avenue is not significant and can be removed, according to the findings of fact and conclusions of law in this staff report below. The request to demolish the shed was included on the preservation plans submitted on April 28, 2008.

### Findings of Fact

1. The historic house located at 601 Sunnyside (aka 525 Deer Valley Road, 623 Deer Valley Drive, and 623 Heber Avenue). The house is located on Lot One of the Sunny Side Subdivision.
2. The property is located in the Residential Development (RD) zone and is not located within a Historic Zone.
3. In the 2006 Park City Historic Building Inventory, the house is listed as a Historically Significant structure and eligible for the National Register of Historic Places.

4. The existing house is a one-story, frame hall and parlor house with a gable roof. According to the 1984 "Structure/Site Information" report on file at the Utah State Historical Society, 623 Deer Valley Road "is one of only three extant well preserved houses in the Park City area that has board and batten siding and is the only one to be completely sided with board and batten siding". A front porch is located across the entire front. There are two additions on the north side, one is an in-period addition that shows up on the 1907 Sanborn Maps and the other is a more recent small shed addition constructed of cinder blocks.
5. Adjacent buildings are a mix of contemporary houses and condominiums. There are 3 historic residential structures located across Deer Valley Drive at 622, 652, and 660 Rossi Hill Drive and 2 historic structures located to the west on Deer Valley Drive at 555 and 577 Deer Valley Drive.
6. New construction of a single family house attached to the small historic house as proposed on plans dated August 11, 2008, that 1) minimizes the connection between new and old construction, 2) maintains the corners of the historic building, 3) maintains the context of the building to the site, and 4) minimizes design and visual impacts of a garage by placing it beneath a secondary façade does not cause the historic house to lose the association to the past. Proposed architectural features of the new structure relate to the historic features of the historic structure.
7. Proposed plans dated August 11, 2008 for new construction comply with LMC criteria of Section 15-11-12 as required for Historical Significance and the proposed construction does not impact the quality of Significance in local history, and integrity of location, design, setting, and materials of the historic house. The historic structure would continue to be eligible for the Park City Historic Building Inventory.
8. The cinder block shed addition on the north side does not contribute to the historical significance of the structure and is not distinctive in detailing, character, method of. Removal of this cinder block shed addition would return the historic house to its 1907 form. The in-period addition that existed in 1907, as evidenced by the Sanborn Maps for 1907, should be retained as it contributes to the historic significance and context of the small house. The request to demolish the shed was included on the preservation plans submitted on April 28, 2008.
9. All findings from the analysis section are incorporated here in.

#### Conclusions of Law

1. The cinder block shed addition to the building located at 601 Sunnyside does not demonstrate a quality of significance in local and state history, architecture, and culture.
2. The cinder block shed addition does not demonstrate a quality of integrity of location, design, setting, materials, and workmanship.
3. The cinder block shed addition does 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.
4. Revised plans, submitted to the Planning Department on August 11, 2008, for a single family home to be attached to the historic building at 601 Sunnyside are found to comply with LMC criteria of Section 15-11-12 as required for Historical Significance and would not cause the historic structure to be removed from the 2006 Park City Historic Building Inventory pursuant to LMC Section 15-11-12. .

## **EXHIBITS**

Exhibit A- Existing site plan

Exhibit B- Photos

Exhibit C- Proposed construction plans, elevations

Exhibit D- 1907 Sanborn map

Exhibit E- Subdivision map

Exhibit F- 2006 Park City Historic Building Inventory

Exhibit G- Park City reconnaissance survey 1995

Exhibit H- Utah State Historical Society 1984 Structure/Site Information report

Exhibit I- Photos of the surrounding area



Exhibit B.







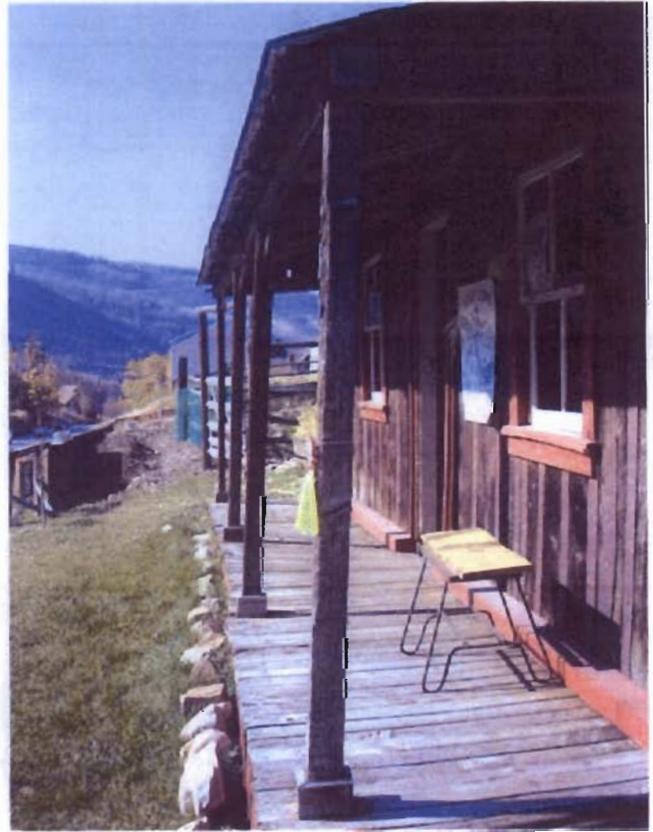
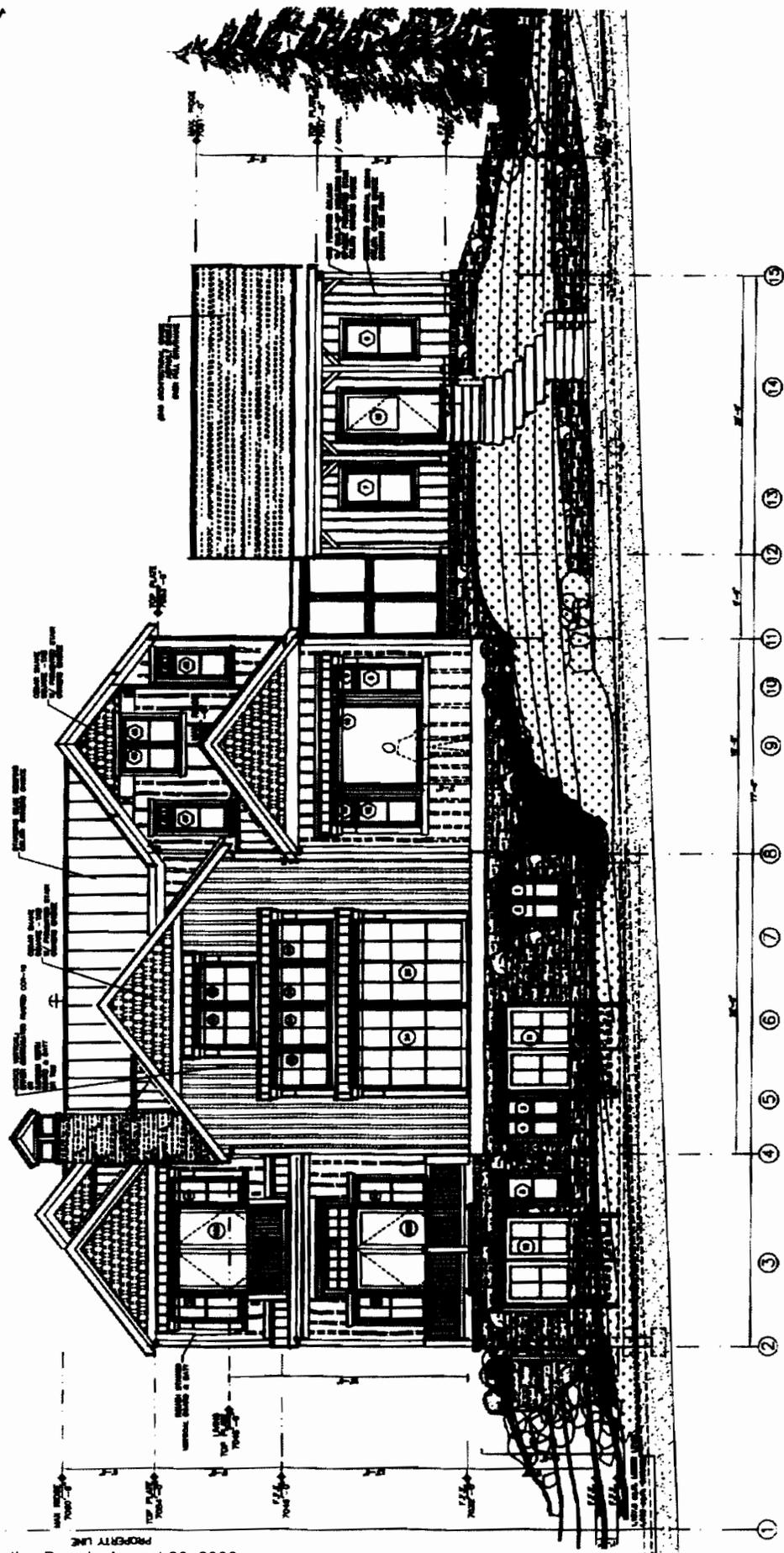


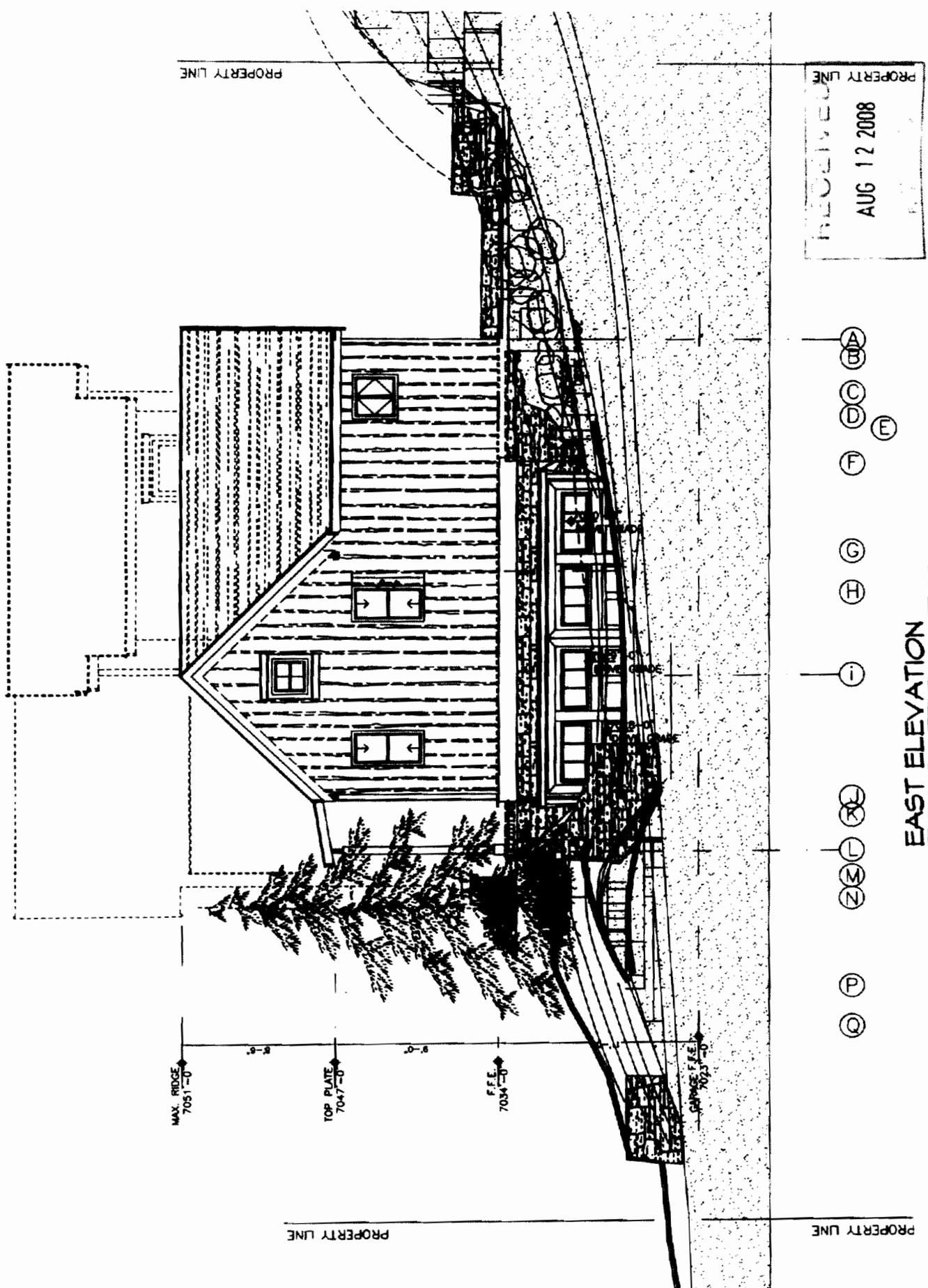
Exhibit C.

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SOUTH ELEVATION  
SCALE: 1/4"



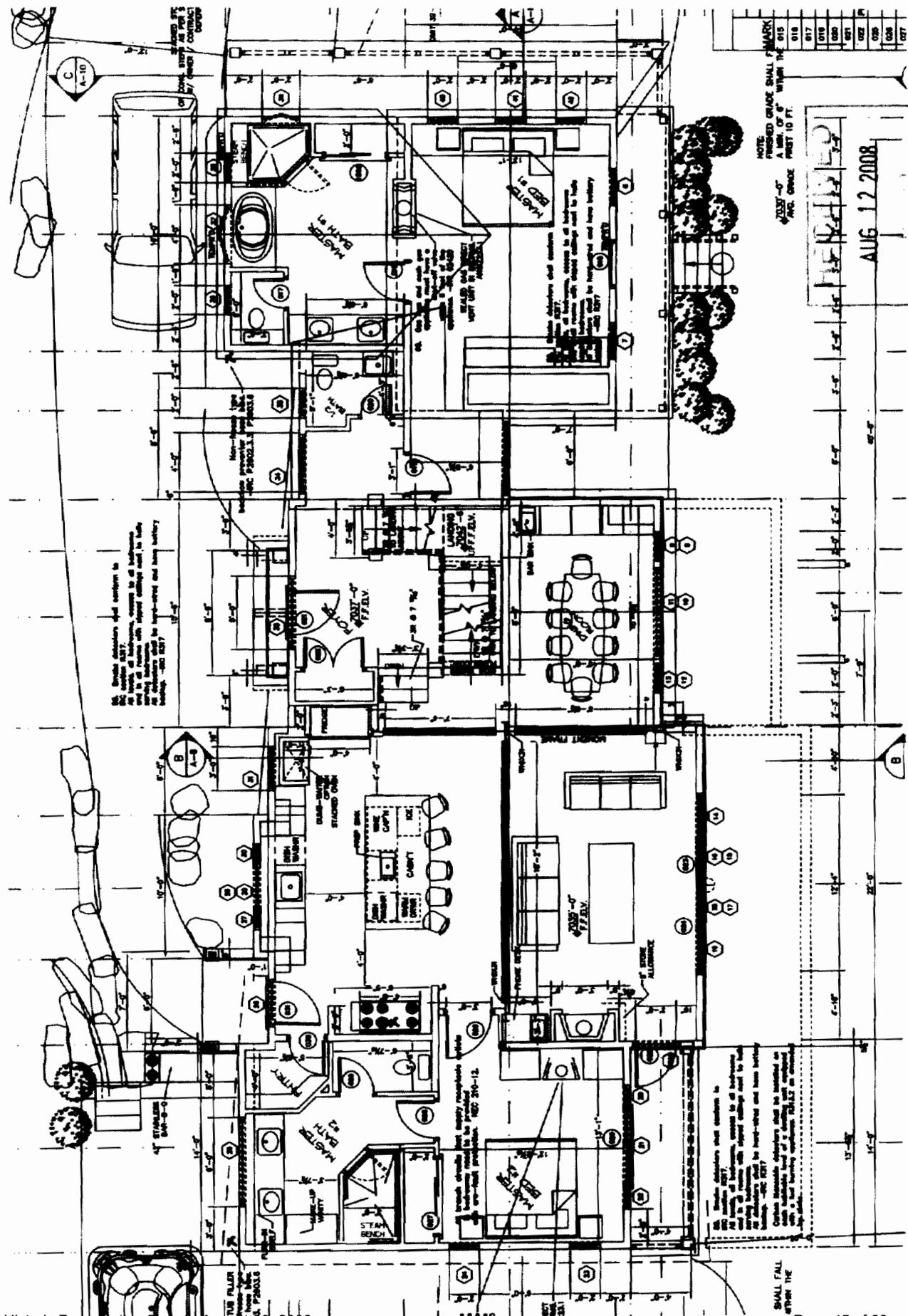


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**EAST ELEVATION**

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



SHALL FALL WITHIN THE

205

NO EXPOSURE

"Deer Valley Drive"

HEBER AVE.

CREEK

"ROSSI HILL"

NO EXPOSUR

208

601 Sunnyside  
 AKA "623"

203

EXPOSURE

CONTINUATION OF

204

EXHIBIT D

STEEPLE



# SUNNYSIDE SUBDIVISION

TAX#: SNS-(LOT#)

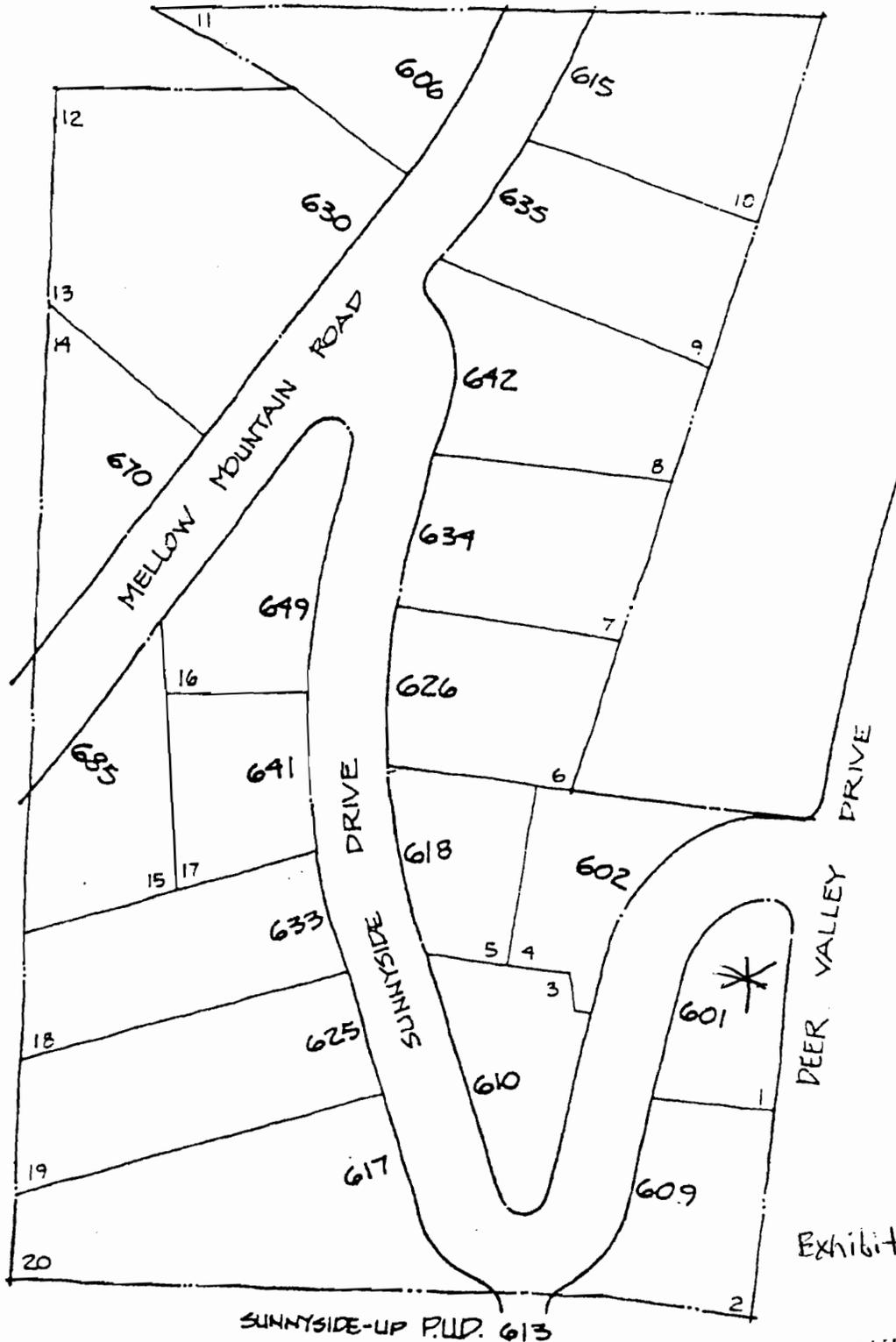
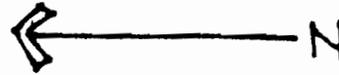


Exhibit E.

**DEER VALLEY ROAD**

*Historically Significant* = Based on the available information, the property substantially complies with the standards of review found in Title 15 Land Management Code, Chapter 11, Section 12(A).

Listed on the NRHP

Eligible for the NRHP = A and B

Not currently eligible for the NRHP = C

Not eligible for the NRHP = C



**555 DEER VALLEY ROAD<sup>A</sup>**

Historically Significant

Not eligible for the NRHP



**577 DEER VALLEY ROAD<sup>B</sup>**

Historically Significant

Not eligible for the NRHP



**585 DEER VALLEY ROAD**

Historically Significant

Eligible for the NRHP

<sup>A</sup> 555 Deer Valley Road: *Not eligible for the NRHP* because exterior alterations have diminished the characteristics that make the property eligible for listing in the National Register of Historic Places. The modifications could not reasonably be reversed.

<sup>B</sup> 577 Deer Valley Road: *Not eligible for the NRHP* because exterior alterations have diminished the characteristics that make the property eligible for listing in the National Register of Historic Places. The modifications could not reasonably be reversed.

Deer Valley Road		2006		Information Sources							
ADDR	AKA	Photo	Tax Photo	82 Survey	PCHS	SHPO	Other	SHPO	Other	SHPO	Comments
?	555		SHPO	no info.		NR file		NR file			Owner objection to NR in 83. Part of larger development. Major alterations to site exterior=no NR.
?	577		SHPO	no info.		NR file		NR file			Owner objection to NR in 83. Part of larger development. Major alterations to site exterior=no NR.
585	623		SHPO	no info.		NR file		NR file			Owner objection to NR in 83.

From Park City  
Reconnaissance Survey  
July 1995

- ▣ 'A' sites
- ▣ 'B' sites
- ▣ 'C' sites - ineligible
- 'D' out of history period

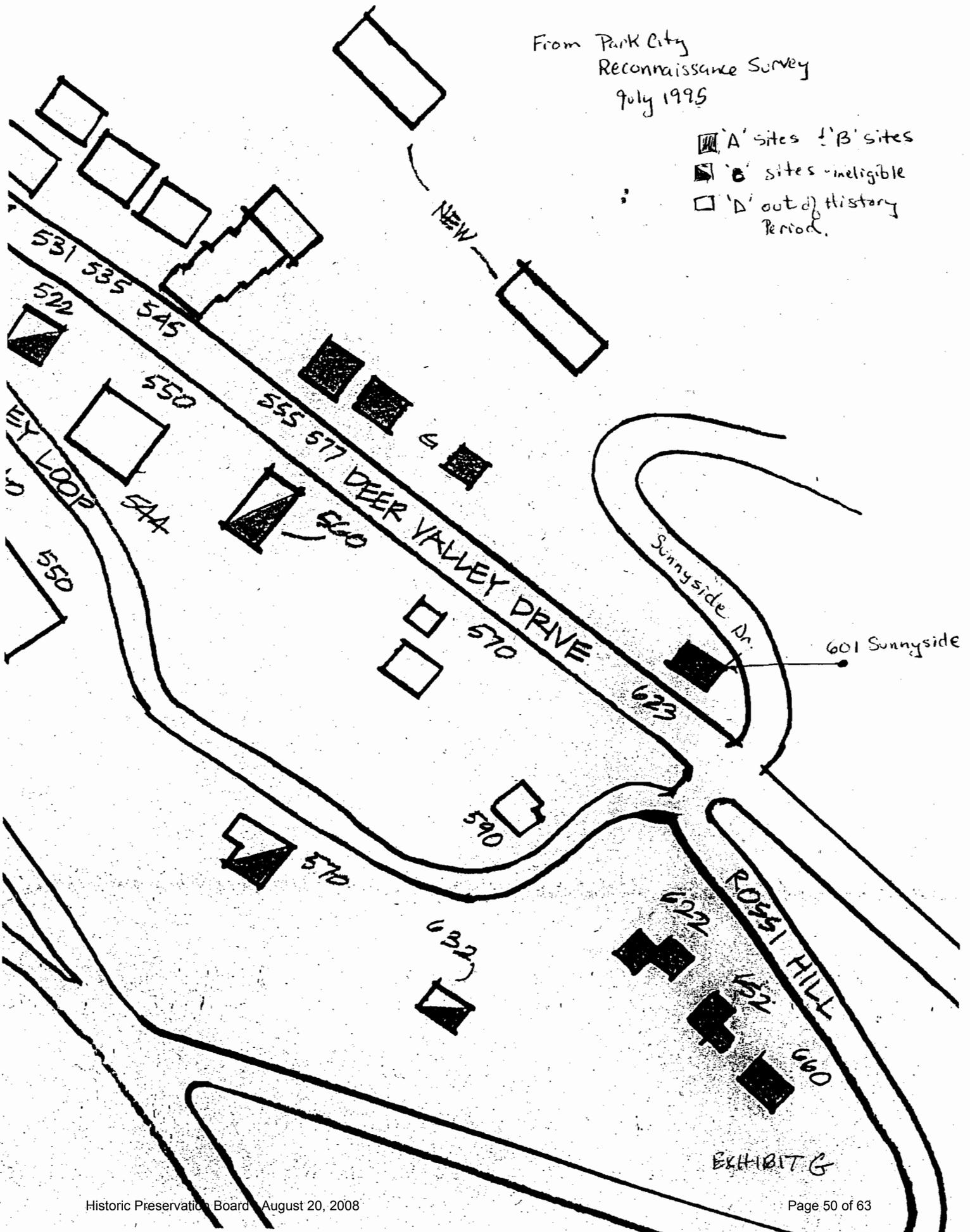


EXHIBIT G

Utah State Historical Society

Property Type: \_\_\_\_\_

Historic Preservation Research Office

Site No. \_\_\_\_\_

Structure/Site Information Form

IDENTIFICATION

Street Address: 623 Deer Valley Road UTM: 12 458680 4499310  
 Name of Structure: Park City, Summit County, Utah  
 Brigham D. Young House T. R. S.  
 Present Owner: Richard and Patricia Ann Dennis  
 Owner Address: 2533 Yermo Avenue, Salt Lake City, Utah 84109  
 Year Built (Tax Record): Effective Age: Tax #: SNS 1  
 Legal Description Kind of Building: (Previously PC 546)

Lot 1 Sunnyside Subdivision in Section 15 T2S R4E.  
 Included in the tax file description of this property is the house at 660 Rossie Hill Drive, located about two hundred feet south of this house. The land which that house sits on is part of a mining claim and the house is owned separately. It is included with this property apparently because the owner is the same for both. (See continuation sheet)

STATUS/USE

Original Owner: Unknown Construction Date: 1885 Demolition Date:  
 Original Use: Residence Present Use:  
 Building Condition: Integrity: Preliminary Evaluation: Final Register Status:  
 Excellent  Site  Unaltered  Significant  Not of the  National Landmark  District  
 Good  Ruins  Minor Alterations  Contributory  Historic Period  National Register  Multi-Resour  
 Deteriorated  Major Alterations  Not Contributory  State Register  Thematic

DOCUMENTATION

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

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

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

Dennis, Gladys. Telephone interview, January 25, 1984, Park City, Utah.  
 1910 Census Records. Summit County, Park City Precinct.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Hall &amp; Parlor House

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

This house is a one story frame hall and parlor house with a gable roof. It is one of only three extant well preserved houses in the Park City area that has board and batten siding, and is the only one to be completely sided with board and batten siding. Typical of the hall and parlor house, the door is centered between two windows. A porch, supported on simple square posts, spans the facade. There is also a window on the west end of the building. The windows are the two over two double hung sash type, and the screen door may be original. A rear extension was added perpendicular to the front section of the house. It may be original, but if not original it is likely that it was built shortly after the original construction. A shed extension was added to the rear extension. In-period rear extensions are part of Park City's architectural vocabulary. Although in many cases an extension represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. Except for the rear extensions, the house is essentially unaltered, and it retains its original integrity.

Statement of Historical Significance:

Construction Date: c. 1885

Built c. 1885, this house at 623 Deer Valley Road is architecturally significant as one of 76 extant hall and parlor houses in Park City, 22 of which are included in this nomination. The hall and parlor house, the earliest house type to be built in Park City, and one of the three most common house types that were built during the early period of Park City's mining boom era, significantly contributes to the character of the residential area. In addition, this house is significant as one of only three well preserved houses with board and batten siding. Although board and batten siding was commonly used in the construction of mining town houses, drop siding was the principle exterior building material used for Park City houses. The houses at 544 Deer Valley Road and 660 Rossie Hill Drive are the other two examples of houses with board and batten siding, and both are included in this nomination.

The exact date of construction and the name of the original owner of this house are unknown, however, it is likely that it was built in the 1880s or 1890s, as were the majority of Park City's hall and parlor houses. Ownership records of this property are very sketchy. It is possible that this house was built on land owned by a mining company, as were the houses across the road to the south of this one, thereby complicating the search to determine the occupants of this house. The 1910 census records, which were the first to identify the addresses of the houses surveyed, list Brigham D. Young, a blacksmith, and his family as the owner/occupants of this house.<sup>1</sup> Young apparently bought the house after 1900, because he does not show up in the 1900 census as the resident of any of the houses in this neighborhood. It is unknown how long he owned this property. This house was apparently purchased as investment property in the 1920s by William Wood, who lived at 652 Rossie  
(See continuation sheet)

623 Deer Valley Road  
History continued:

Hill Drive.<sup>2</sup> He owned three or four other houses in the neighborhood which were also used as rental property. Wood's grandson, Richard Dennis, is the current owner.

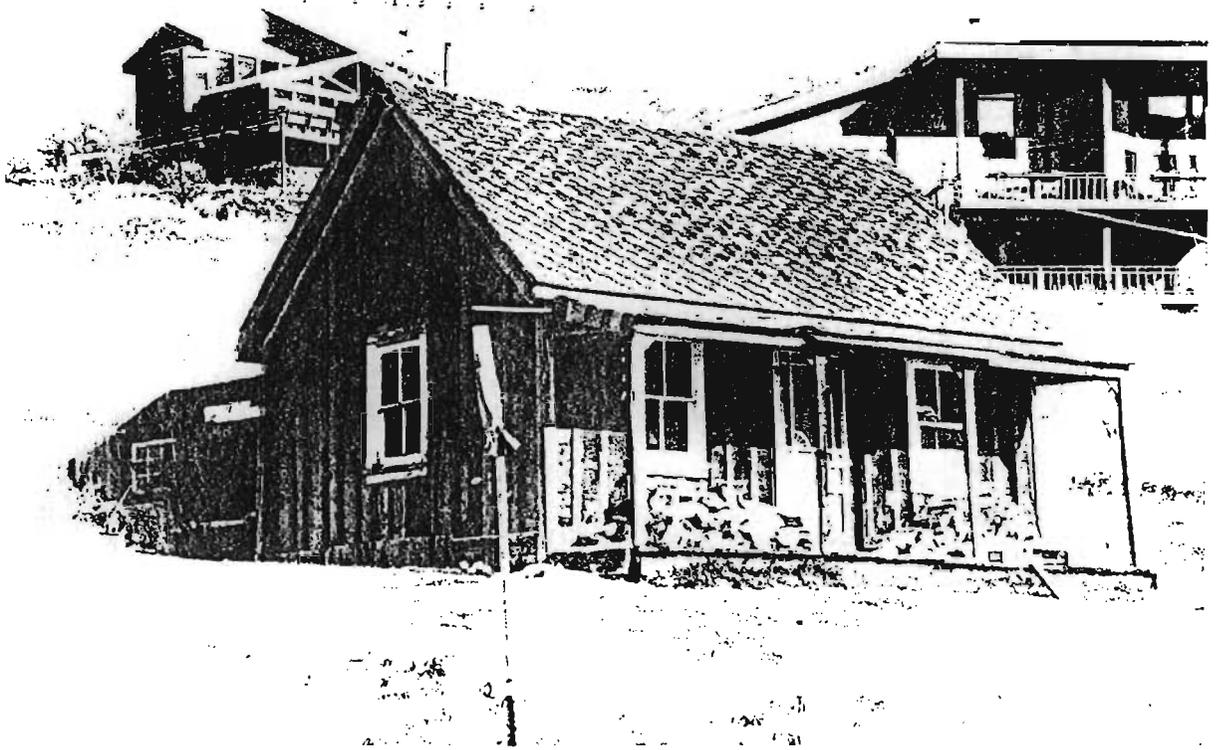
<sup>1</sup>The address given in the 1910 census records, 623 Deer Valley Road, corresponds with the address given for this house on the 1907 Sanborn Insurance Map, so it can be reasonably assumed they are the same house.

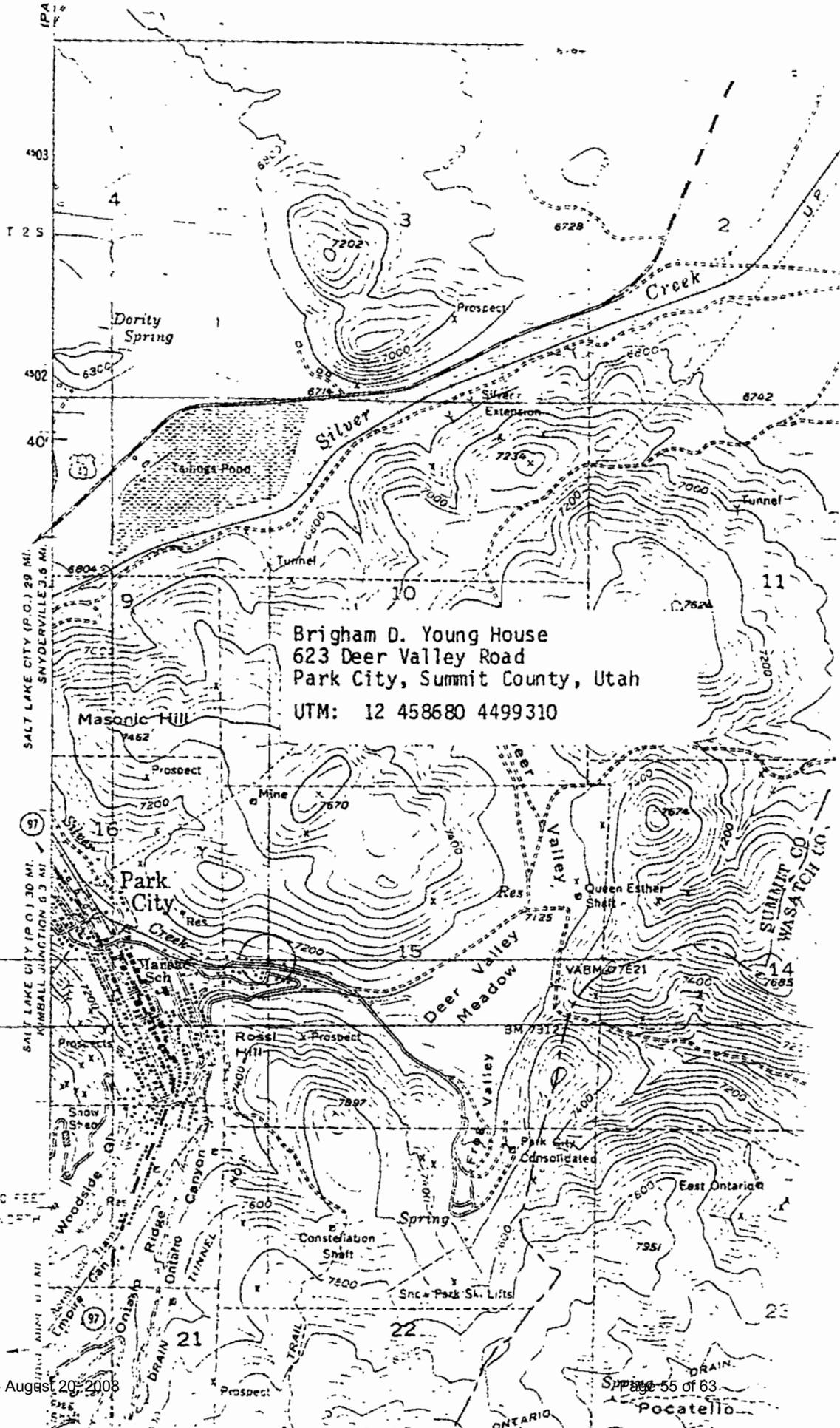
<sup>2</sup>Telephone conversation with Gladys Dennis (daughter of William Wood), January 25, 1984, 652 Rossie Hill Drive, Park City, Utah.

Legal Description continued:

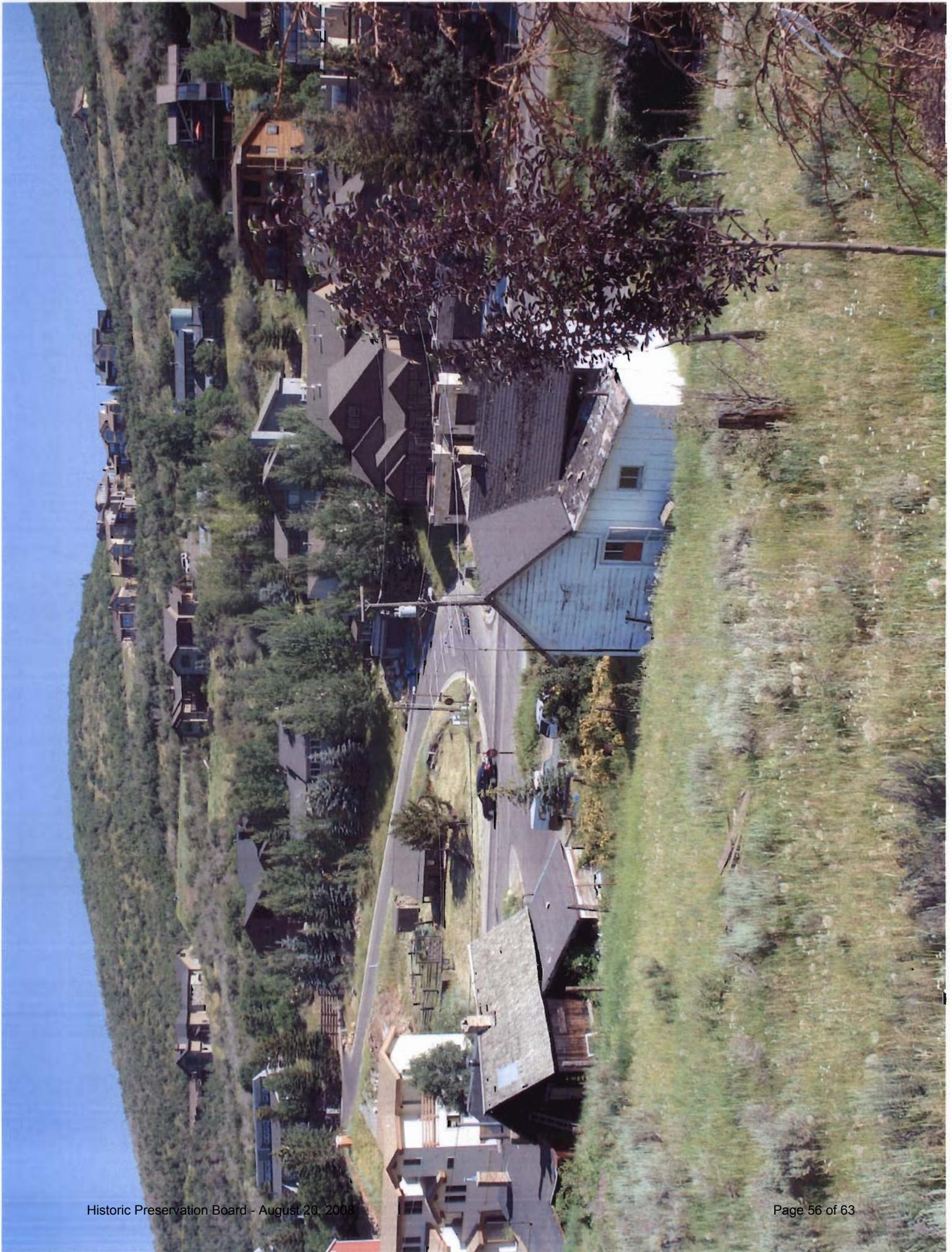
Before becoming part of Sunnyside Subdivision the house at 623 Deer Valley Road was described as "the first house on the north side of Deer Valley Road." The house at 660 Rossie Hill Drive was and still is described as "the 15th house on the South side of Deer Valley Road."

.26 acres.





Brigham D. Young House  
 623 Deer Valley Road  
 Park City, Summit County, Utah  
 UTM: 12 458680 4499310











# Historic Preservation Board Staff Report



**Author:** Dina Blaes, Consultant  
**Subject:** Hist. Pres. Design Guidelines  
**Date:** August 20, 2008  
**Type of Item:** Legislative

Planning Department

## **Summary Recommendation:** Staff recommends the HPB:

- 1) Take public comment on the proposed *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings*;
- 2) Provide specific amendments to be made to the document if needed; and
- 3) Make a recommendation to City Council to adopt the *Guidelines*
  - a) as presented at the meeting (draft dated August 20, 2008) or
  - b) as amended during the meeting.

## **Background:**

### **A. Written Comments Received to Date**

Written comments have been received from Planning Department staff, Building Department staff, one local architect, one local designer, and several residents/owners in Old Town.

As directed by the HPB at a previous meeting, those comments that help to clarify and describe the underlying policies established by the HPB were incorporated into the draft.

### **B. Public Meetings Held to Date:**

- 1) **June 2 HPB Meeting;**
- 2) **June 16 HPB Meeting;**
- 3) **June 26 City Council Work Session with HPB & Planning Commission;**
- 4) **July 7 HPB Meeting;**
- 5) **July 14 Open House for Old Town residents;**
- 6) **July 16 Open House for architects and designers working in Old Town;**
- 7) **July 23 Planning Commission Work Session;**
- 8) **August 7 City Council Work Session with HPB & Planning Commission.**

Overviews of the comments received and issues raised during each of these meetings were provided in the staff report to the HPB dated August 4, 2008. More detailed comments from the July 14 and July 16 open houses can be viewed at [historicguidelines@parkcity.org](mailto:historicguidelines@parkcity.org).

**8) August 4 HPB Meeting** - The HPB took public comment from five individuals and provided specific direction for staff to make changes to the document in the following areas:

- a) Design Review Process

- i) Expand the introduction to the Design Review Process section to stress the emphasis on overall design rather than a focus on individual parts of a project.
  - ii) Add a more complete definition of the Design Review Team's role and responsibilities.
  - iii) Define "Project Planner" and "Action Letter".
  - iv) Provide a statement regarding the enforcement action that will be undertaken if the project is not executed as approved.
  - v) Provide a sidebar to reference the Appeals section of the LMC.
- b) Guidelines for Historically Significant Buildings
- i) Add "native plants" to the sections on landscaping.
  - ii) Increase the number of photos or illustrations in the section on windows and doors and consider combining the sections on exterior walls, windows and doors for clarity.
  - iii) Provide better definitions for the terms "primary" and "secondary façades".
  - iv) Eliminate language in the section on Paint & Color that is still too prescriptive; specifically, eliminate B.6.2 through B.6.5 and corresponding guidelines in the section on New Construction.
  - v) Provide a definition for the term, "visually compatible".
  - vi) Remove all language that encourages an applicant to avoid directly copying elements on a Historically Significant building when constructing an addition; specifically, eliminate guideline D.2.1.

These changes are reflected in the August 20, 2008 draft of the *Design Guidelines* as strikethrough text (text to be omitted) and underlined text (text to be added), except as noted below:

- Design Review Process chapters – the edits were extensive and we were unable to use strikethrough and underlining effectively, please review the entire chapter;
- Paragraphs that precede the Universal Guidelines in both the HS and New Construction chapters also underwent extensive edits which are not reflected as strikethrough or underline, please review these introductory paragraphs in their entirety;
- Appendix C was greatly modified and does not reflect strikethrough or underlined text, please review the entire appendix.

Due to shifts in the design as a result of edits, the page numbers are may not correspond exactly to the Table of Contents in this draft.

### **C. Next Steps:**

Because the City Council has asked the Planning Commission to review the *Guidelines* once the HPB takes action on whether to recommend their adoption, the Planning Commission could suggest modifications to ensure compatibility with the LMC. If changes are suggested, staff will return to the HPB for a concluding review of the document and a restatement of the recommendation to Council to adopt the *Guidelines*.

### **Recommendation**

The HPB should:

- 1) Take public comment on the proposed *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings*;
- 2) Provide specific amendments to be made to the document, if needed; and
- 3) Make a recommendation to City Council to adopt the *Guidelines*
  - a) as presented at the meeting (draft dated August 20, 2008) or
  - b) as amended during the meeting.

### **Timeline & Next Steps**

**Monday, August 25, 2008 @ 6:00 p.m. - Open House for Design Professionals (continuation of the meeting on July 16).** Interested residents and the general public are welcome to attend.

**Wednesday, September 10, 2008 (time TBD; likely 5:30 PM) - Planning commission discussion on Land Management Code amendments related to the Historic Districts and Guidelines.**

Attachment:

- 1) *Design Guidelines for Park City's Historic Districts and Historically Significant Buildings* (draft dated August 20, 2008).