

PARK CITY MUNICIPAL CORPORATION  
HISTORIC PRESERVATION BOARD  
MINUTES OF OCTOBER 5, 2016

BOARD MEMBERS IN ATTENDANCE: David White, Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Douglas Stephens

EX OFFICIO: Bruce Erickson, Anya Grahn, Polly Samuels McLean, Louis Rodriguez

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Prior to the meeting, the Historic Preservation Board held a site visit at 416 Ontario Avenue.

ROLL CALL

Chair White called the meeting to order at 5:04 p.m. and noted that all Board Members were present except Jack Hodgkins, who was excused.

ADOPTION OF MINUTES

June 1, 2016

Board Member Beatlebrox noted that the HPB had reviewed these minutes at a previous meeting and they were tabled for approval because a quorum of members who attended that meeting were not present. However, at that meeting she had requested that rubber wall be changed to correctly read **rubble wall**, but she could not see where that change had been made. She thought it was important to have the minutes corrected.

MOTION: Board Member Beatlebrox moved to APPROVE the minutes of June 1, 2016 as amended to change Rubber Wall to Rubble Wall. Board Member Holmgren seconded the motion.

VOTE: The motion passed. Board Member Hewett abstained since she was absent on June 1<sup>st</sup>.

July 20, 2016

Board Member Holmgren referred to page 15, line 9, 5<sup>th</sup> sentence, and noted that Planner Turpen was referred to as he and it should correctly read **she**. Board Member Turpen referred to page 16, last sentence and suggested that criteria be changed to **criterion**, since criteria is singular and criterion refers to multiple.

MOTION: Board Member Beatlebrox moved to APPROVE the Minutes of July 20, 2016 as amended. Board Member Holmgren seconded the motion.

VOTE: The motion passed. Chair White abstained since he was absent on July 20<sup>th</sup>.

August 3, 2016

Board Member Beatlebrox referred to page 26, last paragraph, and changed hour to correctly read, **how our** properties evolved. On page 27, the man door should be corrected to **main door**.

**Note:** Board Member Holmgren pointed out that the corrections Ms. Beatlebrox mentioned were actually in the minutes of July 20, 2016.

There were no corrections to the August 3<sup>rd</sup> minutes.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of August 3, 2016 as written. Board Member Stephens seconded the motion.

VOTE: The motion passed. Chair White abstained since he was absent on August 3<sup>rd</sup>.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Anya Grahn reported that Cara Jean Means was the artist selected for this year's Historic Preservation Award. The art piece should be completed by the end of November. The intention is to have the plaques done for the other award recipients in December. When everything is completed, a joint meeting with the City Council and the HPB will be scheduled to unveil the painting and present the awards.

Planner Grahn stated that in December the HPB would also choose the next Historic Preservation Award for the 2016 calendar year.

Planner Grahn announced that there would be a crane at the McPolin Barn this week. The project is moving along quickly and the Staff has been reviewing the work that is done each week. The crane will be used to put in the steel members and the structural supports through the roof. The work on the barn was on schedule for completion in early November.

Planner Grahn recalled that that in July the HPB reviewed the LMC changes for relocation and reorientation of Historic buildings. The Staff would be taking those changes to the City Council on October 20<sup>th</sup>. Director Erickson stated that a key element that the City Council asked the Staff to bring forward, was to articulate significant public benefits to the relocation of a Landmark building. He and Planner Grahn were currently working on that. The intent is to make it more

rigorous. The review would most likely go to the City Council as a policy decision before a Landmark building could be moved. Director Erickson pointed out that it was for Landmark structures only and would not apply to Significant structures.

Director Erickson reported that the City Council adopted the Wildland Urban Interface Fire Restrictions a few weeks ago. There were some serious disconnects between that ordinance and what they were trying to achieve in the Historic Districts. The ordinance has since been rescinded and it will not be enforced until he and Planner Grahn can figure out how the Wildland Fire Interface Zone affects the Historic District and the materials that can be used on buildings. Director Erickson stated that one of things they were looking at was making a determination at the HPB level regarding critical community assets. For example, if they had to triage an interface zone, which ones should be saved first. He and Planner Grahn were doing their best to limit the impact and protect the houses at the same time.

Director Erickson clarified that the ordinance was completely rescinded, but it would come back in a different form.

Public Input

There were no comments.

CONTINUATIONS (Public Hearing and Continue to Date Specified.)

Board Member Beatlebrox asked if she was correct in understanding that the flat roof issue was also continued. Planner Grahn replied that the Staff has been meeting with the architectural committee and they came to realize that it was a bigger issue than they initially thought. She noted that it would be on the agenda in October as a Continuation to be officially continued.

1. 1302 Norfolk Avenue - Determination of Significance  
(Application PL-16-03181)

Chair White opened the public hearing. There were no comments. Chair White closed the public hearing.

MOTION: Board Stephens moved to CONTINUE 1302 Norfolk Avenue – Determination of Significance to a date uncertain. Board Member Hewett seconded the motion.

VOTE: The motion passed unanimously.

**Regular Agenda** – Discussion and Possible Action

1. 416 Ontario Avenue – Determination of Significance  
(Application PL-16-03180)

Planner Grahn stated that she was standing in for the project planner, Hannah Turpen. She noted that Hannah had gotten married and was now Hannah Tyler.

Planner Grahn recalled that Planner Turpen had presented this to the HPB in July, and the Board had visited the site that day. Page 82 of the Staff report outlined all of the exterior changes that had occurred to the house since the Historic period, and primarily since 1958. The owner, Brooks Jacobsen, was present and would like to address the Board this evening. Mr. Jacobsen had written a narrative that was included in the Staff report, as well as a copy of the building permit that was issued for a re-roof that turned out to be much more than asphalt shingles.

Planner Grahn summarized the changes that have occurred, which included adding large dormers to the front and sides of the house; a new metal roof and other material changes such as siding and windows; an addition to the northeast; the porch on the front of the historic house has been removed; as well as other revisions or changes.

Planner Grahn noted that the criterion to determine whether or not something gets designated as Significant was listed on page 85 of the Staff report.

Planner Grahn noted that the Planner Turpen found that the structure is over 50 years old since County Records indicate it was built in 1904. She asked that the HPB discuss whether or not it meets the criteria for historic form. The structure had not previously received a grant from the City, it was not listed on any previous Historic Sites Inventory or intensive level survey. Planner Turpen found that it complied with Historic context; but only in the sense that the mass and scale of the building is fairly small, and that it matches the streetscape and not necessarily that it has retained its original form. In terms of whether or not it is important to local history, Planner Turpen found that it was based on the construction and that the tax cards had noted lumber lined walls with no studs, which indicates single wall construction, similar to how the rest of Park City was built.

The applicant, Brooks Jacobsen, stated that he has owned his home at 416 Ontario since 1989. He wanted it clear that the Planning Staff had not recommended this home for designation of Significance. He noted that the home was documented as part of the 1983 Reconnaissance level survey, and it was listed as non-contributory. Mr. Jacobsen stated that he applied for a historic grant on this home in 1990 and his application was denied because the house had already been altered beyond historic recognition. The house was again deemed not of historic significant in 2009.

Mr. Jacobsen stated that this home was not lived in by any historically significant person or family. It has had many short-term owners. He has owned it longer than anyone else.

Mr. Jacobsen stated he continued maintenance of the home with the understanding that it was not historically significant. In 1994 he obtained a building permit for a roof restructure. He pointed out that the restructuring was quite extensive. The home was leaking and he needed to stop it by fixing the roof. Mr. Jacobsen remarked that the only thing that is still intact is the layout of the front windows and door. However, they are out of context because the low pitched hip roof and porch were missing, and those were removed long before he purchased the house. He understood that the home was vacant between 1958 and 1974. Mr. Jacobson stated that the reveal and material of the fascia and soffit are different. The siding is a 14" cedar lap, which is very different than the 7-1/2" ship lap that is on historical homes. The rooflines have changed dramatically, and the only parts that are visible, less than 25%, are simple 8 and 12 pitch, which is not uncommon anywhere in Park City.

Mr. Jacobsen noted that the home is now 1560 square feet. It was originally 624 square feet. The home does not retain scale, context, or any original materials. He has owned and maintained his home for almost 30 years. It is cute and charming, but does not receive a historical ribbon year and after. It was not deemed historic in 1983 and again in 2009 because it is not historic.

Mr. Jacobsen stated that the home is not real visible from many places in town. He urged the Historic Preservation Board to determine that the home is not historically Significant.

Planner Grahn noted that this home was difficult for the Staff to determine, which is why Planner Turpen had forwarded a neutral determination and asked the HPB to discuss whether or not it met the criteria for Significance.

Board Member Holmgren thought the house had moved past Significant due to the number changes that have occurred over time. She felt they were grasping at straws to keep it as a Significant listing; and certainly not a Landmark listing.

Board Member Stephens understood that the Board was being asked to determine whether the changes that have been made to this building impacts whether or not the structure is still Significant.

Planner Grahn reminded the Board that their findings for whether or not the house is Significant must tie back to the LMC items outlined in the Staff report. Board Member Stephens thought Planner Turpen came to the conclusion that the structure complies on Items C and D; and she was primarily looking for

discussion on Item B. Planner Grahn agreed; however, if the Board members disagreed with Planner Turpen, they could discuss any of the items.

Board Member Stephens stated that he could see parts of the original building during the site visit. The dormer on top could be removed and the original roof form could be re-established with little effort. However, beyond that, the rest of the historic material on the building has been removed. With the new exterior siding and the changes to the windows and openings, it could possibly be restored, but he believed any attempt to do a restoration at this point would mislead the public as to whether or not this was a historic building.

Director Erickson asked Planner Grahn to do a short summary of the site visit before they take public input.

Planner Grahn explained that the site tour was basic and they stayed outside of the house. Standing on the deck they noted the dormer and how it interacted with the truncated part of the hip roof that instead of being at the roof it was built over and constructed above it. It appears that the dormer had been built in two pieces. They walked around the back to determine which walls were historic, how the addition met the historic square/rectangular form, and how much of that rectangular form was still present. They noted window and door openings. Planner Grahn stated that she was very strict about the Board holding their comments and discussions until this meeting with the public. She emphasized that there had been no discussion on-site.

Chair White stated that from the west it was easy to tell where the truncated pitch roof originally existed. However, the dormers and the additions from any of the other elevations was not done in a manner to be sympathetic to the original historic house. He agreed with Mr. Stephens that there is very little left of the historic structure or materials.

Chair White opened the public hearing.

Ruth Meintsma referred to Criteria A, B, C and D outlined on page 85 of the Staff report. She noted that Item C said compliance in terms of historic scale, context and materials. In response to a comment about the limited context, Ms. Meintsma presented a picture of the context of the neighborhood. She identified the historic structures in the area that were identified in pink and they were all Significant structures. The structures identified in orange were Landmark structures. The house at 416 Ontario was shown in blue. Ms. Meintsma believed this was a significant pocket of history.

Ms. Meintsma referred to Item D regarding importance to local history. She noted that the applicant had stated that no one of significance lived there; however, that is not the criteria. If it was a mining house and miners lived there,

that would make it important. According to the paperwork, she understood that the house was built in 1896, which was the high energy of the Mining Era.

Ms. Meintsma referred to Item B and noted that the question is whether it “retains its historical form.” She indicated that there was an (i), (ii) and (iii) category. She pointed out that the historic grant did not apply, being on the Historic Sites Inventory did not apply, and that the house is listed as Significant did not apply. However, Item B states, “It retains its historical form as may be demonstrated by the three separate (i’s), but not limited to”. She concentrated on the historical form. Ms. Meintsma pointed out that Board Member Stephens has used this as an important criterion many times in his historic work and respect for the materials. She recalled discussions at previous meeting on other buildings that came before the Board for a determination of significance, and the comments about the amount of material. Ms. Meintsma pointed out that material was not listed anywhere in the criteria because a reconstructed historic house with all brand new materials can still be a Significant Site. She emphasized that material is not the issue.

Ms. Meintsma concentrated her comments on historical form. She had overlaid the historic image with the existing image. She stated that what was shown in blue was still there and that the original form still exists. She identified the portions that represented more than half of the historic house if the additions were removed. She believed the house retains its historical form; and therefore, complies with Criteria B.

Ms. Meintsma presented an aerial view photo of the roof and she believed that the historic roof is still there. Two-thirds of the roof has been imposed upon except the corner that was not visible. She noted that nothing in the information indicated where it was the original corner or when it turned if any of the back wall was original. She stated that it is still there. Ms. Meintsma referred to page 81, which mentions remaining historical elements. She noted that the north wall was not included in the remaining historical elements in that listing, and neither was the northeast corner. Ms. Meintsma believed this structure complies with Criteria A, B, C and D without question.

Ms. Meintsma showed an image of the property lines. She understood that it is difficult to rebuild a historic house and make a new house because of the restrictive criteria. However, she believed there was definite advantage to the house as it currently stands. It crosses the front property line. If that house is taken down, it has to be built ten feet from the front property line. She assumed it was a single lot.

Mr. Jacobsen replied that it was a lot and a half.

Ms. Meintsma believed the side yard setback would still be 3 feet. She noted that the side yard on the north side is over the property line. A new structure would have to be moved in three feet from that property line. She stated that there were serious advantages from taking this house as it is and rebuilding and adding to it.

Ms. Meintsma stated that the structure was not deemed significant in the past, but the difference is that now there is stronger and more detailed criteria because they are moving forward to a different level. She did not believe the past should be considered for the assessment of whether or not this house is significant. It is being reassessed and the past is not relevant. Ms. Meintsma commented on the owner's statement that the house is not highly visible. She noted that the trees keep it from being visible, but standing on the parking lot looking up, it is easy to see the historic structures that step up. Some elements are visible and this house is hidden only by the trees. She stated that if they allow this house to come down it would be a domino effect. They need to pay attention to these points and hold on to what they have. Taking away this structure would diminish what they have.

Lauren Stealer stated that she has lived in Park City for ten years and she has never seen this house. Park City has a lot of historic homes and she did not believe it would matter if this one was not determined to be historic.

Chair White closed the public hearing.

Mr. Jacobsen noted that Ms. Meintsma indicated that the home was built in 1896, but he has found nothing in the records to indicate that date.

Planner Grahn referred to page 77 of the Staff report, and noted that the lot was purchased in 1896 and the house was constructed approximately 1904.

Mr. Jacobsen referred to the first image Ms. Meintsma presented of the Ontario neighborhood. He noted that Ms. Meintsma had indicated that 405 was historic; however, it is right next to Shorty's stairs, but she showed it coming all the way back up to Ontario Avenue. He stated that a small front house may be historic, but the home that is built up to Ontario Avenue is not historic. He was living there when that home was built.

Mr. Jacobsen noted that the historic image Ms. Meintsma had shown did not include the low pitch hip roof or the porch. He remarked that those were key elements that have been gone for almost 50 years. Regarding the property line comments, Mr. Jacobsen stated that his house does not go beyond the property lines. It was surveyed recently and he offered to do another site visit so the HPB could see where the property lines are staked. He was unsure where Ms. Meintsma got her information but it was incorrect.

Chair White noted that the house was shown going over the property line on the north side. Mr. Jacobsen reiterated that it does not go over the property line. The property was still staked and he had the property lines and survey information at his home.

Mr. Jacobsen stated that Ms. Meintsma talked about the northeast corner being original, which is the corner that is closest to Shorty and Ella's house on the back corner. That is not historic at all.

Ms. Meintsma clarified that she misspoke and she was actually talking about the southeast corner.

Board Member Beatlebrox stated that this was difficult because she was excited about the history of the house; however, during the site visit she was disappointed. The house has changed a lot over the years. It reminded her of the house in the 1400 Block of Park Avenue. It was a cute hippie house but there was not much of the original left. Ms. Beatlebrox hated to lose this house because it is nested in an area of historic Park City, but at the same time the historic part of this house is pretty far gone.

Board Member Hewett stated that whether or not the house is over the property line did not have any bearing on their decision. That would be an issue between the property owner and the City and it is not relevant at this point. Ms. Hewett did not think they should assume that someone would tear down the house.

Board Member Beatlebrox pointed out that if the structure is determined to be Significant or Landmark it could not be demolished. If it is not put on the HSI, it could be demolished. The concern is losing the historic fabric when sites are not protected by being on the Historic Sites Inventory. Ms. Beatlebrox stated that the fact that this particular structure causes her concern because over the years it has not been designated.

Board Member Stephens believed that Ms. Hewett was trying to say that if it were true that the building was built over property lines, the fact that there might be some economic benefit to not tearing down the house would not be within the purview of the HPB. It would be financial decision that the owner would make. He agreed that it was not part of their decision process. Their decision should be guided by the LMC.

Board Member Stephens agreed with Ms. Meintsma that the house clearly retains its historical form, under Item B. However, his comments refer to Section C (i), "It retains its historical scale", which is does; "it's context", which is does. But then it says, "materials in a manner and degree which can be restored to historical form, even if it has non-historic additions". With the condition of the

house and what has been removed, Mr. Stephens was unsure whether there was still historical context because all the materials would be new. He noted that Item C (ii) states, "It reflects the historical or architectural character of the site or district through design characteristics such as mass", which it does, "scale, composition and materials". He pointed out that the materials are not in place on this particular home. Board Member Stephens believed the home fails in Item C with regards to the LMC in meeting the criteria for being a significant site.

Board Member Holmgren reiterated her earlier comment that the house was too far gone to be listed.

Director Erickson noted that the Findings of Fact and Conclusions of Law opposed to adding 416 Ontario Avenue to the Historic Sites Inventory were found on page 90 of the Staff report. He suggested that they also add Mr. Stephen's finding regarding Item C, that the materials are not in context.

Planner Grahn drafted a finding stating that Criteria C was not met as the historic materials no longer reflect the historic or architectural character of the site or district. The Board members were comfortable with that language.

Board Member Stephens stated that as a Board they will always have problems on determining significance when it relates to materials in the middle ground. In some instance it is obvious that most of the historic material is there and their decision is apparent. In this particular situation their decision is also apparent because it is easy to determine that the historic materials are limited; if there is anything left at all. He personally did not observe any historic materials on-site. Mr. Stephens remarked that if they hone in on the middle ground a little better, it would give them the legislative background to be making decisions in the future.

Board Member Holmgren recalled that the Board had a similar problem with another structure; and it is painful to determine that the historic material is gone.

Planner Grahn stated that in addition to materials, in a number of cases it has to do with the form not being present. When there have been significant changes to the form and the materials have been lost, the multitude of changes impact their decision.

Board Member Stephens stated that he could see the form very much in place. If the dormers were removed it would be easy to restore the roof back to its original situation. His issue is that so much of the historic fabric of the home has been removed and disposed of. He was concerned that if they tried to restore it, they would be misleading the intent of the Historic Inventory.

Chair White agreed that if they took off all the additions and the dormers, the old historic form would be there. They could also put back the porch roof and the

porch. If the house could be reconstructed, he wanted to know what that would do with regard to materials. Chair White pointed out that houses have been taken down and reconstructed and they were still listed as Significant.

Planner Grahn replied that he was correct. A number of houses are listed as Significant on the Historic Sites Inventory because they were reconstructed based on physical and photographic evidence that helped piece together what those building looked like during the historic period.

Board Member Beatlebrox recalled that the HPB had recently ruled on a structure that was reconstructed and they determined that it was Significant. That home was not surrounded by a number of historic houses. Ms. Beatlebrox thought this decision was difficult because of the historic context of the surrounding structures.

Board Member Hewett believed that was the reason why they spend so much time on the rules for building a new home because it is important for the new structure to fit into the character of the neighborhood. However, in the end, she did not believe that should be part of the decision making when determining significance.

**MOTION:** Board Member Hewett moved that the Historic Preservation Board finds that the structure at 416 Ontario does not meet the criteria for a designation of Significant to the Historic Sites Inventory, based on the Findings of Fact and Conclusions of Law found in the Staff report as clarified and amended. Board Member Stephens seconded the motion.

**VOTE:** The motion passed unanimously.

#### Findings of Fact – 416 Ontario Avenue

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. This site was not included on the 2009 HSI.
2. The house at 416 Ontario Avenue is within the Historic Residential (HR-1) zoning district.
3. The residential structure at 416 Ontario Avenue was not listed on the Historic Sites Inventory in 2009.
4. There is a one-and-a-half-story wood frame modified pyramid house at 416 Ontario Avenue.

5. The house was constructed in 1904, per the Summit County Recorder. The house was constructed during the Mature Mining Era (1894-1930).
6. The house first appears on the 1907 Sanborn Fire Insurance Map and remains unchanged on the 1929 and 1941 Sanborn Fire Insurance Maps.
7. The ca. 1940 tax photograph shows that the house had features typical of pyramid-type houses in Park City; including, a truncated hip roof (clipped pyramid roof) with cedar shakes, a generally symmetrical façade including two (2) pairs of double hung windows on either side of the slightly off-centered front door with a transom window above, and a porch with a centered low pitch hip roof that did not span the width of the front façade. In addition, the ca. 1940 tax photograph shows the two (2) trees located in the front yard on either side of the front door, which are still present today.
8. The 1949 and 1958 the tax appraisal cards state that the house was 624 square feet. Based on known measurements of the house, it can be estimated that the square footage of the core of the house in 1907, 1929, and 1941 was 624 square feet.
9. The house was documented as a part of the 1983 Reconnaissance Level Survey and was listed as non-contributory at that time.
10. The 1982 Reconnaissance Level Survey documented that a centered dormer (west dormer) had been added to the main roof on the primary façade, the northeast addition was expanded, new siding installed, and the porch had been removed.
11. After 1982, the west dormer addition was expanded, a new north dormer was added, the northeast addition was expanded, and a new metal roof has been installed.
12. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form.
13. The configuration of the historic pair of double hung windows, the historic door, and historic transom window above the front door still remains.
14. The only Building Permits on file include a reroof in 1995 and the installation of a floor heater in 2011.
15. The house is clad in horizontal wood lap siding.
16. The scale and context of the house has not been maintained.

17. The two (2) dormer additions have eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form and diminished its Historical Form.
18. The original pyramid form is not discernable.
19. The mass and scale of the house are no longer consistent with the historic district, because of the loss of historic materials, architectural features, and treatments.
20. The house has lost its association with an era of historic importance to the community.
21. The house does not meet LMC 15-11-10(A)(2)(C) as the materials no longer reflect the Historic or Architectural character of the site or district.
22. The site does not meet the criteria as Significant on the City's Historic Sites Inventory.
23. Staff finds that the structure at 416 Ontario Avenue does not meet the standards for local "significant" designation, and does not meet the criteria for "landmark" designation. In order for the site to be designated as "landmark," the structure would have to be eligible for the National Register of Historic Places and retain a high level of integrity.

#### Conclusions of Law – 416 Ontario Avenue

The existing structure located at 416 Ontario Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

**Complies.**

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

- (i) It previously received a historic grant from the City; or
- (ii) It was previously listed on the Historic Sites Inventory; or
- (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

**Does not comply.**

(c) It has one (1) or more of the following:

- (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
- (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition,

materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

**Does not comply.**

The existing structure located at 416 Ontario Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:

(a) It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and **Complies.**

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and **Does Not Comply.**

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

i. An era that has made a significant contribution to the broad patterns of our history;

ii. The lives of Persons significant in the history of the community, state, region, or nation; or

iii. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.**

2. Design Guideline Revisions—Staff recommends that the Historic Preservation Board take public comment on the proposed changes to the Design Guidelines for Park City’s Historic Districts and Historically Significant Buildings. Universal and Specific Design Guidelines will be reviewed for: Site Design; Primary Structures: Foundations; Exterior Walls; Roofs; Store Fronts; Doors (Not included in Storefronts); Windows (not included in storefronts); Gutters & Downspouts; Historic Balconies/Porticos; Decks, Fire Escapes, and Exterior Staircases; Chimneys and Stovepipes; Architectural Features; Mechanical Equipment, Communications, and Service Areas; Paint & Color; Additions to Primary Structures: Protection of Historic Sites and Structures; Transitional Elements; General Compatibility; Scenario 1: Rooftop Additions; Scenario 2: Rear Additions; Basement Additions; New Storefronts; New Balconies; New Decks; Handrails; Awnings; and Reusing Historic Houses as Commercial Structures. The Board will provide specific amendments to be made to the document if necessary; and make a recommendation to City Council. (Application PL-13-0022)

Planner Grahn reported that the HPB previously reviewed these Design Guidelines for Main Street. At that time the Board wanted the opportunity to walk around Main Street to see how the Guidelines could be applied. The Guidelines were outlined in the Staff report.

Planner Grahn referred to language indicating that substitute decking material could be used for balconies. She recalled that the Board had a lengthy discussion about whether or not substitute decking materials should be used on historic porches, and they were adamant that the decking material should be wood. Planner Grahn offered to remove that guideline.

Board Member Hewett understood from a previous discussion that the Planning Department could request that a foundation be covered for a better appearance, but they could not require it. Ms. Hewett noted that the language in the guideline was still the same in suggesting that the foundation be covered with whatever materials. She wanted to know why they could not require it.

Planner Grahn explained that Main Street building can be different on how their foundations relate. On the Main Street façade they would not want to see a two-foot foundation. It is normally where the kick plate is based on the language of the commercial building. As the hillside goes down and the building is more level, and it is on either the Swede Alley side or the right-of-way side of the building, she did not believe it would have as much impact on the look of the building. She offered to look into it if there was consensus among the Board that foundations should be covered.

Board Member Hewett thought they would look nicer covered. Having Swede Alley look nice was also important. She was unsure about the legalities and whether they were overstepping their boundary; but if that was not an issue she suggested that they require that the foundation to be covered to look better.

Planner Grahn read the Guideline on page 145 of the Staff report. "A historic site shall be returned to original grade following construction of a foundation. When original grade cannot be achieved, generally no more than six (6) inches of the new foundation shall be visible above final grade on the primary and secondary façades". She stated that they could say that the foundation shall "not" be visible rather than allowing six inches to show.

Ms. Hewett noted that language three lines down says, "Consider adding a plinth, or trim board, at the base of a historic structure to visually anchor the historic structure to the new foundation". Rather than say "consider" she thought it should just say to do it.

Board Member Stephens stated that the reference to "six inches" is part of the Uniform Building Code that requires the use of a material that will not deteriorate from water for the first six inches above grade. Wood will not work and that would require the use of composite material or stone.

Planner Grahn asked if the Board wanted to take a stronger stand on the plinth and trim board and make it a requirement. Mr. Stephens remarked that from a

design standpoint the building needs to feel anchored to its site. Chair White stated that on Woodside Avenue there were a couple of homes where the concrete foundation came up above the grade to sometimes as much as three feet. He recalled previous discussions about berming the grade up to reduce the visual appearance of the concrete foundation. Chair White was unsure how that could be legislated.

Planner Grahn stated that the foundation guidelines require regrading as much as possible and narrowing the amount of the new foundation that is exposed. They would not want historic wood materials or new wood material sitting on the dirt, but at the same time the foundation should not detract from the historic building.

Board Member Stephens agreed with Ms. Hewett that they should be more specific in saying that no more than six inches of the foundation can be exposed. Chair White favored that approach. Mr. Stephens pointed out that being more specific would not leave it open to interpretation.

Board Member Stephens referred to the guidelines on page 164 of the Staff report regarding roof additions. On the Main Street side he understood that it was one level and back 50% behind the primary façade. Planner Grahn stated that one reason for saying only story from the wall plate is because a lot of the buildings have false fronts. Even though it may look like a flat roof building there could actually be a gable hiding behind the façade. If one story is measured from the gable, it is actually two stories. Mr. Stephen asked what was one story. Planner Grahn replied that it was not narrowed down, but she thought they would have to be subjective and use their best preservation methods.

Board Member Stephens commented on ADA access issues and ADA access with the front entrances. He noted that when the City and County Building in Salt Lake was redone, the building was historic but they were able to work through many of the historic issues. However, he knew of very few historic buildings on Main Street that actually comply with ADA access. Chair White pointed out that Main Street does not comply. Mr. Stephens asked if it was an issue for the Design Guidelines, or whether it was a Building Department issue. Planner Grahn replied that it was a Building Department issue, and the Design Guidelines need to compensate the best way possible. She stated that depending on the building, a lot of times it is easier to put the ADA access off the back. Depending on how the building is laid out, the rear entrance usually works well, primarily because of the grade along Swede Alley. Mr. Stephens noted that on the west side of Main Street there is limited or no access.

Board Member Stephens commented on an issue that he thought needed to be quantified between the Building Department and the Planning Department so the design community understands what it has to work with when redoing the front

entrances. He stated that changing a non-ADA access to an ADA access could have a dramatic impact on a design.

Board Member Hewett recalled that the last time the HPB had this discussion, Planner Grahn pointed out that almost all of the openings have been adapted to ADA, and that there were more issues with the links from the 1980s. Planner Grahn agreed. She did not believe there were many original doors left from the historic period. When they were working on the Main Street improvements there was a lot of talk about changing the grade on Main Street to make it more ADA accessible, and what should be done with all the stairs that project onto Main Street. At that time there were no solutions and everything was kept as is. Mr. Stephens stated that he had walked Main Street after their last discussion and he still found many issues that would prevent ADA access. He also recalled discussions about encouraging restorations on Main Street, and he thought that is where they would encounter bigger problems.

Planner Grahn offered to speak with the Building Department about ADA requirements on Main Street. She also believed the Secretary of the Interior would have work sheet on creating ADA accessibility in historic buildings. Since this would apply to Main Street and also residential buildings, she and Planner Turpen would try to draft supplementary guidelines. She suggested that ADA could be its own chapter. Mr. Stephens reiterated that when the design community goes into the Building Department they should know what the expectations are ahead of time.

Chair White recalled that when Ron Ivie was the Chief Building Official, he gave historic building a little slack. Mr. Stephen stated that he had that same experience with Mr. Ivie; however, he was not sure that was ever formalized.

Director Erickson noted that they just went through this issue on the Barn. It was not a remote issue and it would not take the Staff long to go back to the standards and craft some language.

Board Member Stephens commented on the language stating that storm windows need to be on the inside. He thought they were seeing more replacement windows than storm windows. Mr. Stephens asked if that was strictly on commercial building or residential buildings as well. Planner Grahn believed that the current Guidelines only have a section about windows, and it only says to put the storm window on the inside. She thought there were a few buildings in town with storm windows on the exterior. If they are put on the exterior they should mimic the frame of the window next to it. It should not overlap or look thin and cheap. Mr. Stephens identified a typical historic storm window that was used back in the 1940s. It was wood, single-paned glass hung on brackets on the outside. The millwork actually matched the types of windows

being built at that time. He thought it was an appropriate way of doing exterior storm windows.

Planner Grahn presented the Guideline as written and asked if the 1940s storm window would meet the guideline. Mr. Stephens asked when it would not be feasible to do an interior storm window. Planner Grahn replied that it would depend on how the window is constructed and how the interior was remodeled. Director Erickson stated that he has never seen an interior storm window.

Director Erickson suggested that they could strengthen the language by saying, "storm windows on the outside should match or complement the way storm windows would have been constructed at the time of the building." Mr. Stephens suggested that they eliminate the interior part. It should not matter if someone wants to put storm windows on the inside. Planner Grahn would make the change to include the language stated by Director Erickson and to remove the reference regarding the interior.

Planner Grahn stated that the Staff was looking for a recommendation to the City Council this evening; however, if the Board felt there were too many redlines, they could make the changes and bring it back for a recommendation at the next meeting.

Board Member Beatlebrox commented on paint. She understood that paint is not a popular topic, but she felt the issue was raised when they talked about Swede Alley and the fact that paint would tie the front of the building to the back of the building. Ms. Beatlebrox wanted to go on record saying that paint is really important. In the past two high-profile renovations, paint has been the problem. She indicated the lack of differentiation of paint at the Main Street Mall, which would have minimized the visual appearance of the size. Another renovation was the Rio Grande where the paint or stain was matched to make it look like the same building and not historic. Ms. Beatlebrox requested that the HPB re-open the paint issue at some point because she believes that paint is within their purview.

Board Member Stephens asked if Ms. Beatlebrox was talking about paint color or the finishes to differentiate different components of the building. Ms. Beatlebrox replied that she was talking about both. In talking about color, she compared Flanagan's, which is very appropriate, to the clothing store building that was purple and green, and Chloe Lane which was very bright and inappropriate. She believed that paint makes a difference.

Board Member Holmgren stated that the HPB is not the paint police, and if they were, the Rio Grande building should have been brought back in yellow. Ms. Holmgren firmly believed that the City could not tell people what color to paint their house. Ms. Beatlebrox remarked that paint makes a big difference in the

look and feel of the street. When they talk about Main Street in particular, she thought there should be guidelines or references.

Planner Grahn stated that when the HPB did the compatibility study on the residential houses, the Board agreed that when the addition was painted a different color than the historic house, each portion popped a lot more. However, since they do not control paint colors, they gave up with guidelines that suggest painting the addition a different color than historic structure. She pointed out that they would not want brick and stone surfaces to be painted. They tried to hone in on the word “finish” rather than “color”. Planner Grahn stated that from a preservation standpoint, if they are looking at regulating paint, they should look at the historic color. Another issue is whether people would be more inclined to paint their house without permission, and if so, it would create the problem of regulation and Code enforcement. People could also let the paint disintegrate and deteriorate the wood because they do not want to go through the hassle of getting a paint palette approved. Mr. Stephens recalled that when the City approved paint colors in the past, they were seeing a repetition of the same colors over and over again because everyone knew those colors would be approved.

Board Member Hewett asked if they could approve the color schemes for commercial but not for residential. Board Member Stephens thought that would be an interesting approach. Planner Grahn offered to research what other communities do with respect to paint. She noted that the Planning Department has a paint palette from the 1990s when they were regulating paint. When people come to the counter asking about historic paint colors they show them that pallet. Mr. Stephens questioned whether it was even historic issue. In his opinion, it was more of a design issue in terms of new construction versus old construction and a way of differentiating shapes and additions. He thought it might be beneficial to have the Planning Staff look at paint more closely in the commercial district.

Board Member Holmgren stated that she would personally like the buildings on Swede Alley to be brighter colors.

Chair White opened the public hearing.

There were no comments.

Chair White closed the public hearing.

**MOTION:** Board Member Beatlebrox moved to forward a POSITIVE recommendation to the City Council for the proposed changes to the Park City’s Design Guidelines for Historic Districts and Historic Sites as amended and researched by the Planning Department with the changes as indicated on storm

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windows and foundations; and that the Staff do additional research on paint management in the HCB and HRC Districts. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Director Erickson noted that the Staff was seeing a number of proposals for small cell sites and distributive antennas in order to densify the cell network. Other cities have a cell manager/planner technician. The Staff will be coming forward with additional regulations on small cell. The antennas are smaller but the box on the ground is larger, similar to the power transmission.

The meeting adjourned at 6:40 p.m.

Approved by \_\_\_\_\_  
David White, Chair  
Historic Preservation Board

## Overview

Our position regarding the **Determination of Significance** for the property located at 416 Ontario is that the Historic Preservation should oppose inclusion in the HSI based on the following:

1. The site does not meet the criteria set forth for inclusion into the HSI
2. A very small percentage of historic structure remains in architecture, material and design.
3. The change to the original mass and scale is more than twice that of the original structure.
4. An application in 1990 for Historic Status was declined.
5. This property has been overlooked in every survey and inventory since the beginning of this boards efforts to protect and preserve our cultural heritage.

**The site does not meet the criteria set forth for inclusion into the HSI:**

**In the conclusions of the law, we maintain that it does not meet all of the criteria as set forth.**

### Conclusions of Law:

1. The existing structure located at 416 Ontario Avenue meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

*(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and*

#### **Complies.**

*(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:*

*(i) It previously received a historic grant from the City; or*

*(ii) It was previously listed on the Historic Sites Inventory; or*

*(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or*

#### **Complies.**

*(c) It has one (1) or more of the following:*

*(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and*

*(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or*

#### **Complies.**

Item 1 (b) - We question compliance.

It was rejected for a grant and missed on all previous surveys. The grant application was in relation to a direct assessment in 1990.

Item 1 (c) - Does Not Comply

(i) - Historic scale has more than doubled. Restoration would require significant reduction to livable space. Removal of master bathroom, master bedroom and living room. In theory could be restored but not in any practical sense.

(ii) - Mass and scale have changed significantly.

1. Small percentage of the architectural character remains and is visible - less than 25% when calculating based on area.
2. Few of the original or similar materials remain. In many cases similar materials have been replaced. For example the dimension of current horizontal siding is 14" lapped and the original appears to have been is 7" shiplap.
3. Visual compatibility is subjective. Was unable to find similar design that was on the NRD.

### Finding of Fact

**As we look at each point of the The Finding of Fact many items are not factual and do not support the inclusion given the following.**

1. The Park City Historic Sites Inventory(HSI),adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. **This site was not included on the 2009 HSI.**
2. The house at 416 Ontario Avenue is within the Historic Residential(HR-1) zoning district.
3. The residential structure at 416 Ontario Avenue was not listed on the Historic Sites Inventory in 2009.
4. There is a one-and-a-half-story wood frame modified pyramid house at 416 Ontario Avenue.
5. The house was constructed in 1904, per the Summit County Recorder. The house was constructed during the Mature Mining Era (1894-1930).
6. The house first appears on the 1907 Sanborn Fire Insurance Map and remains unchanged on the 1929 and 1941 Sanborn Fire Insurance Maps.
7. The ca. 1940 tax photograph shows that the house had features typical of pyramid-type houses in Park City; including, a truncated hip roof (clipped pyramid roof) with cedar shakes, a generally symmetrical façade including two (2) pairs of double hung windows on either side of the slightly off-centered front door with a transom window above, and a porch with a centered low pitch hip roof that did not span the width of the front façade. In addition, the ca. 1940 tax photograph shows the two (2) trees located in the front yard on either side of the front door, which are still present today.
  - a. **Of the original front facade, the placement of the door and windows remains intact. Materials such as siding, door and windows etc have been replaced. Vegetation must not be considered as it is irrelevant. The porch and hip roof which contributed significant architectural character are both gone.**
8. The roof line and central chimney of the house at 416 Ontario Avenue can be seen more clearly in the 412 Marsac Avenue ca. 1940 tax photograph.
  - b. **The current roofline retains an insignificant portion of the original roof/roofline. The chimney has been capped and exterior portions removed.**
8. The 1949 and 1958 the tax appraisal cards state that the house was 624 square feet. Based on known measurements of the house, it can be estimated that the square footage of the core of the house in 1907, 1929, and 1941 was 624 square feet.

- a. The current square footage as per tax records is 1564 sq/ft. This is approximately a 140% increase in square footage.
9. The house was documented as a part of the 1983 Reconnaissance Level Survey and was listed as non-contributory at that time.
  - a. Only under a review by third party consultants and forensic analysis of county records was it added. All previous inventories neglected to find contributory value. It was examined at our request in 1990 and it was not determined to be of value. This is very important, much of the criteria set forth is highly subjective and not based on quantifiable values. Previous inventory conducted under current statute and failed to categorize as "Historically Significant". *To qualify as such would essentially implicate previous efforts as flawed in some fashion.* As we quantify the remaining elements that are identifiable as historic, we see that well under 25% remains. **There are few if any legal definitions whereby less than 1/3 remaining of the whole constitutes a significant portion of the whole. Furthermore any definition of majority considers at least 50% and in many cases 66% or a "two thirds majority."**
10. The 1982 Reconnaissance Level Survey documented that a centered dormer (west dormer) had been added to the main roof on the primary façade, the northeast addition was expanded, new siding installed, and the porch had been removed.
  - a. The porch and the roof is cited as being the most significant element of houses from this period. The porch and the hip roof are now gone and the roofline has been altered significantly.
  - b. After 1982, the west dormer addition was expanded, a new north dormer was added, the northeast addition was expanded, and a new metal roof has been installed.
  - c. These additional elements have further obscured the original form.
  - d. In theory these elements may be removed and the house reverted to historical form. Doing so is not practical as significant features of the house would be lost:
    - i. Master Bed and Bath (upstairs)
    - ii. Stairwell
    - iii. Main Entry
    - iv. Dining Room
11. The addition of the west and north dormer(s) eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form; however, the pitch of the remaining historic roof is unchanged.
  - a. The pitch at 8/12 is not period specific and appropriate for any house in Park City.
12. The historic door and window configuration made up of the pair of double hung windows and the front door and transom window still remains.
  - a. This is the only aspect of the house that has retained a majority of the design intact and that is mainly the layout. The materials have all changed. This layout is not unique unless contributing elements such as the porch and hip roof are present. Furthermore it is less than 10% of the total surface area.
13. The only Building Permits on file include a reroof in 1995 and the installation of a floor heater in 2011.
  - a. This cannot be cited as evidence supporting the current historic value.
14. The house is clad in horizontal wood lap siding.
  - a. The siding has changed as evidenced in the circa 1940 photo. Current siding is much wider 14" Cedar and a traditional lap construction. The image in the 1940 photo appears

to depict the more historic shiplapped 7" board. The only shared element is that it is also horizontal.

15. The pyramid form is still discernible from the exterior and was typical of the types of residential structures built during the Mature Mining Era.
  - a. A pyramid is a structure whose outer surfaces are triangular and converge to a single point at the top. Portions of the pyramid may exist, but the one aspect of the pyramid roof that distinguishes it from any other polygon is no longer present.
16. The primary façade wall plane remains unchanged with the original window and door configuration. Because of this and the existence of the historic north and south wall planes, the historic footprint can be interpreted despite the alterations.
  - a. The lot dimensions have prevented significant change to the wall planes. The wall planes have moved out approximately 4".
17. The site meets the criteria as Significant on the City's Historic Sites Inventory.
  - a. It only complies because of its inclusion on this list. No other criteria can be verifiably met.
18. Built c.1904, the structure is over fifty (50) years old and has achieved Significance in the past fifty (50) years.
  - a. Please define precisely how significance has been achieved.
19. The scale and context of the house has been maintained.
  - a. The scale has changed considerably. 60 percent bigger than original square footage
  - b. The context has changed significantly with the surrounding development (e.g. Echo Spur.)
20. The two (2) dormer additions have eliminated the peak of the truncated hip-roof (clipped-pyramid) roof form, but the house could be restored to its Historical Form if the post-1958 additions and alterations were removed. The mass and scale of the house remains consistent with the historic district, despite the loss of some historic materials, architectural features, and treatments.
  - a. The mass and scale argument is interesting. While it may be consistent with the standard allowable mass and scale of the historic district guidelines, it has definitely increased from its original dimensions. Consistency we assume is determined by the LMC. In regard to the LMC it is merely compliant as are many non-historic structures. Were the structure to be removed and rebuilt, it would still need to be consistent as per the LMC.
21. The house is important in local or regional history because it is associated with an era of historic importance to the community, the Mature Mining Era.
  - a. Due to the quantity and nature of the changes to the structure the house has lost that association. This is very apparent in that the house has been overlooked as significant in each previous survey.

### **Historic Value Based on Quantitative**

In 1990 I applied for and was denied grant money as the property at 416 Ontario Avenue was determined to be of non-contributory value by city staff. Since that time there has been significant expense and effort put into the property based on this determination. Subsequent surveys in the decades since have continued to support the non-contributory value of the home. The reason is

simple - 416 Ontario has changed so significantly that the current structure is not of significant historical value.

Let's examine this with a more quantitative approach by adding up the percentage of historical features cited in the survey that make up the composition, treatment and materials.

Roof	25% of the original roof area exist. The pyramid form no longer meets the definition of a pyramid that separates it from any other polygon.	30%
Design	Only the the front wall of the west facade retains any historic layout/design. Neither the original hip roof nor the porch exist can be verified to have existed for over 50 years. Only the two windows and the door remain in the layout. Otherwise there is not one single cohesive element that exists in a majority of its historic form.	20%
Materials	Roof materials, siding, doors and windows have all been replaced. Less than 10% of the original material used in construction remains.	10%

If we are to give equal weight to these above elements an average of less than 20% of the historic structure remain. Much less is visible when viewed from most angles.

In regards to the mass and scale, the house was originally a single story but would now be considered a 2 story home. This has nearly doubled the scale and visual mass. The square footage has also increased, from 624 sq/ft to 1560 sq/feet. This is approximately a 140% increase in square footage nearly 2 1/2 times the original square footage. Much of of this increase has come from the modification of the original roof.

Barely 1/5 of the historical structure remains and the scale and visual mass of the house have more than doubled.

The current effort to categorize it as "Historically Significant" exists on only the most tenuous of connections to original form. This was recognized during previous surveys and should be recognized by the current board as well. Any other decision would implicate this process and the efforts of your predecessors as faulty and possibly misguided.

### **Value Based on Potential for Restoration**

Any evaluation of the historic value based on the notion of restorability should be immediately discarded. While evaluation based on the idea that the property can, in theory, be restored, it is not possible in any practical sense. When evaluating the historical value of any property the practicality of restoration needs to be taken into account. Valuation based solely on what could theoretically be done and disregarding the practicality is an insufficient method.

In conclusion, there are many aspects of this criteria that our house at 416 Ontario does not meet:

1. The roof line has changed significantly.
2. The low-pitched hip roof and porch have been removed. This would be the most directly historic feature of the front facade of the home.
3. The materials have been changed (windows, doors, siding, roofing, decking).

4. The profile of the fascia and soffit have changed.
5. The square feet of the house has changed dramatically therefore the mass and scale has changed.
6. The context of the home has changed due to the Echo Spur Development.

The Planning Department has given this home a “**neutral**” recommendation. They found that it doesn’t meet enough of the criteria to be deemed historic. It’s the same reason this home does not receive a historic ribbon every year. It is barely visible and from the angles that it is visible, it appears charming-- but not “historic”.

When I bought the home there were one-third of the amount of homes on Ontario Ave. that there are now. Parking wasn’t an issue. Echo Spur took away probably 10 parking spots and then the new homes and driveways all along the road have also cut back on parking. Now due to the nature and breadth of development on that street the home can’t be left the way it is.

#### **A final note**

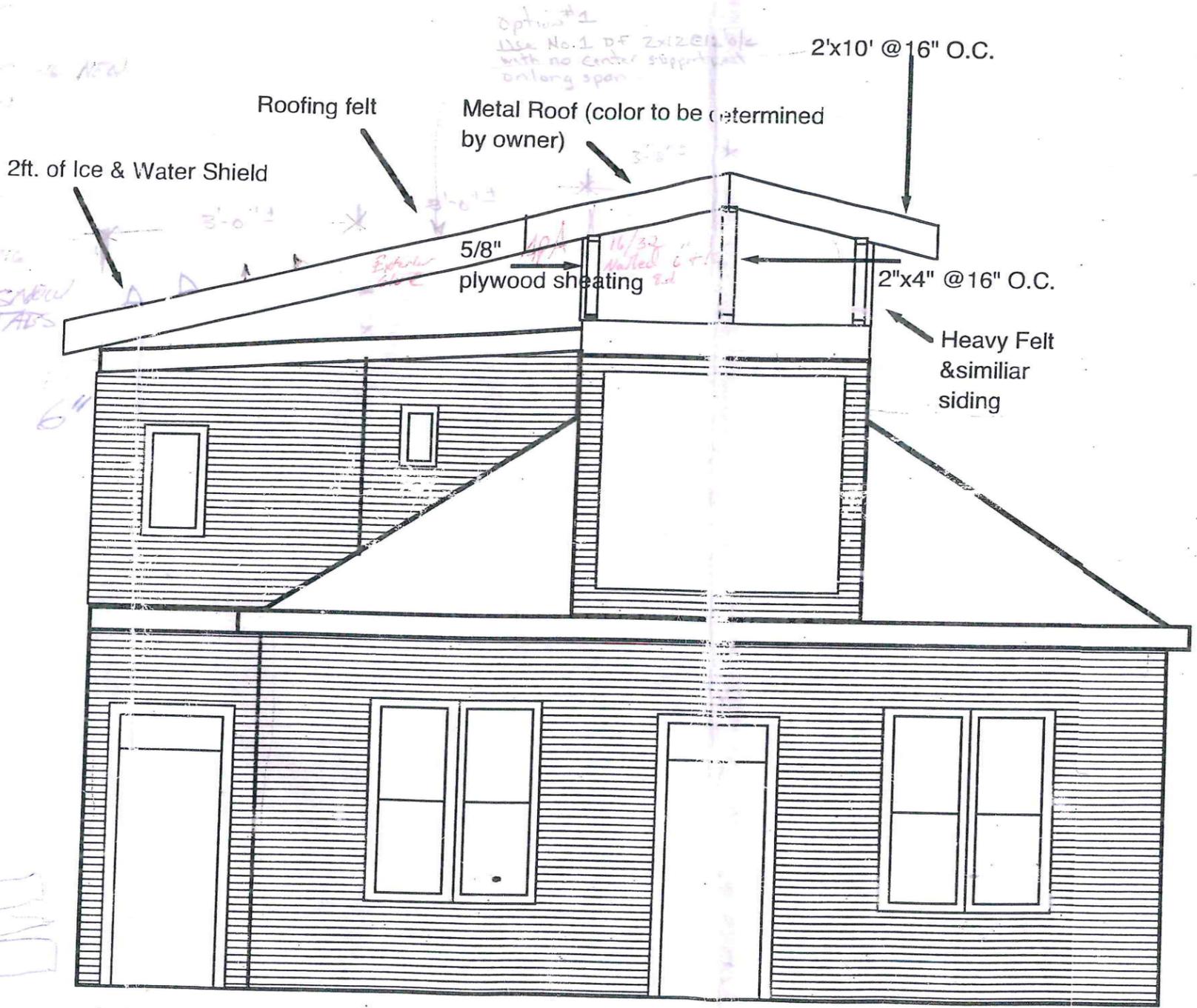
The home has been owned and lived in by Old Town Park City dwellers. It’s never been owned by someone moving in from California or Massachusetts or the like who brought their wealth in and made luxurious appointments to the home and added a garage. These sorts of changes cost a lot of money. We lived in it and loved it and dressed it up as best we could on the incomes we made here working in Old Town. We shared a car to cut back on parking and we walked or skied everywhere we went. Now we have a family. We need two cars and more income. We no longer fit in the Ontario home that we love. So, we want to buy a home that fits our needs. If this home is deemed historic, it would be worth at least 150 thousand dollars less than if it is not historic. The difficulties that follow such a distinction are self-evident. That difference in price is the difference in what we can afford to buy for our family. So while we consider ourselves “Old Town people”, we would no longer be able to afford to buy a house in town. Please consider what this means for us and for your community...

Ontario Roof Re-Structure  
 Owner & Construction by: Brooks Jacobsen  
 Design by: James Keesler

ROLLING  
 CHAMFER  
 7

11' 11" x 12' 6" x 12' 6"  
 157 BOARD FEET  
 400  
 24 + SHEETS 5/8"  
 573 + 50 FEET 1/2" x 1/2" x 1/2" NEW  
 126 SQ. FT. METAL ROOFING  
 500 SQ. FT. ROOFING FELT  
 432 SQ. FT. METAL ROOFING

PERMIT NO. 895-1357  
 1995  
 JUL 31 1995



BCI  
 9 1/2 16 OC  
 12 24  
 11 3/5  
 TJI 25 DF  
 ok for  
 11/2/95  
 11/2/95

RECEIVED  
 JUL 31 1995  
 PARK CITY MUNICIPAL CORP.

APPROVED  
 JUL 31 1995  
 PARK CITY BUILDING INSPECTION

PARK CITY MUNICIPAL CORPORATION  
 APPROVED  
 PERMIT NO. 895-1357  
 DATE 7/31 1995  
 INITIAL/APPROVAL JK/PP  
 BUILDING INSPECTION DEPARTMENT





ORIGINAL APPROVAL  
FOR SIDING 5/14/98  
RS OK



Cedar Shingles  
on front &  
rear facade  
@ this area  
only. DCB  
10/2/98

RECEIVED

JUL 31 1995

PARK CITY  
MUNICIPAL CORP.

PA  
BUILDING INSPECTION

288.000"

PLANNING DEPT.  
APPROVED

DATE DCB 10/2/98

416 Ontario Ave.  
Front facade

Concrete  
boards  
@ least  
3/4" wide

RECEIVED  
OCT - 2 1998  
PARK CITY  
PLANNING DEPT.

RECEIVED

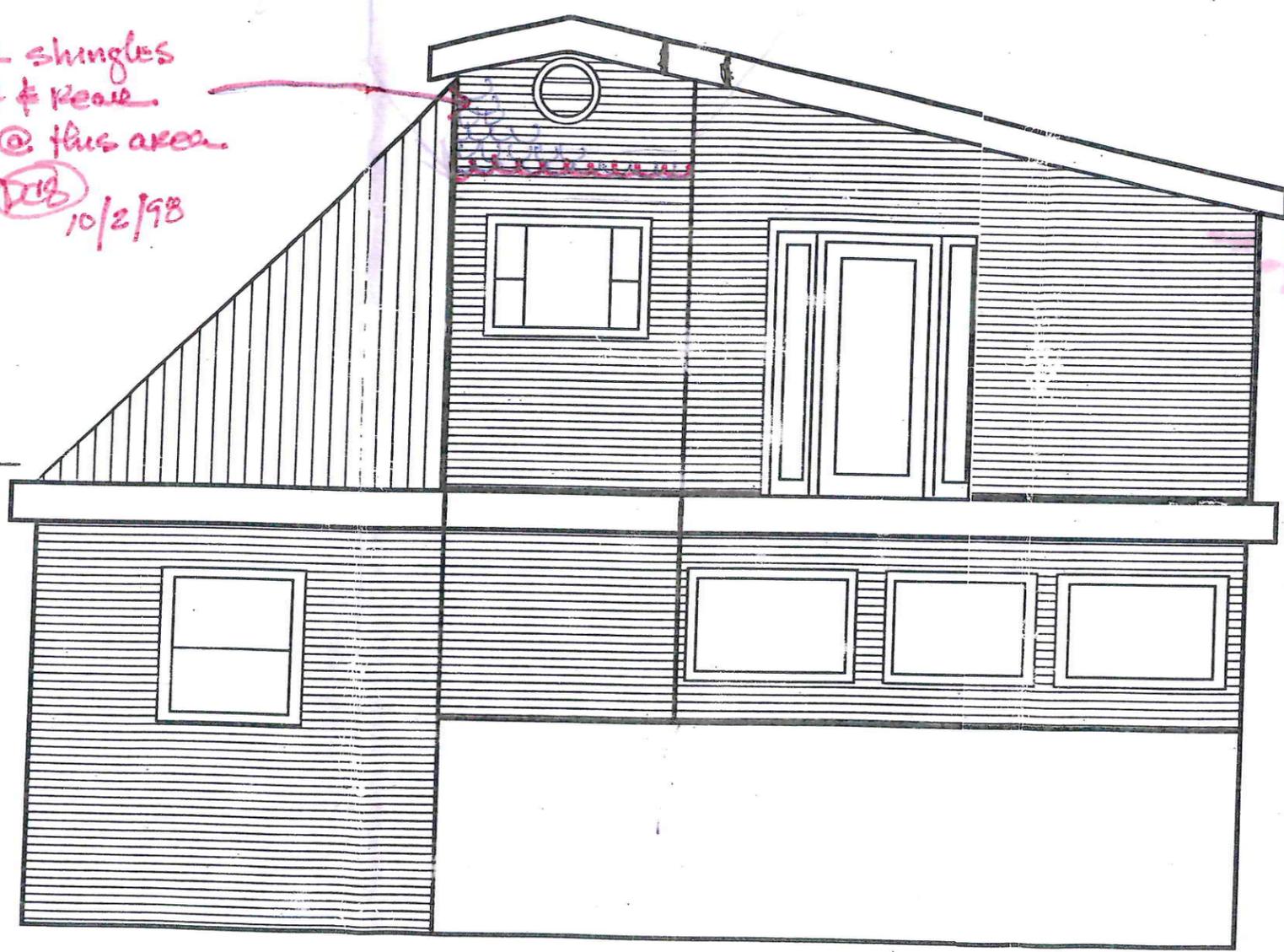
JUL 31 1995

PARK CITY MUNICIPAL CORP.

Cedar shingles on front & rear. Facades @ this area only. *DCB* 10/2/98

PLANNING DEPT. APPROVED

DATE *DCB* 10/2/98



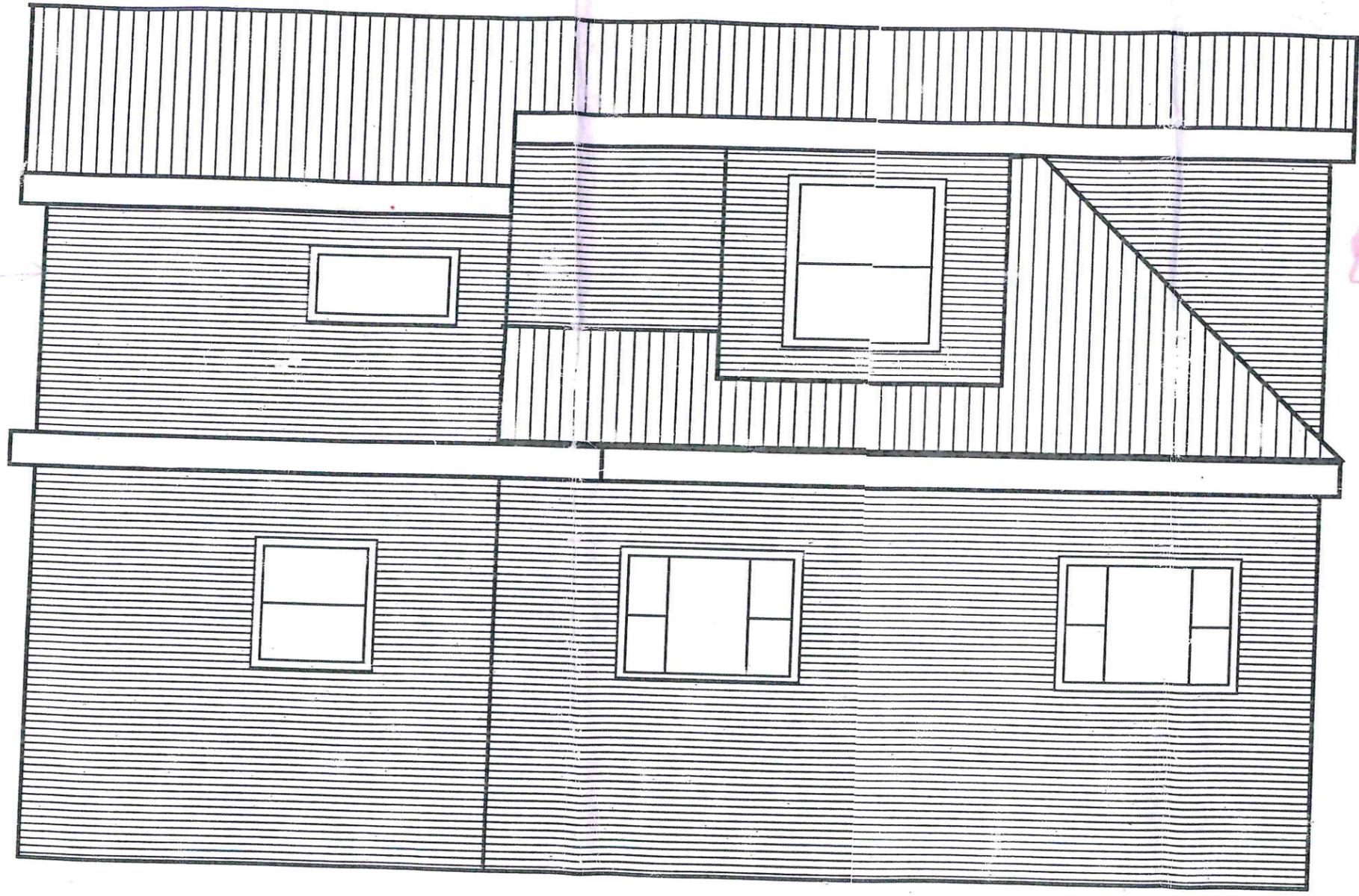
PARK CITY BUILDING INSPECTOR

RECEIVED

OCT 1 1998

PARK CITY PLANNING DEPT.

416 Ontario Ave.  
Renaissance Facade



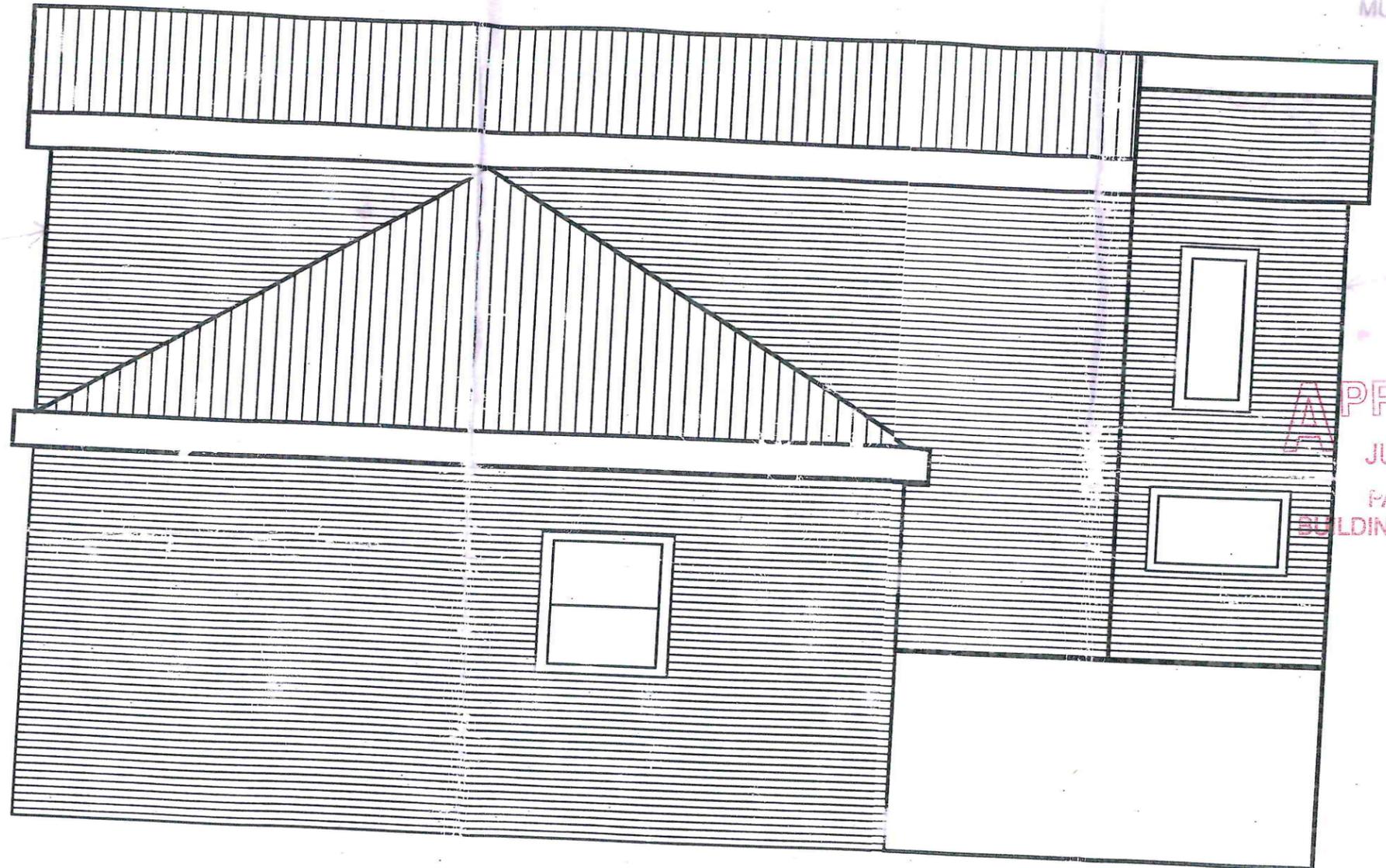
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PARK CITY  
BUILDING INSPECTION