

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
445 MARSAC AVENUE
CITY HALL, COUNCIL CHAMBERS
June 5, 2019



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF April 17, 2019

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

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

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

- | | | |
|--|--|----|
| 1060 Park Avenue – Application to Remove a Significant Site from the Park City Historic Sites Inventory – The applicant has submitted a Determination of Significance requesting to remove the “Significant” single-family dwelling located at 1060 Park Avenue from the Park City Historic Sites Inventory.
<i>Public Hearing and Possible Recommendation to City Council on June 27th</i> | PL-19-04197
<i>Planner Tyler</i> | 10 |
| 1057 Woodside Avenue – Historic District Design Review – The applicant is proposing to Reconstruct the “Landmark” single-car garage that collapsed due to snow loads on the roof structure. A Notice and Order has been issued for the “Landmark” single-car garage.
<i>Public Hearing and Possible Action</i> | PL-19-04208
<i>Planner Barhorst</i> | 45 |

ADJOURN

Times shown are subject to change. The public is welcome to attend both the work session (if any) and regular meeting. In order for written correspondence to be included with the Historic Preservation Board report, please submit it to the Planning Department prior to 5:00 PM on the Thursday before the scheduled meeting. The Historic Preservation Board meets regularly every first Wednesday of the month at 5:00 PM for action items. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at (435) 615-5060 at least 24 hours prior to the meeting. Parking validations will be provided for those parking in the China Bridge parking structure only.

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF APRIL 17, 2019

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Puggy Holmgren, John Hutchings, Jack Hodgkins

EX OFFICIO: Bruce Erickson, Hannah Tyler, Mark Harrington, Liz Jackson, Caitlyn Barhorst, Leah Langan

ROLL CALL

Chair Doug Stephens called the meeting to order at 5:01 p.m. and noted that all Board Members were present except for Randy Scott, Jordan Brody, and Lola Beatlebrox, who were excused.

ADOPTION OF MINUTES

March 6, 2019

Chair Stephen noted that Board Member Beatlebrox had sent him a correction to the Minutes. For clarity, she revised the second paragraph on page 5 of the Minutes to read, "Board Member Beatlebrox was excited about the project because it was very different from the original intent to demolish the entire building and **erect something that didn't tell the building's story.**"

MOTION: Board Member Holmgren moved to APPROVE the minutes of March 6, 2019 as corrected. Board Member Hutchings seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Board Member Holmgren questioned why she received a letter in the mail from Douglas Lee regarding the affordable housing project. Director Erickson assumed it was because she was within 300 feet of the Woodside II project. Planner Tyler was not aware of the letter or the distance that Mr. Lee had chosen for noticing. Director Erickson stated that if Ms. Holmgren wanted to comment she could submit written comments to Planner Tyler to be part of the record for the project.

Director Erickson reported that the next HPB meeting on May 1st was cancelled.

Planner Tyler noted that on May 16th the Staff will go to the City Council with the Historic Preservation Award. The Council will unveil the painting that the HPB voted to award to the Cemetery. She invited the Board members to attend the Council Meeting on May 16th if anyone was interested.

Planner Tyler announced that the Glenwood Cemetery was also awarded a Heritage award from Preservation Utah for Stewardship. She stated that this award was a celebration of the work done by previous committees and by Sandra Morrison and her team from the Museum. She believed the Heritage award would be presented to the Museum and that committee.

Planner Tyler introduced Caitlyn Barhorst, the new Historic Preservation Planner. She has two masters from Ball State in architecture and historic preservation; as well as an undergraduate degree from Texas Tech in architecture. Ms. Barhorst will be an asset to the Planning Department.

Planner Tyler announced the launch of the character zone self-guided tour as a way for the public to view a building and provide input. She stated that there have been many discussions through the Design Guideline process regarding character zones. Planner Tyler remarked that there are historic districts and within each historic district are the unique characteristics of each street. As part of the contract with SWCA, the preservation consultant and her team help define what character zones make up all of the historic districts. Planner Tyler scrolled through a document that will be provided to the public made at the public engagement launch next week. The goal is to help describe and explain character zones. She presented a slide showing eleven character zones that SWCA had defined. The public would review the first three; Lower Main, Upper Main, and Upper Park, which is the entire section south of Heber Avenue. She presented a color-coded map identifying those three character zones. SWCA identified several buildings within each of those zones and they will be asking for feedback from the public on those buildings. Planner Tyler provided an example of how the public process will work. The goal is to get input on how a specific building fits into the context of the street to help the Staff and the consultant understand whether or not they are characterizing each character zone properly.

Planner Tyler stated that the public will have six weeks to complete the input process, after which SWCA will document the comments and come back to the HPB with their analysis.

Planner Liz Jackson introduced Leah Langan, an employee in the Executive Department. Ms. Jackson stated that since she and many others in the Planning Department were taking on different projects, Ms. Langan will be taking notes for the minutes at each meeting.

Director Erickson stated that there have been several conversations about character zones, and the fact that millworkers and mechanics all had garages on Daly Avenue. Those are the types of things they will begin to look for in the character zones. He noted that Liz Jackson was working on a plant list that fits in with the character zone. It is coalescing into an organized ability to tell the story moving forward.

Chair Stephen understood that the intent is to ultimately have the ability within the Design Guidelines to fine tune based on character zones and what is and is not acceptable. Planner Tyler agreed. She thought a good example was Daly Avenue. They typically do not allow putting a garage in the front yard; however, historically there were garages in the front yard on Daly. The intent is to make the Guidelines flexible enough to recognize specific locations within the historic districts.

Board Member Holmgren asked how the information would be provided to the public. Planner Tyler stated that hard copies would be available and it will also be online in digital form. The Planning Department will work with the Public Engagement team because they are the experts on how to get information out to the citizens.

Director Erickson reported that Jordan Brody had resigned from the HPB. He was doing a graduate program back east and was not able to fulfill his obligation. The Board will be short one Board Member until his replacement is recruited.

REGULAR AGENDA

1. 540 Main Street - Historic District Design Review –Material Deconstruction Review of a Landmark Site. The applicant is proposing to deconstruct (remove) a portion of the rear (east) wall to accommodate a new window opening (facing Swede Alley).

Planner Tyler reported that the HPB reviewed this item at their last meeting on March 6th, at which time and the Staff provided a neutral recommendation and outlined the facts. The Board directed the Staff to come back with Findings for Approval. She noted that the Findings for Approval were contained in the Staff report, as well as the findings reflecting their discussion.

The Staff recommended that the HPB conduct a public hearing and approve this application based on the comments and the direction given at the last meeting.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Hutchings moved to APPROVE the Material Deconstruction of a portion of the Swede Alley façade of the Landmark structure located at 540 Main Street, pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

Chair Stephens pointed out that at the last meeting they looked at this building specifically. In reading the Minutes and the Staff Report, his impression from the discussion was that this was an issue along Swede Alley of how to take and keep the design guidelines open enough to promote the connection between the parking structures, the Transit Center and Swede Alley. With the self-guided tour, he thought that would be a way to fine-tune the Guidelines to Swede Alley so the Board could be less concerned about setting a precedent when making decisions on the rear of historic buildings.

Planner Tyler stated that based on the feedback and the SWCA analysis, this could be a great opportunity to have Supplemental Design Guidelines, based on an individual character zone. She pointed out that some people are not in a character zone. Planner Tyler stated that the Staff was taking the formal Design Guidelines to the City Council on May 2nd. She believed those would be adopted and they could supplement with additional information based on the character zones.

Findings of Fact – 540 Main Street

1. The site is located at 540 Main Street in the Historic Commercial Business (HCB) zoning District.
2. The site has been designated as “Landmark” on the City’s Historic Sites Inventory.
3. The building is significant to the Mature Mining Era (1894-1930).
4. On February 1, 2019, the Historic District Design Review (HDDR) application for the property at 540 Main Street was deemed complete.
5. The existing yellow building shown in the photographs of the “current” Swede Alley façade is an infill addition that was approved in 1990 through the HDDR process. In 1995, a plat amendment was approved which resolved a lot line issue on the property Hall. This 1995 plat amendment allowed for the construction of the addition after the 1990 HDDR approval as it removed interior lot lines.
6. This two story commercial building is clad in drop wood siding and topped with a wood cornice that comes to a point in the center. The ground floor features a central, fixed casement window flanked by two glazed double doors with large

transoms.

7. A small, corniced overhang runs the full width of the building and lies a few feet above the tops of the first floor window and transom. Second floor fenestration consists of two adjacent double-hung windows with fixed transoms on center, flanked by two distinct diamond-shaped windows.

8. The appearance of the building is similar to its original design, although the front façade was altered at some point in the middle of the last century. This renovation involved the erection of an outer façade which covered most of the windows on the original façade. A 1983 restoration project removed this outer skin and restored the original façade to its original appearance.

9. A large Masonic insignia sign that once hung on the upper part of the façade has been removed.

10. This rear (east) façade has already been altered by a new window on the upper level and the 1995 infill addition (yellow building).

11. Overall, the current appearance of the building is similar to the original design, and it is a significant contribution to the Main Street Historic District.”

12. The applicant is proposing Material Deconstruction of the existing siding on the Swede Alley façade (east elevation) to accommodate a new window.

13. The Historic Preservation Board finds that the removal of the existing siding on the Swede Alley façade to accommodate a new window will not compromise the overall historic integrity because it will not damage the overall architectural features.

14. The HPB found compliance with the following applicable Design Guidelines:

- a. The proposed work complies with Universal Design Guideline #7 as the site will still be recognized as a physical record of its time, place, and use. The Main Street façade will remain intact and the proposed alteration to the rear (east) façade will not impact the overall architectural integrity of the site.
- b. The proposed work complies with Universal Design Guideline #9 as the exterior alteration will not impact the spatial relationship in the rear (east) that characterizes the building.
- c. The proposed work complies with Universal Design Guideline #10 as if the window were installed, it could be removed at a future date to restore the rear wall. The same could be said for the 1990s alterations as well.
- d. The proposed work complies with Design Guideline B.2.1 as the new window will not impact any of the existing windows or doors on the rear (east) façade.
- e. The proposed work complies with Design Guideline B.2.7 as none of the existing windows and doors will be impacted by the proposed window addition. The new window will be installed within the existing window banding of the Building,
- f. The proposed work complies with Main Street National Register Specific Design Guideline #1 as the proposed window addition will not result in the removal of the Building from the National Register of Historic Places.

- g. The proposed work complies with Swede Alley Specific Design Guideline #3 as the proposed alteration is simple in detail.
 - h. The proposed work complies with Swede Alley Specific Design Guideline #4 as because the rear façade is Historic, the façade already utilizes materials that reinforce the cohesive design of the building. The 1990s addition accomplished this as well.
 - i. The proposed work complies with Swede Alley Specific Design Guideline #5 as the proposed window is subordinate to and proportional to the Historic windows on the Building.
15. The HPB made the following findings with respect to the Material Deconstruction Review Checklist Criterion:
- a) Criterion 1: The proposed work is not Routine Maintenance.
 - b) Criterion 2: The proposed window is a part of an interior remodel, but would not be considered mandatory (for Building Code reasons).
 - c) Criterion 3: There have already been alterations made to this façade also damaging it. The Physical Conditions Report states “The building is stick frame. The exterior walls are 2”x4” wood 16” o.c. with 1”x6” beveled lap cedar siding.” This is consistent with the available Historic photographs.
 - d) Criterion 4: The proposed work will not compromise the structural stability of the structure. The visual character and architectural integrity of the Swede Alley façade will not be altered.
 - e) Criterion 5: The proposed work will not impact the architectural integrity of the rear (east) façade.
 - f) Criterion 6: Not applicable as a new addition is not proposed.
16. On March 6, 2019, the Historic Preservation Board directed staff to prepare findings for approval.
17. On February 16, 2019 and April 3, 2019, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a courtesy mailing notice to property owners within 100 feet on and posted the property on February 20, 2019 and April 3, 2019.

Conclusions of Law – 540 Main Street

1. The proposal complies with the Land Management Code requirements pursuant to the HCB District and regarding material deconstruction.
2. The proposal complies with Land Management Code 15-11-12.5 Historic Preservation Board Review For Material Deconstruction.

Conditions of Approval – 540 Main Street

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on January 10, 2019. Any changes, modifications, or deviations from the approved design that have not

been approved by the Planning and Building Departments may result in a stop work order.

2. The applicant shall salvage and reuse any and all serviceable Historic Materials. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition prior to disposal.

3. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

4. Any deviation from approved Material Deconstruction scope of work will require review by the Historic Preservation Board.

The Meeting adjourned at 5:16 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board



Planning Department

Historic Preservation Board Staff Report

Author: Hannah M. Tyler, AICP – Senior Planner
Subject: Historic Sites Inventory
Address: 1060 Park Avenue
Project Number: PL-19-04197
Date: June 5, 2019
Type of Item: Administrative – Determination of Significance

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and forward a recommendation to City Council on June 27, 2019 to deny the proposed Determination of Significance application to remove the “Significant” Site from the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Staff recommends that the “Significant” Site located at 1060 Park Avenue remain on the Park City Historic Sites Inventory (HSI) pursuant to 15-11-10(A)(2).

Topic:

Address: 1060 Park Avenue
Applicant: Paula Winter (Represented by Carla Lehigh and Craig Elliott of Elliott Workgroup)
Proposal: The applicant is proposing to remove the “Significant” Site from the Park City Historic Sites Inventory.

Background:

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 406 sites of which 186 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. The subject property was designated as a “Significant” Site on the Park City Historic Site Inventory (HSI) in 2009. The subject property is located within the Historic Residential (HR-1) Zoning District.

On April 16, 2019, the applicant submitted an application for a Determination of Significance for this site; the application was deemed complete on April 28, 2019.

Per **LMC 15-11-10(C)**, Any Owner of a Site listed on the Park City Historic Sites Inventory may submit an Application for the removal of his/her Site from the Park City Historic Sites Inventory. The Planning Department may submit an Application for the removal of a Site from the Park City Historic Sites Inventory. The criteria and procedures for removing a Site from the Park City Historic Sites Inventory are as follows (as outlined in **LMC 15-11-10(C)(1)**):

1. CRITERIA FOR REMOVAL.
 - a. The Site no longer meets the criteria set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2) because the qualities that caused it to be originally designated have been lost or destroyed; or
 - b. The Building (main, attached, detached, or public) Accessory Building, and/or Structure on the Site has been demolished and will not be reconstructed; or
 - c. **Additional information indicates that the Building, Accessory Building, and/or Structure on the Site do not comply with the criteria set forth in Section 15-11-10(A)(1) or 15-11-10(A)(2). (emphasis added)**

As outlined below, the Applicant’s focus is on section (c). The City Council shall make the final determination on all Determination of Significance applications considering the criteria outlined in LMC 15-11-10(A).

Figure 1: Draft Intensive Level Survey Photographs, 2015 by CRSA Architects



West Elevation.



Southwest Oblique.

Current Historic Site Inventory Findings:

1060 Park Avenue is designated as a “Significant” Site on the Park City Historic Site Inventory (HSI). Staff has included information made available by the Draft Intensive Level Survey (Exhibit E).

Architectural Description (according to the Intensive Level Survey):

1060 Park is a WWII Era cottage that appears to have been modified. Built around 1946, the house is much more recent than many of the other houses in the neighborhood and, consequently, is very different in appearance when compared to those houses. Some elements of the house are appropriate to the time in which it was built, and others appear to have been modified. The cross gable roof is noted as being sheathed with composition shingles, but looks to be covered by metal shingles in recent images. A brick chimney is seen at the peak of the roof. The walls are clad with board-and-batten siding and with stone veneer, especially towards the front of the house. The

areas in the gables are clad with aluminum siding. It is presumed that the stone veneer is a newer addition to the home.

There is a large fixed pane window in the porch area to the right of the door. A one-over-one double hung sash window sits on the left of the primary façade. The porch is covered by the gable of the cross-wing and is supported by two fluted columns. A two car garage exists on the property which is clad with aluminum siding and possibly roofed with metal shingles. As there are not many resources that show the house in its original or past forms, it is difficult to determine the historic value of this house and property. Overall, the material and formal changes have diminished the house's historic value.

Site History (according to the Intensive Level Survey):

The Summit County Recorder notes this house as being built in 1946, though a house does appear on the 1929 and 1941 Sanborn maps, and the 1930 and 1940 censuses record a house at 1060 Park Avenue.

Ray Wortley, also known as Lawrence Wortley, appears on the 1940 census for Park City, living on Rossie Hill with his wife Edith. He worked as a miner, but nothing else is known of him or his family. He may have owned the house during the 1940 census, when it was rented by Alice Brennan, who lived there with her sons Melvin and Richard.

Albert Carter, the next owner of the house, appears on the 1940 census as well. He lived in another house on Park Avenue at that time, with his wife Cecilia and their two daughters. He worked as a carpenter for a mining company, and both of his daughters worked as waitresses. The house has been bought and sold several times since the historic period, and is currently owned by Paula and Gary Winter.

The applicant obtained film footage from the 1950s and provided screen shots taken from the film footage. These are included below and in Exhibit B.

Figure 2: 1950s Film Footage Screenshots submitted by the applicant (see Exhibit B)



Front porch facing north.



Front porch, facing east.



Northwest Oblique (northern half of front [west] façade)



South façade (front half)



South façade (rear half)

Overall, the form of the structure has remained the same. There are no new window or door openings, the porch is in-tact, and the alterations have been cosmetic.

Based on the photographs submitted by the applicant, staff and the City's Historic Preservation Consultant Anne Oliver of SWCA Environmental Consultants have concluded that the following exterior alterations have been made to the structure:

- New siding has been installed on top of the concrete block.
- New windows have been installed.
- The decorative trim on the porch has been removed.
- New front door has been installed.
- The stone planter in front of the porch has been removed.

The footage was taken during a period when staff believes the stone veneer was being applied to the structure. Because of this, the stone veneer appears incomplete in the screenshot photographs.

Analysis and Discussion:

Analysis of Structure and Historic Significance:

The applicant has submitted their analysis pursuant to LMC 15-11-10(C)(1)(c) of the single-family dwelling's historical significance; this is included as Exhibit A. In addition to staff's analysis, staff has also requested Preservation Consultant Anne Oliver of SWCA Environmental Consultants to help analyze the historical significance of 1060 Park Avenue; Ms. Oliver's analysis has been included as Exhibit C.

Staff has included the applicant's analysis (where detailed in their submittal – Exhibit A) as Times New Roman font. Staff's analysis is included in Arial font – this includes analysis by Preservation Consultant Anne Oliver of SWCA Environmental Consultants.

Staff finds that the "Significant" Site complies with the criteria for "Significant" as outlined in [Land Management Code \(LMC\) 15-11-10\(A\)\(2\)](#). With the exception of the 1950s film

footage screenshots, no new information was submitted that differed from the previous designation of ILS process.

SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

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

APPLICANT'S ANALYSIS (see Exhibit A for complete analysis):

Complies. When applying the above criteria, the Structure meets the criteria of items a. and b. of this section of the LMC, which basically says that the structure is old and it still looks similar to its original construction. [Applicant agrees with the date – but says the date of construction alone is not solely determinative of significance.]

STAFF'S ANALYSIS

Complies. The single-family dwelling was constructed in 1946 making the structure 73 years old. The site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962).

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

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

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

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

APPLICANT'S ANALYSIS (see Exhibit A for complete analysis):

Complies. See above comment from the applicant. [Applicant acknowledges the building is on the HSI – but disagrees it was appropriately listed.]

STAFF'S ANALYSIS:

Complies. The site is currently listed on the Historic Sites Inventory as a Significant Site and was found to be significant on the 2007 Reconnaissance Level Survey. In 2000, the current applicant submitted a Determination of Significance for the site, but the application was withdrawn by the applicant.

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

(1) 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

(2) 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; and

APPLICANT'S ANALYSIS (see Exhibit A for complete analysis):

Does Not Comply. The Structure located at 1060 Park Avenue is located in a Zoning District labelled as Historic but it is not located in the Main Street National Register Historic District or included in the housing designated as the Mining Boom era Residences National Register Thematic Historic District.

In 2008, the Structure was determined to be a Significant Site in the Historic Sites Inventory and listed as part of the Historic Era - Mining Decline & Emergence of the Recreation Industry (1931-1962). As far as age goes, it was constructed in the 1940's and falls within the time frame of this era, but this era is not referenced in either of the National Register Historic Districts which were registered in in the late 70s and mid 80s. The national registration applications list the dates for the Historic Districts from 1890-1929 and 1872-1929 as periods of significance, but the eras on the Historic Sites Inventory don't match up with the districts. This would suggest that the only criteria to be used to classify buildings as significant historic structures is the dates that they were originally constructed, which is clearly not the case.

A National Historic District is a district important in American history at the national level of significance and is listed on the National Register. To qualify, the area must retain architectural integrity and reflect an era of the area's history. A historical overview of the entire district is needed. The purpose of the overview is to provide a basic background history of the area and to justify the significance of the district.

In this instance, the Historic Era from 1931-1962 was merely added to the Historic District as a designation at the local level and the era is without any description.

These anomalies in designation and a lack of description of the period of significance causes some concern, as it limits the criteria from which to make the determination. Having the Mining Decline & Emergence of the Recreation Industry era over-layed onto another district of an earlier time frame, makes it difficult to determine the appropriateness of any Structure, much less a Structure that is part of an era that is only described by the dates of the era.

The Structure must also meet the criteria listed under items c and d.

Item c. (1) - It does meet the criteria but it must also meet the criteria following in item d.

Item c. (2) - The building does not meet the criteria as it was not constructed within the time frame associated with the Mining Era Residences National Register District.

STAFF'S ANALYSIS:

Complies. As discussed previously in the Site History section of this report, the single-family dwelling does retain its historic scale, context, and materials in a manner and degree which can be restored to Historic Form. Most of the alterations

that have been made are cosmetic and can be removed and replaced with historically accurate materials, these include:

- New siding has been installed on top of the concrete block.
- New windows have been installed.
- The decorative trim on the porch has been removed.
- New front door has been installed.
- The stone planter in front of the porch has been removed.

All of these alterations could be removed and replaced with the Historically accurate materials. The Historic Form has remained unchanged.

The site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962). The applicant focuses heavily on the National Register District Boundaries; however, the criteria for Significant Sites does not rest solely on a National Register District nomination. Staff finds that the applicant misstates the criteria as the site contributes to the Historic District because its historic scale, context, and materials are retained and if any details have been lost, then they could be restored. The house has retained its original form.

The City's Historic Preservation Consultant Anne Oliver of SWCA Environmental Consultants, also made the following points with regards to the site's compatibility with the Historic District through its 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. See also, Exhibit C for the complete analysis conducted by City's Historic Preservation Consultant Anne Oliver of SWCA Environmental Consultants:

- 1060 Park Avenue is not in a National Register (NR) historic district, thus any discussion of those districts is irrelevant. Also, listing in an NR district is strictly honorary and is not tied to local zoning or land management policies.
- The NR districts should not be confused with Park City's local Historic District, which is composed of four residential neighborhoods and two commercial areas that are managed within six "Historic" or "H" zoning districts. The local Historic District encompass all the resources in the NR districts and many more besides. These zoning classifications define not only base land use regulations and building code requirements, but also require local Historic District design review. All historic properties in the local districts are included in the HSI, as are a number of sites outside of the local districts. Listing in a local district AND/OR the HSI allows any site, not just those in an NR district, to be recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962).
- The interesting thing about Park City's NR districts is that one (the Main Street Historic District) is constrained geographically but not temporally or by building type (it was updated through the early ski era when the Main Street Historic District Expansion was prepared last year and includes both residential and

commercial sites) and the other (the Mining Boom Era Residences Thematic District) is not constrained geographically but is constrained by building type (residential) and time period (Mining Boom Era). This is why the local Historic District and the HSI were designed to provide a mechanism for recognizing and preserving all of Park City's Landmark and Significant sites.

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

(i) An era of Historic Importance to the community, or

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

APPLICANT'S ANALYSIS (see Exhibit A for complete analysis):

Item d. (1) - The building does not comply with this item as the criteria in the LMC requires that the building must not only be of an Historic Era, but to also be important to the era. Criterion A in the NPS Bulletin is similar and states: *"Mere association with the historic events or trends is not enough, in and of itself, to qualify... the property's specific association must be considered important as well."* The building does not meet the NPS Bulletin criteria either.

Item d. (2) - The building does not comply with this item. Although it can be said any person can be considered to be important, the context of this requirement is found in the first line. This item states that the person must be *"important in local or regional history"*. Though owners and residents of this structure may have been involved in Park City when there were very few residents remaining in town, we can not find any indication that they were important in the local or regional history. Criterion B in the NPS Bulletin states: *"The persons associated with the property must be individually significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group"*. There is no evidence that a previous owner was significant as described in the NPS Bulletin.

Item d. (3) - The Structure does not comply with this criteria either. The Structure does not exhibit distinctive characteristic of type or period. Although the Structure may be described as a World War II era cottage, that designation is a stretch as most typical Structures with the WW II era cottage designation are deemed by Utah's Historic Architecture Guide to be *"easily mass producible"* and *"constructed in vast numbers in large concentrated suburban tracts..."*. This Structure is not indicative of any of these criteria for classification. Criterion C in the NPS Bulletin states: *"A structure is eligible as a specimen of its type or period of construction if it is in an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however,*

simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well". This language is very important. The structure can not be identified as "important" or that it had an impact on later buildings.

This Structure and Site is clearly not among the City's most important cultural, educational, and economic assets as described in the Preservation Policy of the Land Management Code. The era applied to this Structure has no description and considering that the house does not meet the criteria required to be listed, it should not be classified as a Significant Structure on the Historic Sites Inventory.

STAFF'S ANALYSIS:

Complies. The site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962). The City's Historic Preservation Consultant Anne Oliver of SWCA Environmental Consultants has provided a detailed analysis of the Historic context.

- The Elliott Workgroup summary states that a historic context is needed to evaluate a site's significance within a historic period and that one hasn't been written. However, a context for the Mining Decline period is provided in the "History of Park City" section of the Design Guidelines.
- What we know about the Mining Decline period is that it was one of economic hardship and steep population decline. As a result, many buildings were abandoned (or sometimes demolished), sitting empty for many years as documented by the tax records and other sources such as census records, newspaper accounts, personal accounts, and photographs. New construction was extremely rare, which means that almost any building dating to this era is significant, assuming it retains its essential historic form and can convey that significance.
- The Elliott Workgroup summary also argues that the site is not important for its association with an era of historic importance to the community under 2(d)i. This is where I professionally disagree – the City has provided a context for the Mining Decline era in the Design Guidelines and it is sufficient to allow us to understand the significance of this site within that period, as discussed above.

Rather than focus on the lack of structures from this period within the Mining Decline and Emergence of Recreation Industry Period of Historic Significance, what needs to be recognized is the fact that this structure has been retained, preserved, and only slightly altered since its construction – this can be said for a few structures of this Historic Period of Significance.

Process:

The HPB shall hold a public hearing and may hear testimony from the applicant and the public and will review the Application for compliance with the "Criteria for Designating Historic Sites to the Park City Historic Sites Inventory." The HPB shall forward a copy of its recommended written findings to City Council for Final Action.

City Council shall hear testimony from the applicant and the public and will review the Application for compliance with the “Criteria for Designating Historic Sites to the Park City Historic Sites Inventory.”

If the City Council determines that the “Significant” Site should be removed from the Park City HSI, then a LMC Amendment will be required as LMC 15-11-10 codifies the Historic Sites Inventory and State Code requires the Planning Commission to make a recommendation to City Council regarding amending the LMC. This LMC Amendment would be scheduled after Final Action by City Council regarding the removal of the “Significant” Site from the Park City HSI.

The Applicant or any party with standing may appeal City Council’s determination to Third District Court.

Notice:

On May 20, 2019, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also posted a public notice on the property and sent a mailing notice to the property owner and property owners May 22, 2019.

Public Input:

A public hearing, conducted by the Historic Preservation Board and City Council, is required prior to adding sites to or removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code. No public input was received at the time of writing this report.

Alternatives:

- Conduct a public hearing on the Site described herein and forward a negative recommendation to City Council based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing on the Site described herein and forward a positive recommendation to City Council to remove the designation of the Site as historic on the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts:

If the Significant Site is removed from the Historic Sites Inventory (HSI), then the single-family dwelling will be eligible for demolition.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and forward a recommendation to City Council on June 27, 2019 to deny the proposed Determination of Significance application to remove the “Significant” Site

from the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Staff recommends that the “Significant” Site located at 1060 Park Avenue remain on the Park City Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 1060 Park Avenue. The subject property was designated as a “Significant” Site on the Park City Historic Site Inventory (HSI) in 2009. The subject property is located within the Historic Residential (HR-1) Zoning District.
2. On April 16, 2019, the applicant submitted an application for a Determination of Significance for this site to remove the subject property from the Park City Historic Sites Inventory (HSI); the application was deemed complete on April 28, 2019.
3. 1060 Park is a WWII Era cottage that appears to have been modified. Built around 1946, the house is much more recent than many of the other houses in the neighborhood and, consequently, is very different in appearance when compared to those houses.
4. Some elements of the house are appropriate to the time in which it was built, and others appear to have been modified. The cross gable roof is noted as being sheathed with composition shingles. A brick chimney is seen at the peak of the roof. The walls are clad with board-and-batten siding and with stone veneer, especially towards the front of the house.
5. The areas in the gables are clad with aluminum siding. It is presumed that the stone veneer is a newer addition to the home.
6. There is a large fixed pane window in the porch area to the right of the door. A one-over-one double hung sash window sits on the left of the primary façade.
7. The porch is covered by the gable of the cross-wing and is supported by two fluted columns.
8. A two car garage exists on the property which is clad with aluminum siding and possibly roofed with metal shingles.
9. The Summit County Recorder notes this house as being built in 1946.
10. An owner of the house was Ray Wortley. When he purchased the property in unclear, but he sold it in 1946 to Albert Carter.
11. Ray Wortley, also known as Lawrence Wortley, appears on the 1940 census for Park City, living on Rossie Hill with his wife Edith. He worked as a miner, but nothing else is known of him or his family. The house appears to have been was rented by Alice Brennan, who lived there with her sons Melvin and Richard.
12. Albert Carter, the next owner of the house, appears on the 1940 census as well. He lived in another house on Park Avenue at that time, with his wife Cecilia and their two daughters. He worked as a carpenter for a mining company, and both of his daughters worked as waitresses.
13. The house has been bought and sold several times since the historic period, and is currently owned by Paula and Gary Winter.
14. The applicant obtained film footage from the 1950s and provided screen shots taken from the film footage. These are included below and in Exhibit B.

15. Based on the photographs submitted by the applicant, staff and the City's Historic Preservation Consultant Anne Oliver of SWCA Environmental Consultants have concluded that the following exterior alterations have been made to the structure:
 - New siding has been installed on top of the concrete block.
 - New windows have been installed.
 - The decorative trim on the porch has been removed.
 - New front door has been installed.
 - The stone planter in front of the porch has been removed.
16. The footage was taken during a period when staff believes the stone veneer was being applied to the structure. Because of this, the stone veneer appears incomplete in the screenshot photographs. Overall, the form of the structure has remained the same. There are no new window or door openings, the porch is in-tact, and the alterations have been cosmetic.
17. In the early 2000s, Park City Municipal Corporation contracted Preservation Solutions, led by Dina Williams-Blaes, to refine and redefine Park City's preservation policy. She completed a reconnaissance level survey in 2007. Her Site Form for 1060 Park Avenue found that the site contributed to the Mining Decline and Emergence of Recreation Industry period (1931-1962).
18. On February 4, 2009, the Historic Preservation Board approved a resolution adopting the Historic Sites Inventory. 1060 Park Avenue was designated as "Significant".
19. The site complies with the criteria to be designated as a Significant Site as outlined by Land Management Code (LMC) 15-11-10(A)(2).
20. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(A) as the single-family dwelling was constructed in 1946 making the structure 73 years old. The site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962).
21. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(B) as the site is currently listed on the Historic Sites Inventory as a Significant Site and was found to be significant on the 2007 Reconnaissance Level Survey. In 2000, the current applicant submitted a Determination of Significance for the site, but the application was withdrawn by the applicant.
22. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(C)(1) as the single-family dwelling does retain its historic scale, context, and materials in a manner and degree which can be restored to Historic Form. Most of the alterations that have been made are cosmetic and can be removed and replaced with historically accurate materials. The Historic Form has remained unchanged.
23. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(C)(2) as the site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962) and the site is compatibility with the Historic District through its 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. 1060 Park Avenue is not in a National Register (NR) historic district, thus any discussion of those districts

is irrelevant. Also, listing in an NR district is strictly honorary and is not tied to local zoning or land management policies.

24. The site complies with Land Management Code (LMC) 15-11-10(A)(2)(C)(D) as the site is recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962). The following analysis supports this finding:
- What we know about the Mining Decline period is that it was one of economic hardship and steep population decline. As a result, many buildings were abandoned (or sometimes demolished), sitting empty for many years as documented by the tax records and other sources such as census records, newspaper accounts, personal accounts, and photographs. New construction was extremely rare, which means that almost any building dating to this era is significant, assuming it retains its essential historic form and can convey that significance.
 - Rather than focus on the lack of structures from this period within the Mining Decline and Emergence of Recreation Industry Period of Historic Significance, what needs to be recognized is the fact that this structure has been retained, preserved, and only slightly altered since its construction – this can be said for a few structures of this Historic Period of Significance.
25. On May 20, 2019, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also posted a public notice on the property and sent a mailing notice to the property owner and property owners May 22, 2019.
26. The analysis section of the staff report is hereby incorporated herein.

Conclusions of Law:

1. The existing site at 1060 Park Avenue complies with 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:
 - (1) It previously received a historic grant from the City; or*
 - (2) It was previously listed on the Historic Sites Inventory; or*
 - (3) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; and***Complies.**
(C) It has one (1) or more of the following:
 - (1) 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; or*
 - (2) 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; and

Complies.

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

- (1) An era of Historic Importance to the community, or*
- (2) Lives of Persons who were of Historic importance to the community, or*
- (3) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.*

Complies.

Exhibits:

- Exhibit A: Applicant's Analysis
- Exhibit B: Applicant's Site Photographs
- Exhibit C: "Determination of Significance for 1060 Park Avenue" by Anne Oliver, Historic Preservation Consultant, SWCA Environmental Consultants
- Exhibit D: 2007 RLS by Dina Williams-Blaes
- Exhibit E: Draft Intensive Level Survey - Historic Site Form, 2015, CRSA

WRITTEN SUMMARY

Determination of Significance

1060 Park Avenue, Park City, Utah
May 14, 2019 (Revision 1)

This application is requesting removal of the Structure on the Site at 1060 Park Avenue from the Historic Sites Inventory, as it does not meet the criteria set forth in the LMC to be listed. Sometimes buildings are just old. And although age is a requirement to be listed as historic, it should not be the only determinant of appropriateness for listing on the Historic Sites Inventory.

The portions of the Purpose of the Historic Preservation Board (HPB) as stated in the Land Management Code (LMC) is *“To Preserve the City’s unique Historic character…”* and *“To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land Uses”*. It is interesting that the LMC describes the role of the HPB in such a way. This is critical to making this decision. Under the Preservation Policy section of the LMC it is stated that *“These Buildings, Structures and Sites are among the City’s most important cultural, educational, and economic assets”*.

The Structure located at 1060 Park Avenue is located in a Zoning District labelled as Historic but it is not located in the Main Street National Register Historic District or included in the housing designated as the Mining Boom era Residences National Register Thematic Historic District.

In 2008, the Structure was determined to be a Significant Site in the Historic Sites Inventory and listed as part of the Historic Era - Mining Decline & Emergence of the Recreation Industry (1931-1962). As far as age goes, it was constructed in the 1940’s and falls within the time frame of this era, but this era is not referenced in either of the National Register Historic Districts which were registered in in the late 70s and mid 80s. The national registration applications list the dates for the Historic Districts from 1890-1929 and 1872-1929 as periods of significance, but the eras on the Historic Sites Inventory don’t mach up with the districts. This would suggest that the only criteria to be used to classify buildings as significant historic structures is the dates that they were originally constructed, which is clearly not the case.

A National Historic District is a district important in American history at the national level of significance and is listed on the National Register. To qualify, the area must retain architectural integrity and reflect an era of the area’s history. A historical overview of the entire district is needed. The purpose of the overview is to provide a basic background history of the area and to justify the significance of the district. In this instance, the Historic Era from 1931-1962 was merely added to the Historic District as a designation at the local level and the era is without any description.

These anomalies in designation and a lack of description of the period of significance causes some concern, as it limits the criteria from which to make the determination. Having the Mining Decline &



Emergence of the Recreation Industry era over-layed onto another district of an earlier time frame, makes it difficult to determine the appropriateness of any Structure, much less a Structure that is part of an era that is only described by the dates of the era.

The primary criteria for determination of significance is found in the LMC as described in italics below:

Land Management Code

Section 15-11-10 Park City Historic Sites Inventory

The City Council may designate Sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the Preservation of Historic Sites in the community. City Council shall make the final determination on all Determination of Significance applications considering the criteria below, with the recommendation of the Historic Preservation Board.

A. CRITERIA FOR DESIGNATING SITES TO THE PARK CITY HISTORIC SITES INVENTORY.

2. SIGNIFICANT SITE. *Any buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the City Council, with a recommendation from the Historic Preservation Board, considers all the criteria listed below:*

- a. It is at least fifty (50) years old or the Site is of exceptional importance to the community;*
- b. It retains its Essential Historic Form as may be demonstrated but not limited by any of the following:*
 - (1) It previously received a historic grant from the City: or*
 - (2) It was previously listed on the Historic Sites Inventory: or*
 - (3) It was listed as Significant on any reconnaissance or intensive level survey of historic resources: and*
- c. It has one (1) or more of the following:*
 - (1) It retains its historic scale, context, materials in a manner and degree which can be restored to its Essential Historic Form even if it has non-historic additions; or*
 - (2) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, opposition, 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; and*
- d. It is important in local or regional history architecture, engineering, or culture associated with at least one of the following:*
 - (1) An era of Historic Importance to the community, or*
 - (2) Lives of persons who were of Historic importance to the community, or*
 - (3) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.*

When applying the above criteria, the Structure meets the criteria of items a. and b. of this section of the LMC, which basically says that the structure is old and it still looks similar to its original construction. The Structure must also meet the criteria listed under items c and d.

Item c. (1) - It does meet the criteria but it must also meet the criteria following in item d.



Item c. (2) - The building does not meet the criteria as it was not constructed within the time frame associated with the Mining Era Residences National Register District.

Item d. (1) - The building does not comply with this item as the criteria in the LMC requires that the building must not only be of an Historic Era, but to also be important to the era. Criterion A in the NPS Bulletin is similar and states: *“Mere association with the historic events or trends is not enough, in and of itself, to qualify... the property’s specific association must be considered important as well.”* The building does not meet the NPS Bulletin criteria either.

Item d. (2) - The building does not comply with this item. Although it can be said any person can be considered to be important, the context of this requirement is found in the first line. This item states that the person must be *“important in local or regional history”*. Though owners and residents of this structure may have been involved in Park City when there were very few residents remaining in town, we can not find any indication that they were important in the local or regional history. Criterion B in the NPS Bulletin states: *“The persons associated with the property must be individually significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group”*. There is no evidence that a previous owner was significant as described in the NPS Bulletin.

Item d. (3) - The Structure does not comply with this criteria either. The Structure does not exhibit distinctive characteristic of type or period. Although the Structure may be described as a World War II era cottage, that designation is a stretch as most typical Structures with the WW II era cottage designation are deemed by Utah’s Historic Architecture Guide to be *“easily mass producible”* and *“constructed in vast numbers in large concentrated suburban tracts...”*. This Structure is not indicative of any of these criteria for classification. Criterion C in the NPS Bulletin states: *“A structure is eligible as a specimen of its type or period of construction if it is in an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well”*. This language is very important. The structure can not be identified as *“important”* or that it had an impact on later buildings.

This Structure and Site is clearly not among the City’s most important cultural, educational, and economic assets as described in the Preservation Policy of the Land Management Code. The era applied to this Structure has no description and considering that the house does not meet the criteria required to be listed, it should not be classified as a Significant Structure on the Historic Sites Inventory.











ENVIRONMENTAL CONSULTANTS

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May 21, 2019

Hannah Tyler
Planning Department
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060

Re: Assessment of Significance, 1060 Park Avenue, Park City, Utah

Dear Ms. Tyler:

This letter is written in response to a “Determination of Significance” summary prepared by Elliott Workgroup, dated May 14, 2019 (Revision 1), regarding the historic significance of the property at 1060 Park Avenue, Park City, Utah. The property is presently listed as a Significant Site on the Park City Historic Sites Inventory (HSI) because, as stated on the HSI form, it retains its essential historic form and is an important representation of the Mining Decline and Emergence of Recreation Industry period (1931-1962).

The Elliott Workgroup summary is thoughtful and well researched, and I agree with many of the points raised. However, contrary to the conclusion of the Elliott Workgroup summary, in my professional opinion the site meets the criteria for a Significant Site under LMC 15-11-10(A)(2). A few observations in relation to the summary:

- 1060 Park Avenue is not in a National Register (NR) historic district, thus any discussion of those districts is irrelevant. Also, listing in an NR district is strictly honorary and is not tied to local zoning or land management policies.
- The NR districts should not be confused with Park City’s local Historic District, which is composed of four residential neighborhoods and two commercial areas that are managed within six “Historic” or “H” zoning districts. The local Historic District encompass all the resources in the NR districts and many more besides. These zoning classifications define not only base land use regulations and building code requirements, but also require local Historic District design review. All historic properties in the local districts are included in the HSI, as are a number of sites outside of the local districts. Listing in a local district AND/OR the HSI allows any site, not just those in an NR district, to be recognized for its significance within a period of Park City history, including the Mining Decline and Emergence of Recreation Industry period (1931-1962).
- The interesting thing about Park City’s NR districts is that one (the Main Street Historic District) is constrained geographically but not temporally or by building type (it was updated through the early ski era when the Main Street Historic District Expansion was prepared last year and includes both residential and commercial sites) and the other (the Mining Boom Era Residences Thematic District) is not constrained geographically but is constrained by building type (residential) and time period (Mining Boom Era). This leaves a lot of sites in limbo, as it were, and the local Historic District and the HSI were designed to provide a mechanism for recognizing and preserving all of Park City’s Landmark and Significant sites.

- The Elliott Workgroup summary states that a historic context is needed to evaluate a site’s significance within a historic period and that one hasn’t been written. However, a context for the Mining Decline period is provided in the “History of Park City” section of the Design Guidelines. The context could be stronger, particularly in discussing changes in the built environment (or lack thereof) during this period, but it does exist and is sufficient to understand the significance of 1060 Park within the period.
- What we know about the Mining Decline period is that it was one of economic hardship and steep population decline. As a result, many buildings were abandoned (or sometimes demolished), sitting empty for many years as documented by the tax records and other sources such as census records, newspaper accounts, personal accounts, and photographs. New construction was extremely rare, which means that almost any building dating to this era is significant, assuming it retains its essential historic form and can convey that significance.
- As the Elliott Workgroup summary points out, 1060 Park Avenue clearly meets nearly all of the criteria for a Significant Site under the LMC, including:
 - 2(a) - it is at least 50 years old;
 - 2(b)ii - it retains its essential historic form and was previously listed on the HSI;
 - 2(c)i - it retains its historic scale, context, and materials; and
 - 2(c)ii - it reflects the historical and architectural character of the site. It is important to note that (c)ii is an either-or requirement and a site can reflect the historic or architectural character of the site OR district; it is not required to reflect both.
- Under 2(d), I agree with the Elliott Workgroup summary that the site is not important in local or regional history, architecture, engineering, or culture for its association with a person under 2(d)ii or for its noteworthy construction, materials, etc. under 2(d)iii.
- The Elliott Workgroup summary also argues that the site is not important for its association with an era of historic importance to the community under 2(d)i. This is where I professionally disagree – the City has provided a context for the Mining Decline era in the Design Guidelines and it is sufficient to allow us to understand the significance of this site within that period, as discussed above.

I hope this information helps as the historic significance of 1060 Park Avenue is further evaluated. Please contact me if you have any questions or comments, either by e-mail (aoliver@swca.com) or by phone (801-322-4307).

Best regards,



Anne Oliver, M.S.
Historic Architecture Team Lead

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1060 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-357

Current Owner Name: GASPARAC GEORGE & MARY

Parent Parcel(s):

Current Owner Address: PO BOX 829, PARK CITY, UT 84060-0829

Legal Description (include acreage): SUBD: SA BLOCK: 56 PLAT: 0S 16 T 2S R 4E LOTS 9-10-11& 12 BLK 55 SNYDERS ADDITIONALSO THAT PART OF TH E 1/2 OF BLK 55 SNYDERS ADDITION E'LY FROM LOTS9-10-11-12 SUBJECT TO EASEMENT; 0.32 AC

2 STATUS/USE

Property Category

- building(s), main
- building(s), attached
- building(s), detached
- building(s), public
- building(s), accessory
- structure(s)

Evaluation*

- Landmark Site
- Significant Site
- Not Historic

Reconstruction

- Date:
- Permit #:
- Full Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
- prints:
- historic: c.

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

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

Drawings and Plans

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.
Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.
Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.
Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: WW-II Era Cottage

No. Stories: 1

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

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

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: November, 08

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

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

Site: Two accessory structures.

Foundation: Concrete.

Walls: Board & batten siding, stone veneer, aluminum/vinyl siding.

Roof: Cross-wing roof form sheathed in asphalt shingle.

Windows: Casement.

Improvements: Garage-Frame: 625 SF Typical Quality; Tool Shed: 160 SF Typical Quality

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame WW II-era cottage appears to have been altered with the application of stone veneer, board & batten siding and aluminum siding. It is not clear how much, if any, of the original materials are extant. Additional research should be conducted to determine complete information about the design history of the site. Without additional information, it is not possible to substantiate eligibility for National Register listing.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is atypical for most Park City mining ear homes in Old Town; the site has large side and rear yards.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City post-mining era house are the simple methods of construction, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the mid-twentieth century.

Association (Describe the link between the important historic era or person and the property.): the WW II-era cottage is a common house type constructed in Utah during the mid-20th century, but it appears that modifications were made to the house that diminish the site's association with the past.

The lack of information on the site render it ineligible for listing in the National Register of Historic Places. If additional information is reviewed, the site should be re-evaluated for a confirmation of the current other designation. The site retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1946¹

¹ Summit County Recorder.

Builder: Not Known Known: (source:)

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

1. Historic Era:

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

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries. However, by the mid-twentieth century, most mines in Park City had closed, the population had dwindled, and building activity nearly ceased. Though the few houses built during this period generally reflect the types and styles used in communities throughout Utah, they were constructed in a way that reinforces the settlement patterns of Park City's significant mining era. They are both modest in scale and tightly packed on the hillsides, contributing to the overall character of the community.

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

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

6 PHOTOS

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

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

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





HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Leo Wildermuth House**

Address: **1060 Park Avenue**

Twtnshp Range Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Paula G. and Gary A. Winter (jt.)**

USGS Map Name & Date: **Park City West**

Current Owner Address: **8905 Summer Crest Drive**

Quad/2011

Sandy, UT 84093-7033

Tax Number: **SA-357**

Legal Description (include acreage): **LOTS 9,10,11 & 12 BLK 55 SNYDERS ADDITION; ALSO THAT PART OF THE E1/2 OF BLK 55 SNYDERS ADDITION E'LY FROM LOTS 9,10,11 & 12 M193-543 SWD583 WWD 35 1908-2 JQC71 1970-69-73; 0.32 AC**

2 STATUS/USE

Property Category

building(s)
 structure
 site
 object

Evaluation

eligible/contributing
 ineligible/non-contributing
 out-of-period

Use

Original Use: **single dwelling**
Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

digital: **Nov. 2013 (4)**
 prints: **2006, 1995**
 historic:

Drawings and Plans

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

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

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

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

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

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

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

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

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

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

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: WWII Era Cottage No. Stories: 1

Foundation Material: concrete Wall Material(s): board & batten / vinyl siding, stone veneer

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

Number of associated outbuildings 1 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

1060 Park is a WWII Era cottage that appears to have been modified. Built around 1946, the house is much more recent than many of the other houses in the neighborhood and, consequently, is very different in appearance when compared to those houses. Some elements of the house are appropriate to the time in which it was built, and others appear to have been modified. The cross gable roof is noted as being sheathed with composition shingles, but looks to be covered by metal shingles in recent images. A brick chimney is seen at the peak of the roof. The walls are clad with board-and-batten siding and with stone veneer, especially towards the front of the house. The areas in the gables are clad with aluminum siding. It is presumed that the stone veneer is a newer addition to the home. There is a large fixed pane window in the porch area to the right of the door. A one-over-one double hung sash window sits on the left of the primary façade. The porch is covered by the gable of the cross-wing and is supported by two fluted columns. A two car garage exists on the property which is clad with aluminum siding and possibly roofed with metal shingles. As there are not many resources that show the house in its original or past forms, it is difficult to determine the historic value of this house and property. Overall, the material and formal changes have diminished the house's historic value.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1946**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

<input type="checkbox"/> Agriculture	<input type="checkbox"/> Economics	<input checked="" type="checkbox"/> Industry	<input type="checkbox"/> Politics/ Government
<input type="checkbox"/> Architecture	<input type="checkbox"/> Education	<input type="checkbox"/> Invention	<input type="checkbox"/> Religion
<input type="checkbox"/> Archeology	<input type="checkbox"/> Engineering	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Science
<input type="checkbox"/> Art	<input type="checkbox"/> Entertainment/ Recreation	<input type="checkbox"/> Law	<input type="checkbox"/> Social History
<input type="checkbox"/> Commerce	<input type="checkbox"/> Ethnic Heritage	<input type="checkbox"/> Literature	<input type="checkbox"/> Transportation
<input type="checkbox"/> Communications	<input type="checkbox"/> Exploration/ Settlement	<input type="checkbox"/> Maritime History	<input checked="" type="checkbox"/> Other: Mining
<input type="checkbox"/> Community Planning & Development	<input type="checkbox"/> Health/Medicine	<input type="checkbox"/> Military	
<input type="checkbox"/> Conservation		<input type="checkbox"/> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

The Summit County Recorder notes this house as being built in 1946, though a house does appear on the 1929 and 1941 Sanborn maps, and the 1930 and 1940 censuses record a house at 1060 Park Avenue. It is possible that the original house was demolished, or that it was added onto to create the current house. The title history is incomplete due to lack of available records.

The house does not appear on the 1920 census, indicating that it was either vacant at that time, or had not been built yet. The lots were sold in 1925 to Leo Wildermuth. The only record of Leo Wildermuth in Park City is a marriage record of him and Bessie McGowan, on June 6, 1921. They appear on the 1930 and 1940 census for Rock Springs, Wyoming, where he worked as an undertaker. It is unknown if he continued to own the house, or if it was sold before they moved. The next known owner of the house was Ray Wortley. When he purchased the property in unclear, but he sold it in 1946 to Albert Carter.

Ray Wortley, also known as Lawrence Wortley, appears on the 1940 census for Park City, living on Rossie Hill with his wife Edith. He worked as a miner, but nothing else is known of him or his family. He may have owned the house during the 1940 census, when it was rented by Alice Brennan, who lived there with her sons Melvin and Richard.

Albert Carter, the next owner of the house, appears on the 1940 census as well. He lived in another house on Park Avenue at that time, with his wife Cecilia and their two daughters. He worked as a carpenter for a mining company, and both of his daughters worked as waitresses.

The house has been bought and sold several times since the historic period, and is currently owned by Paula and Gary Winter.



1060 Park Avenue. Northwest oblique. November 2013.



1060 Park Avenue. West elevation. November 2013.



1060 Park Avenue. Southwest oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1060 Park Avenue

City: Park City, UT

Current Owner: Paula G. & Gary A. Winter

Address: (see historic site form for address)

Tax Number: SA-357

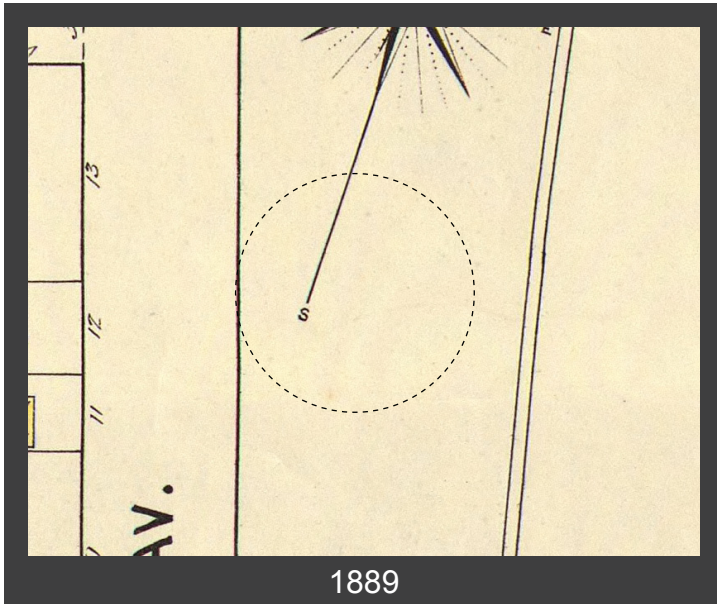
Legal Description (include acreage): SA BK55 L9,10,11,12 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo G. Snyder	David C. McLaughlin	W		[L 1-16]
6/12/1905	3rd District Court	W. McEmery	Decree		[L9-16]
6/12/1905	H. McEmery	W.A. McEmery	Deed		[L9-16]
2/5/1917	Summit County	T.L. Covey	Q.C.D.		[L9-14, result of tax sale]
1/1/1923	T.L. Covey, et ux	A.P. Ridge	W.D.		"9,10,11,12" [rest of form]
5/22/1925	A.P. Ridge, et ux	Leo L. Wildermuth	W.D.		
[missing link]					
7/30/1946	Ray Wortley	Albert I. Carter, et ux	W.D.		
9/3/1953	Albert I. & Cecilia M. Carter	George & Mary Gasparac	W.D.		
3/3/2009	Paula G. Winter (P.R.)	Paula G. & Gary A. Winter	P.R. Deed		[personal rep. of Estate of Mary Gasparac]

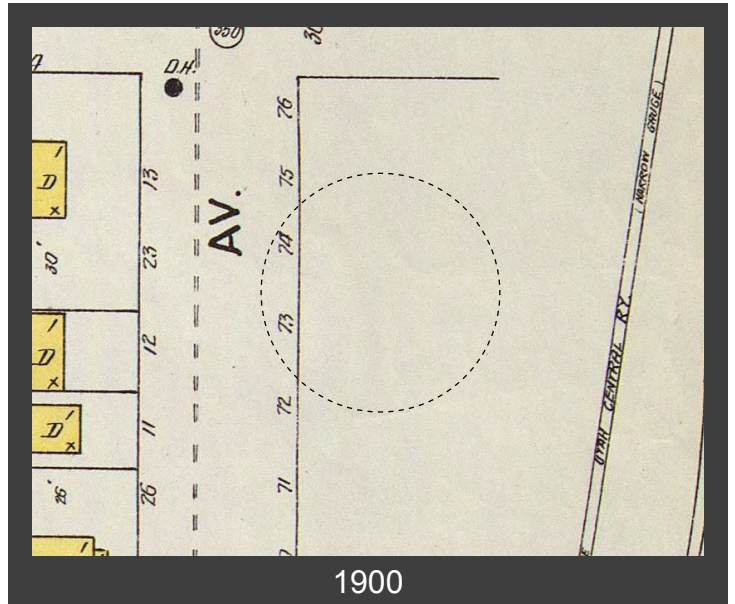
Researcher: John Ewanowski, CRSA Architecture

Date: 4/22/2014

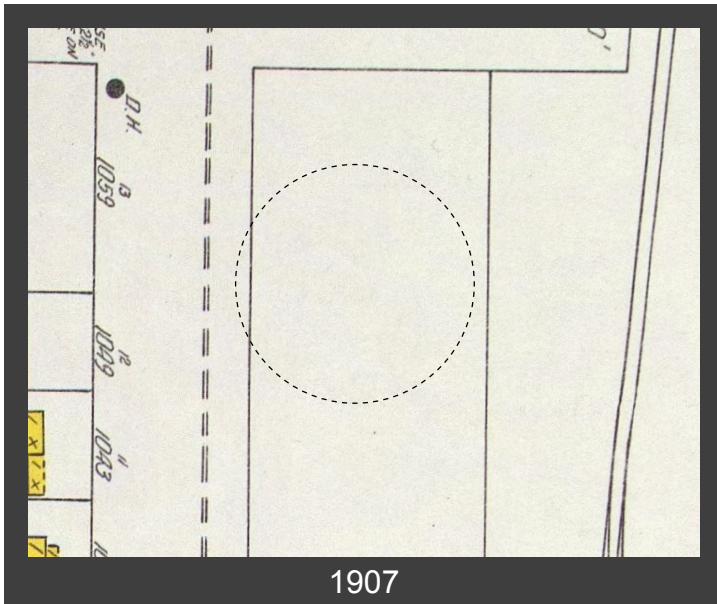
1060 Park Avenue, Park City, Summit County, Utah
 Intensive Level Survey—Sanborn Map history



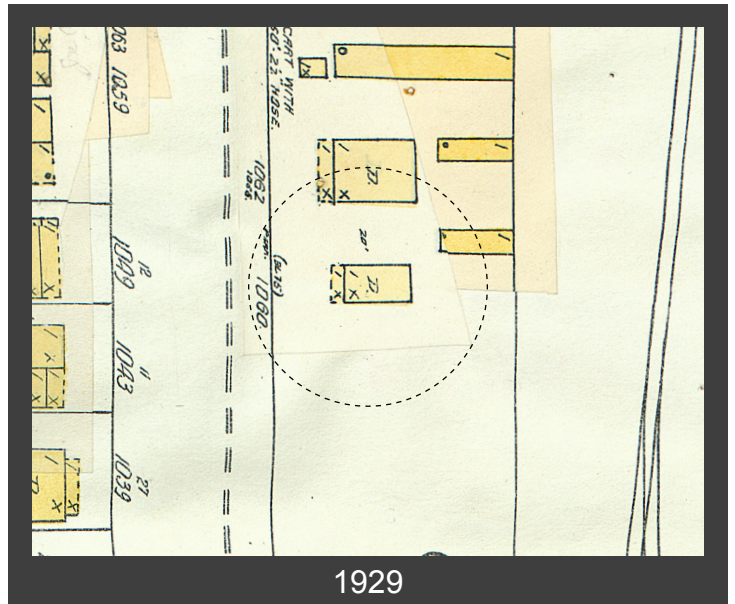
1889



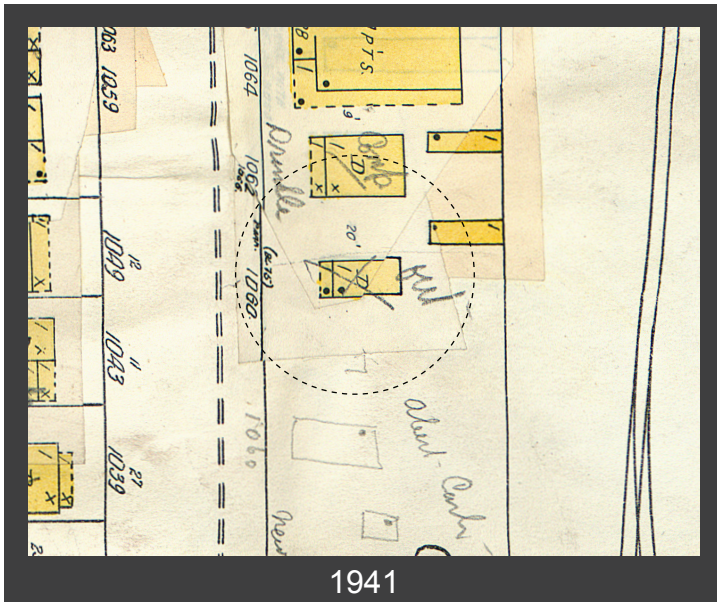
1900



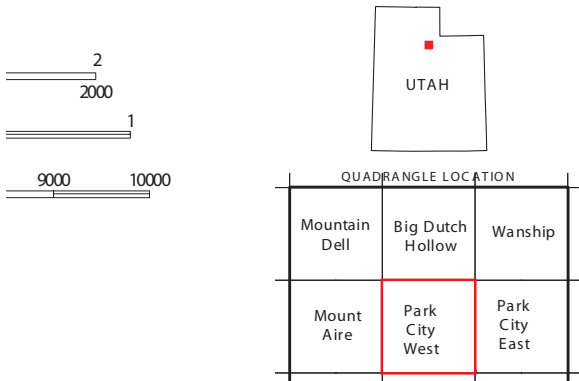
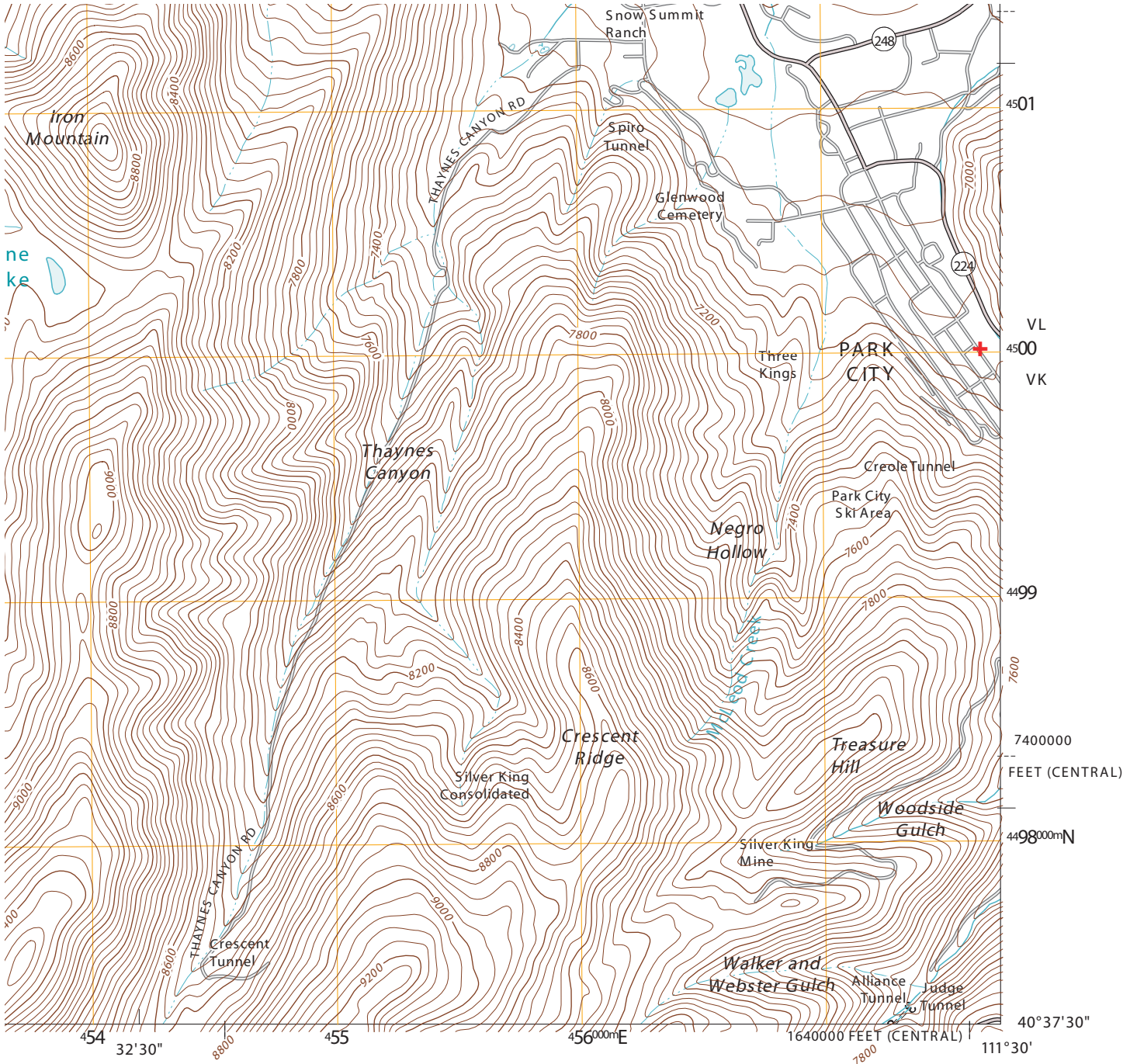
1907



1929



1941



ROAD CLASSIFICATION

Interstate Route		State Route	
US Route		Local Road	
Ramp		4WD	
	Interstate Route		US Route
	FS Primary Route		FS Passenger Route
			FS High Clearance Route

Check with local Forest Service unit for current travel conditions and restrictions.

+ location on USGS Park City West 1:24000 Quadrangle Map (2011)



Planning Department

Historic Preservation Board Staff Report

Author: Caitlyn Barhorst
Subject: Reconstruction Review (Single-Car Garage)
Address: 1057 Woodside Avenue
Project Number: PL-19-04208
Date: June 5, 2019
Type of Item: Administrative – Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board to review and discuss the Reconstruction of the Historic single-car garage on the Landmark Site, conduct a public hearing, and approve the Reconstruction of the Historic single-car garage on the Landmark Site at 1057 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 1057 Woodside Avenue
Designation: Landmark
Applicant: Natalie Fine-Cregger and William Cregger
Proposal: Reconstruction of the Historic Single-Car Garage on the Landmark Site.

The application was deemed complete on May 16, 2019. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's review of the Reconstruction of the ca. 1936 Single-Car Garage on the Landmark Site. The subject property is located in the Historic Residential (HR-1) Zoning District.

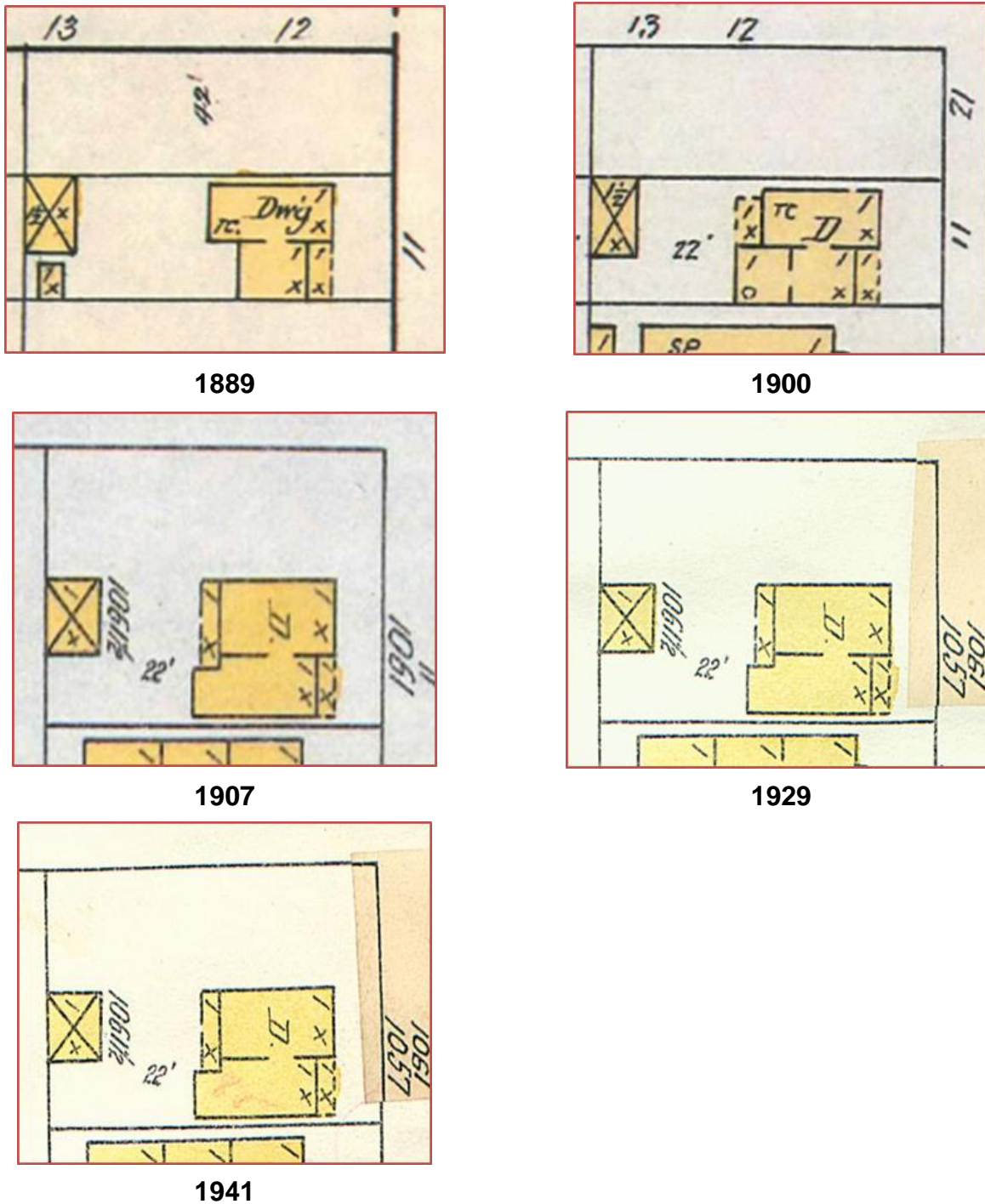
1057 Woodside Avenue Developmental History (Exhibit B):

The 1057 Woodside Avenue property is designated as a Landmark Site on the Park City Historic Sites Inventory (HSI). Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

Park City's Historic Preservation consultant, Anne Oliver of SWCA, has provided a detailed chronology of the development of 1057 Woodside Avenue in Exhibit D. Staff has summarized the developmental history in this section of the report by highlighting the major alterations and evidence that exists today as it relates to the proposed Material Deconstruction (Deconstruction and Reconstruction) and site context.

As can be seen in Exhibit B and Exhibit C, the single-family dwelling was constructed in circ.1889 and has undergone a series of alterations since. Figure 1 shows the developmental history of the site as documented in the Sanborn Fire Insurance Maps (Sanborn Maps).

Figure 1: Sanborn Fire Insurance Maps document the developmental history of 1057 Woodside Avenue.



Martin and Mary McGrath, officially purchased the property in 1890 and appear to have constructed the single-family dwelling and outbuildings before their formal purchase. The single-family dwelling and outbuildings first appear on the 1889 Sanborn Map.

As can be seen in the 1889 and 1900 Sanborn Maps in Figure 1, a one and one-half story, wood-framed and wood-sided stable (marked by a large X) with a wood-shingled roof was located in the rear yard. A smaller, one-story wood building (possibly an outhouse), located to the south of the stable was only present in the 1889 Sanborn Map.

The 1900 Sanborn Map indicates that the smaller outbuilding had been removed but the rectangular stable remained in the northwest corner of the property.

The 1907 Sanborn Map documents no changes to the single-family dwelling, but it does indicate that the two (2) original lots were now recognized as one (1) single lot. It also documents that the original stable had been replaced by a new stable that was squarer in plan and built in line with the north wall of the house.

In 1911, the property was seized by Summit County in a tax sale. In May 1918, Summit County sold the property to Charles A. Workman, a blacksmith in the mining industry, and his wife, Florence Reddon Workman. The Workmans completed major alterations to the single-family dwelling at about this time (circ. 1918).

The Workmans sold the property in 1924 and it changed ownership multiple times until 1936. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, as well as construction of the single-car garage and the storage shed. The development of an automobile garage documents the shift from horse and pedestrian travel to the need to accommodate private automobiles, accessible to all classes.

The first known image of the property at 1057 Woodside Avenue is a tax assessment photograph taken in circ. 1940 (Figure 2). The circ. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.

The circ. 1940 tax photograph of 1103 Woodside Avenue, which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings (Figure 3). The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.

Figure 2: 1057 Woodside Avenue circ. 1940 tax photograph. Visible in this photograph are the circ. 1918 alterations, the circ. 1936 north addition, and the corner of the outbuildings.



Figure 3: 1103 Woodside Avenue circ. 1940 tax photograph. Visible in this photograph is the single-car garage with its white-painted, board and batten siding and wood-shingled roof.



According to Preservation Consultant Anne Oliver (Exhibit C):

“In the following years [after circ. 1918], the old stable in the rear yard, which wasn’t large enough to house an automobile, was replaced with a single-car garage that was built toward the front of the property and oriented toward the street for better access, and the garage was accompanied by a new shed to provide additional storage space. The single-family dwelling and its associated garage and storage shed are an excellent example of how older historic properties in Park City were remodeled and updated to accommodate changing needs, tastes, and technologies in the middle years of the 20th century. No significant exterior changes have been made to any of the buildings since the early 1940s, giving them a high degree of integrity and justifying the property’s designation as a Landmark Site.

In summary, major alterations were made to the 1057 Woodside house in about 1918, updating it from what would have been perceived as an old-fashioned, Victorian-style cross-wing house to a hipped-roofed, bungalow-style house that was highly popular after World War I. Alterations between 1918 and the early 1940s included new window openings, new windows, a new roof shape, and an addition. It is unclear when the circ. 1907 square stable was removed, but the single-car garage was built in the late 1930s by the Birkbecks. The storage shed, which is nearly identical with the garage in construction methods, materials, and apparent age, was almost certainly built at the same time but located elsewhere on the property – if it had been built in its present.”

Analysis: Reconstruction of the Historic Single-Car Garage on the Landmark Site.

Proposals for Reconstruction are subject to Land Management Code (LMC) 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE. Staff has determined compliance with LMC 15-11-15 based on the following (LMC language is in **bold** and staff analysis is in *italics*):

LMC 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OF HISTORIC STRUCTURE It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the Reconstruction of Historic Buildings, Structures, and Sites.

A. CRITERIA FOR RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE.

In approving an Application for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and

Complies. The representative of the Chief Building Official (CBO) made a site visit on April 4, 2019. At that time, the representative of the CBO observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The structure was posted “Do Not Enter-Unsafe to Occupy” due to its general dilapidated and unsafe state on April 4, 2019. The property was noticed and posted on April 11, 2019. The hazardous or dangerous conditions observed included:

- The Historic Garage structure has buckled from the weight of the snow.
- This structure has been determined to be dangerous and uninhabitable.

Due to the instability and collapse of the garage’s roof structure system, the extent of the deterioration of the original materials, as well as the health concerns, the safest approach is to Reconstruct the Historic single-car garage.

The Chief Building Official’s Notice and Order to Repair Letter has been included as Exhibit J. Staff has included the photographs in Figure 4 that detail the conditions of the Historic Single-Car Garage. These photographs were submitted by the applicant as a part of the Physical Conditions Report (Exhibit D) and supplemental submittals.

Figure 4: Detailed conditions of the Historic One-Car Garage.



Front Elevation



Back Elevation



Back Elevation



Inside of Garage showing roof collapse

- 2. The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and**

Complies. *Because of the findings of the representative of the Chief Building Official, staff finds it apparent that there are unique conditions, specifically, the structural conditions, physical conditions of the existing materials, and the additional submitted reports by the applicant supporting the dangerous building finding. The Historic Building(s) cannot be safe and/or serviceable through repair.*

The Planning Director and Chief Building Official have found unique conditions of safety (outlined below) that warrant the proposed Reconstruction of the Historic single-car garage.

- 1. Safety conditions:*
 - a. The owners have reported pests infesting the structure.*
 - b. The structure is adjacent to a platted public Right-of-Way.*

- 3. The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.**

Complies. *The applicant has worked with staff to develop a Historically accurate set of plans for the Reconstruction. The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.*

B. PROCEDURE FOR THE RECONSTRUCTION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR A SIGNIFICANT SITE. All Applications for the Reconstruction of any Historic Building and/or Structure on a Landmark Site or a Significant Site within the City shall be reviewed by the Historic Preservation Board pursuant to Section 15-11-12 of this Code.

If an Application involving the Reconstruction of Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site also includes relocation and/or reorientation of the Reconstructed Historic Building(s) and/or Structure(s) on the original Site or another Site, the Application must also comply with Section 15-11-13 of this Code.

***Complies.** On May 10, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. The application was deemed complete on May 16, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.*

Overall, Staff finds that the proposal for Reconstruction complies with LMC 15-11-15 RECONSTRUCTION OF AN EXISTING HISTORIC BUILDING OR HISTORIC STRUCTURE.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the following sections of the Land Management Code (LMC):

- [LMC 15-11-15 Reconstruction Of An Existing Historic Building Of Historic Structure](#)

The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment or City Council. Appeal requests shall be submitted to the Planning Department thirty (30) days of the Historic Preservation Board decision. The appellant has the burden of proving that the land use authority erred. The appeal authority shall review factual matters de novo, without deference to the land use authority's determination of factual matters. The appeal authority shall determine the correctness of the land use authority's interpretation and application of the plain meaning of the land use regulations, and interpret and apply a land use regulation to favor a land use application unless the land use regulation plainly restricts the land use application.

Notice:

On May 18, 2019, Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on May 22, 2019 and posted the property on May 22, 2019.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the Reconstruction of the Historic single-car garage on the Landmark Site, conduct a public hearing, and approve the Reconstruction of the Historic single-car garage on the Landmark Site at 1057 Woodside Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The property is located at 1057 Woodside Avenue. The property consists of Lot 15 and Lot 16, Block 9, Snyder's Addition to Park City.
2. The historic site is listed as Landmark on the Historic Sites Inventory.
3. The house was originally constructed c. 1889, per the Historic Site Inventory (HSI) Form, and has undergone a series of alterations since.
4. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
5. In 1936, Robert J. Birkbeck, a shop foreman for a mining company, and his wife Lillian P. Langford Birkbeck purchased the property. The Birkbecks made a series of changes to the site including, the construction of the north addition to the single-family dwelling, the single-car garage and the storage shed.
6. The circ. 1940 tax photograph of 1057 Woodside Avenue documents the changes to the single-family dwelling. At the far right edge of the photograph, the corner of an outbuilding is visible; the front (east end) of this building is roughly aligned with the east face of the addition. In the background stands a large, rectangular outbuilding with a wood-shingled roof.
7. The ca. 1940 tax photograph of 1103 Woodside Avenue (Exhibit D), which is the property on the north side of Crescent Street, provides a better view of the two (2) outbuildings. The white-painted, board and batten building with a wood-shingled roof is clearly the single-car garage in the same location on the property today.
8. On May 10, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on May 16, 2019. The HDDR application is still under review by the Planning Department.
9. The applicant is proposing to Reconstruct the Historic Single- Car Garage on the Landmark site at 1057 Woodside Avenue. The existing condition of the single-car garage is poor. The structural members of the single-car garage are compromised, the roof has buckled from the weight of the snow, the exterior siding material is deteriorating, and the building is leaning significantly to the South
10. The proposal for Reconstruction complies with LMC 15-11-15(A)(1) as the representative of The Chief Building Official made a site visit on April 4, 2019. At that time, the representative of the Chief Building Official observed the conditions of the structures to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. The site was posted "Do Not Enter- Unsafe to Occupy" due to its general dilapidated and unsafe state on April 4, 2019. The hazardous or

dangerous conditions observed included:

- The Historic Garage structure has buckled from the weight of the snow.
 - This structure has been determined to be dangerous and uninhabitable.
11. Due to the instability and collapse of the garage's roof structure system, the extent of the deterioration of the original materials, as well as the health concerns, the safest approach is to Reconstruct the Historic single-car garage.
 12. The proposal complies with LMC 15-11-15(A)(2) as the representative of the Chief Building Official found the building to be dangerous. Staff finds it apparent that there are unique conditions, specifically, the structural conditions, physical conditions of the existing materials, and the additional submitted reports by the applicant supporting the dangerous building finding. The Historic Building(s) cannot be safe and/or serviceable through repair. The Planning Director and Chief Building Official have found unique conditions of safety (outlined below) that warrant the proposed Reconstruction of the Historic single-car garage.
 - Safety conditions:
 - a. The owners have reported pests infesting the structure.
 - b. The structure is adjacent to a platted Right-of-Way.
 13. The proposal complies with LMC 15-11-15(A)(3) as the applicant has worked with staff to develop a Historically accurate set of plans for the Reconstruction. The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.
 14. The proposal complies with LMC 15-11-15(B) as on May 10, 2019, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1057 Woodside Avenue. The application was deemed complete on May 16, 2019. Approval of the HDDR application is dependent on the Historic Preservation Board's approval of the Reconstruction.
 15. Staff and the Design Review Team find that Reconstructing the historic structure will not significantly change the context of the site, nor diminish its historical significance. The single-car garage is a contributing feature of the Landmark Site.
 16. The applicant is proposing the removal of the non-historic garage door (modified to accommodate a human entrance) which will allow for the installation of a historically accurate garage door.
 17. The specific techniques for Reconstruction will be approved as a part of the Historic District Design Review and Building Permit. A plan highlighting what historic material will be salvaged will be submitted prior to the approval of the application.
 18. A Financial Guarantee will be required prior to Building Permit issuance. The Financial Guarantee will require that the single-car garage be reassembled within 18 months of Building Permit issuance. A Building Permit must be issued within one (1) year of approval of the Historic District Design Review application.
 19. According to the licensed structural engineer (hired by the applicant), the structural integrity of the single-car garage is compromised due to inadequate structural members on the interior of the structure. The structural engineer has recommended demolition; however, the applicant is proposing to Reconstruct the single-car garage after Deconstructing the existing building.
 20. The structure is not threatened by demolition.
 21. Due to the poor condition of the building and its structural deficiencies, the building could not be temporary lifted or moved as a single unit. The physical conditions of

the existing materials prevent the temporary lifting or moving of a building and the applicant has demonstrated that Reconstruction will result in a greater amount of historic materials to be salvaged and preserved.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure Deconstruction and Reconstruction.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal received on May 10, 2019. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
3. The applicant shall salvage and reuse any and all serviceable Historic Materials. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition prior to disposal.
4. As the garage is Deconstructed, the applicant shall identify and analyze different siding profiles to determine the original siding profile. The applicant shall work with the Planning Department to approve determination of the original siding material. The applicant shall salvage and reuse any original siding materials that can be made safe and/or serviceable through repair.
5. Where the severity of deterioration or existence of material defects requires replacement, the new wood siding materials shall match the original in design, dimension, texture, material, and finish. The applicant shall demonstrate the severity of deterioration or existence of defects by showing the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
6. Prior to approval of the Historic District Design Review application, the applicant shall submit a site plan identifying the storage location of the salvageable materials from the Historic single-car garage.

Exhibits:

- Exhibit A – HPB Criteria for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site. (Staff Report Page 1)
- Exhibit B – 1057 Woodside Avenue – Developmental History Timeline (Staff Report Page 2)
- Exhibit C – Anne Oliver (SWCA) 1057 Woodside Avenue Memorandum (Staff Report Page 5)
- Exhibit D – 1103 Woodside Avenue Tax Photo showing corner of Historic Garage
- Exhibit E – Historic Sites Inventory Form
- Exhibit F – Historic District Design Review Historic Preservation Plan (Single-Car Garage)
- Exhibit G – Historic District Design Review Physical Conditions Report (Single-Car Garage)
- Exhibit H – Structural Engineer’s Report
- Exhibit I – Historic District Design Review Existing and Proposed Plans (Single-Car Garage)
- Exhibit J – Chief Building Official Notice and Order to Repair Letter
- Exhibit K – Woodside Avenue Streetscape Analysis
- Exhibit L – Aerial Photograph

Exhibit A: HPB Criteria for Reconstruction of the Historic Building(s) and/or Structure(s) on a Landmark Site or Significant Site.

The Historic Preservation Board shall find the project complies with the following criteria:

1. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; and
2. The Historic Building(s) and/or Structure(s) cannot be made safe and/or serviceable through repair; and
3. The form, features, detailing, placement, orientation and location of the Historic Building(s) and/or Structure(s) will be accurately depicted, by means of new construction, based on as-built measured drawings, historical records, and/or current or Historic photographs.

Exhibit D

1103 Woodside Avenue Tax Photo

Showing corner of Historic Garage



84 73

958

Exhibit E

Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1057 Woodside Avenue

AKA: 1061 Woodside

City, County: Park City, Summit County, Utah

Tax Number: SA-92

Current Owner Name: Six Companies, LC

Parent Parcel(s):

Current Owner Address: 2159 S 700 E, #200, SLC UT 84106

Legal Description (include acreage): 0.18 acres; SAS 16 T 2S R 4E LOTS 15, 16, 17 & 18 BLK 9 SNYDERS ADDITION.

2 STATUS/USE

Property Category

- building(s), main
 building(s), attached
 building(s), detached
 building(s), public
 building(s), accessory
 structure(s)

Evaluation*

- Landmark Site
 Significant Site
 Not Historic

Reconstruction

- Date:
Permit #:
 Full Partial

Use

- Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

- tax photo:
 prints: 1995 & 2006
 historic: c.

Drawings and Plans

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

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

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

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

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid house

No. Stories: 1

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

Number of associated outbuildings and/or structures: accessory building(s), # 1; structure(s), # _____.

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation Date: November, 08

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

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

Foundation: 1949, 1957 & 1968 indicate no foundation and there is no evidence to show the foundation has been upgraded.

Walls: Drop siding. Single support for the recessed porch--wide square column.

Roof: Pyramid roof form sheathed in asphalt shingles.

Windows: Ribbon windows with center casement flanked by narrow casements. Entry door is a frame-and-panel door with upper square light.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): This one-story frame pyramid house largely unchanged from that is seen in the tax photo. A small shed roof addition to the north side of the house beyond the midpoint is visible in the tax photos and noted on the 1949, 1957, and 1968 tax cards, but was removed by 1995. The tax cards also indicate a rear addition, but its existence was not verified. The site retains its original historic character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered. An accessory building is located northwest of the main building, but it is not clear if it is the same accessory building noted in the 1949, 1957, and 1968 tax cards. The tax cards note a two-car garage and the extant accessory building is a single car structure. An accessory building is noted on the 1907 Sanborn Insurance map which may be the structure noted in the tax cards. Because the rear of the site was not accessed, the existence of this accessory building could not be verified.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The physical evidence from the period that defines this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Pyramid house is one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: Not Known Known: (source:)

Date of Construction: c. 1900¹

Builder: Not Known Known: (source:)

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

¹ Summit County records.

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: East elevation. Camera facing west, 2006.

Photo No. 2: Accessory building. Camera facing west, 2006.

Photo No. 3: East elevation. Camera facing west, 1995.

Photo No. 4: East elevation. Camera facing west, tax photo.

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

**SERIAL NO.
RE-APPRAISAL CARD (1940 APPR. BASE)**

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. _____

Schedule 1 Class 3 Type 1-2-3-4 Cost \$ _____ X _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
1	x x		724	\$ -	\$ 1508
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone <u>122 @ 15</u> Conc. <u>None</u> ✓		122
Ext. Walls <u>Siding</u>		
Insulated—Floors _____ Walls _____ Cigs. _____		
Roof—Type <u>Hip</u> Mat. <u>Shg.</u>		
Dormers—Small _____ Med. _____ Lg. _____		
Bays—Small _____ Med. _____ Lg. _____		
Porches—Front <u>60" @ 1.30</u>	90	
Rear <u>16" @ 1.15</u>	18	
Cellar—Basin't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>No</u>		40
Basement Apts.—Rooms Fin. _____		
Attic Rooms _____ Fin. _____ Unfin. _____		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays _____ Basin _____ Sink <u>1</u> Toilet <u>1</u> Urns _____ Ftns _____ Shr. _____ Dishwasher _____ Garbage Disp. _____	350	
Heat—Stove <u>H. A.</u> Steam _____ S. _____ Blr. _____ Oil _____ Gas _____ Coal _____		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish— Hd. Wd. _____ Floors— Fir. <u>✓</u> Hd. Wd. <u>✓</u> Conc. _____		
Cabinets <u>1</u> Mantels _____	40	
Tile— Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp _____ Drops <u>✓</u> Fix. _____ <u>Wallboard lined 5 @ 20</u>		100

Total Additions and Deductions 498 262 1508
 Net Additions or Deductions -262 + 236

Ave Age 28 Yrs. by Est. Owner Tenant Neighbors Records REPRODUCTION VALUE \$ 1744
 Depr. 2-3-4-5-6 4/59 % \$ 1029
 Reproduction Val. Minus Depr. \$ 1029

Remodeled _____ Est. Cost _____ Remodeling Inc. _____ % \$ _____
 Garage—S 8 C 2 Depr. 2% (3%) Obsolescence _____ \$ _____
 Cars 1 Walls Bot. Shg. Out Bldgs. _____ \$ _____
 Roof Shg. Size 10 x 20 Age 10 _____ \$ _____
 Floor Dirt Cost 162/70 Depreciated Value Garage _____ \$ 113

Remarks _____ Total Building Value \$ 1142

Appraised 9/27/1949 By C.A.O. & A.J.

Serial No. SA 92

C. B.

Location Block 9 - Lots 15-16-17-18

Kind of Bldg. RES St. No. 107 Woodside ave

Class 3 Type 1 2 3 4 Cost \$ 1530 X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		724		\$ 1530
	x x				
	x x				

Gar.—Carport x Flr. Walls Cl.

Description of Buildings	Additions	
Foundation—Stone <u> </u> Conc. <u> </u> None <u> </u>		
Ext. Walls <u> </u> <u>Siding</u>		
Insulation—Floors <u> </u> Walls <u> </u> Clgs. <u> </u>		
Roof Type <u> </u> <u>Shg</u> Mtl. <u> </u> <u>Shg</u>		
Dormers—Small <u> </u> Med. <u> </u> Large <u> </u>		
Bays—Small <u> </u> Med. <u> </u> Large <u> </u>		
Porches—Front <u> </u> <u>5x12</u> <u>60</u> @ <u>125</u>	<u>75</u>	
Rear <u> </u> <u>4x4</u> <u>16</u> @ <u>100</u>	<u>16</u>	
Porch <u> </u> @ <u> </u>		
Metal Awnings <u> </u> Mtl. Rail <u> </u>		
Basement Entr. <u> </u> @ <u> </u>		
Planters <u> </u> @ <u> </u>		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u> </u> Floor <u> </u>		
Bsmt. Apt. <u> </u> Rooms Fin. <u> </u> Unfin. <u> </u>		
Attic Rooms Fin. <u> </u> Unfin. <u> </u>		
Plumbing {	350	
		Class <u> </u> Tub <u> </u> Trays <u> </u>
		Basin <u> </u> Sink <u> </u> Toilet <u> </u>
		Wtr. Sfr. <u> </u> Shr. St. <u> </u> O.T. <u> </u>
Dishwasher <u> </u> Garbage Disp. <u> </u>		
Built-in-Appliances <u> </u>		
Heat—Stove <u> </u> H.A. <u> </u> Steam <u> </u> Stkr. <u> </u> Blr. <u> </u>	210	
Oil <u> </u> Gas <u> </u> Coal <u> </u> Pipeless <u> </u> Radiant <u> </u>		
Air Cond. <u> </u>		
Finish—Fir <u> </u> Hd. Wd. <u> </u>		
Floor—Fir <u> </u> Hd. Wd. <u> </u> Other <u> </u>		
Cabinets <u> </u> Mantels <u> </u>		
Tile—Walls <u> </u> Wainseot <u> </u> Floors <u> </u>		
Storm Sash—Wood D. <u> </u> S. <u> </u> ; Metal D. <u> </u> S. <u> </u>		
	651	

Total Additions 651

Year Built <u> </u>	Avg. Age <u>37</u>	Current Value	\$ <u>2181</u>
Inf. by {	Owner - Tenant -	Commission Adj.	% <u> </u>
	Neighbor - Record - Est.	Bldg. Value	
Remodel Year <u> </u>	Est. Cost <u> </u>	Depr. Col. 1 2 3 4 5 6 <u>50</u>	% <u> </u>
Garage—Class <u>2</u>	Depr. 2% <u>3%</u>	Current Value Minus Depr.	\$ <u>1891</u>
Cars <u>1</u>	Floor <u>Wood</u> Walls <u>Sid</u> Roof <u>Shg</u> Doors <u>1</u>		<u>58</u>
Size <u>10</u> x <u>18</u>	Age <u>1929</u> Cost <u>178</u> x <u>30</u> %		<u>52</u>
Other <u>20</u>			<u>2253</u>
Total Building Value			\$ <u>2181</u>

Appraised 5-2- 1958 By 1302

SA 92

Serial Number

QF
Card Number

Owner Name _____
 Location PARK CITY
 Kind of Bldg. Res St. No. 1057 Woodsid Ave
 Class. 3 Type 1 2 3 4 Cost \$ _____ x 100 %

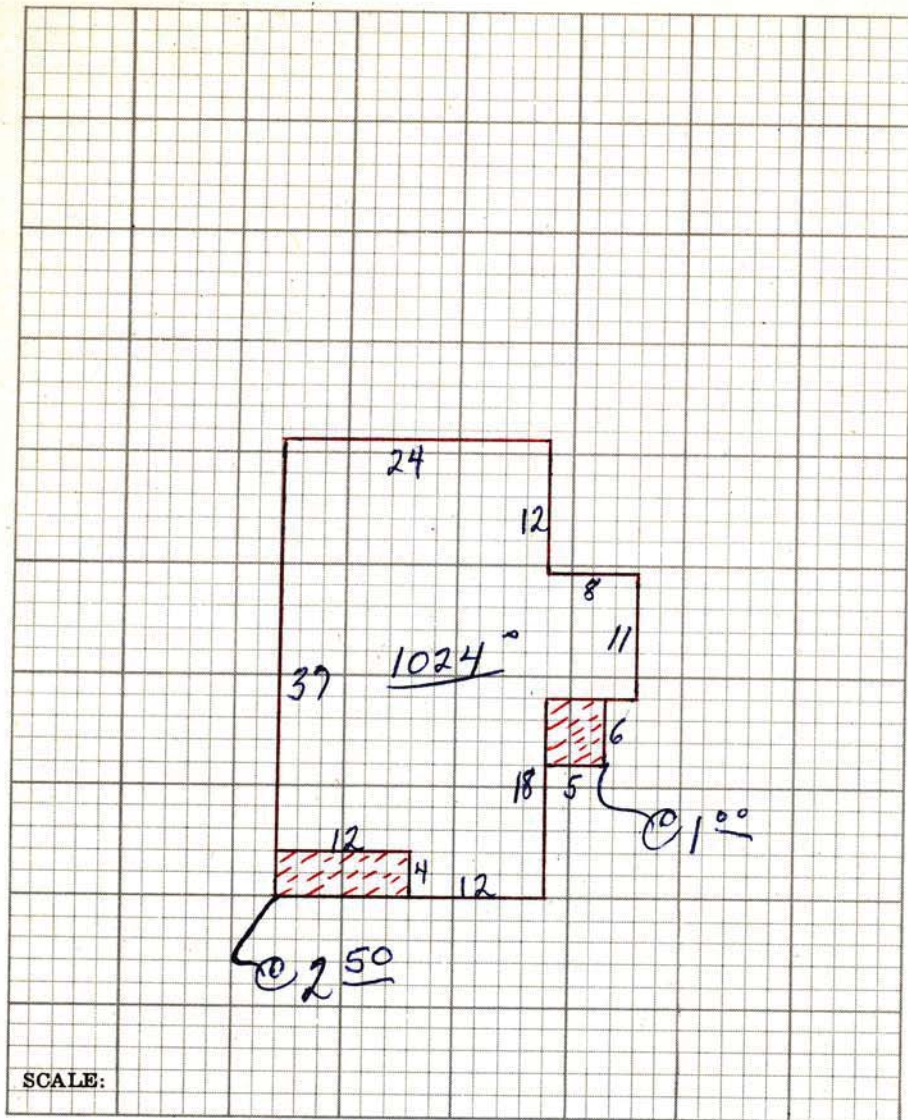
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	1024		\$ 4356	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone _____ Conc. _____ Sills <input checked="" type="checkbox"/>		
Ext. Walls <u>Sliding</u>		
Roof Type <u>hip</u> Mtl. <u>shg</u>		
Dormers—Small _____ Med. _____ Large _____		
Bays—Small _____ Med _____ Large _____		
Porches—Front _____	<u>48 @ 2.50</u>	<u>120</u>
Rear _____	<u>30 @ 1.00</u>	<u>30</u>
Porch _____	@	
Planters _____	@	
Ext. Base. Entry _____	@	
Cellar-Bsmt. — 1/4 1/8 1/2 2/3 3/4 Full _____ Floor _____		
Bsmt. Gar. _____		
Basement-Apt. _____ Rms. _____ Fin. Rms. _____		
Attic Rooms Fin. _____ Unfin. _____		
Plumbing {	Class <u>1</u> Tub. <u>1</u> Trays _____	550
	Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u>	
	Wtr. Sfr. _____ Shr. St. _____ O.T. _____	
	Dishwasher _____ Garbage Disp. _____	
Heat—Stove _____ H.A. _____ FA <input checked="" type="checkbox"/> HW _____ Stkr _____ Elec. _____	389	
Oil <u>Gas</u> Coal _____ Pipeless _____ Radiant _____		
Air Cond. — Full _____ Zone _____		
Finish—Fir. _____ Hd. Wd. _____ Panel _____		
Floor—Fir. _____ Hd. Wd _____ Other _____		
Cabinets <input checked="" type="checkbox"/> Mantels. _____		
Tile—Walls _____ Wainscot _____ Floors _____		
Storm Sash—Wood D. _____ S. _____; Metal D. _____ S. _____		
Awnings — Metal _____ Fiberglass _____		

Total Additions		1089
Year Built <u>1921</u>	Avg. 1.	Replacement Cost <u>5445</u>
	Age 2.	Obsolescence
Inf. by {	Owner - Tenant -	Adj. Bld. Value
	Neighbor - Record - Est.	Conv. Factor <u>x.47</u>
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side <u>garage</u>		<u>145</u>
Total Building Value		\$

Appraised ① 10-22 1968 By LSH DEC 20 1968
 Appraised ② _____ 19 _____ By 1328



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

Garage — Class 2 Depr. 2% ^{3%}

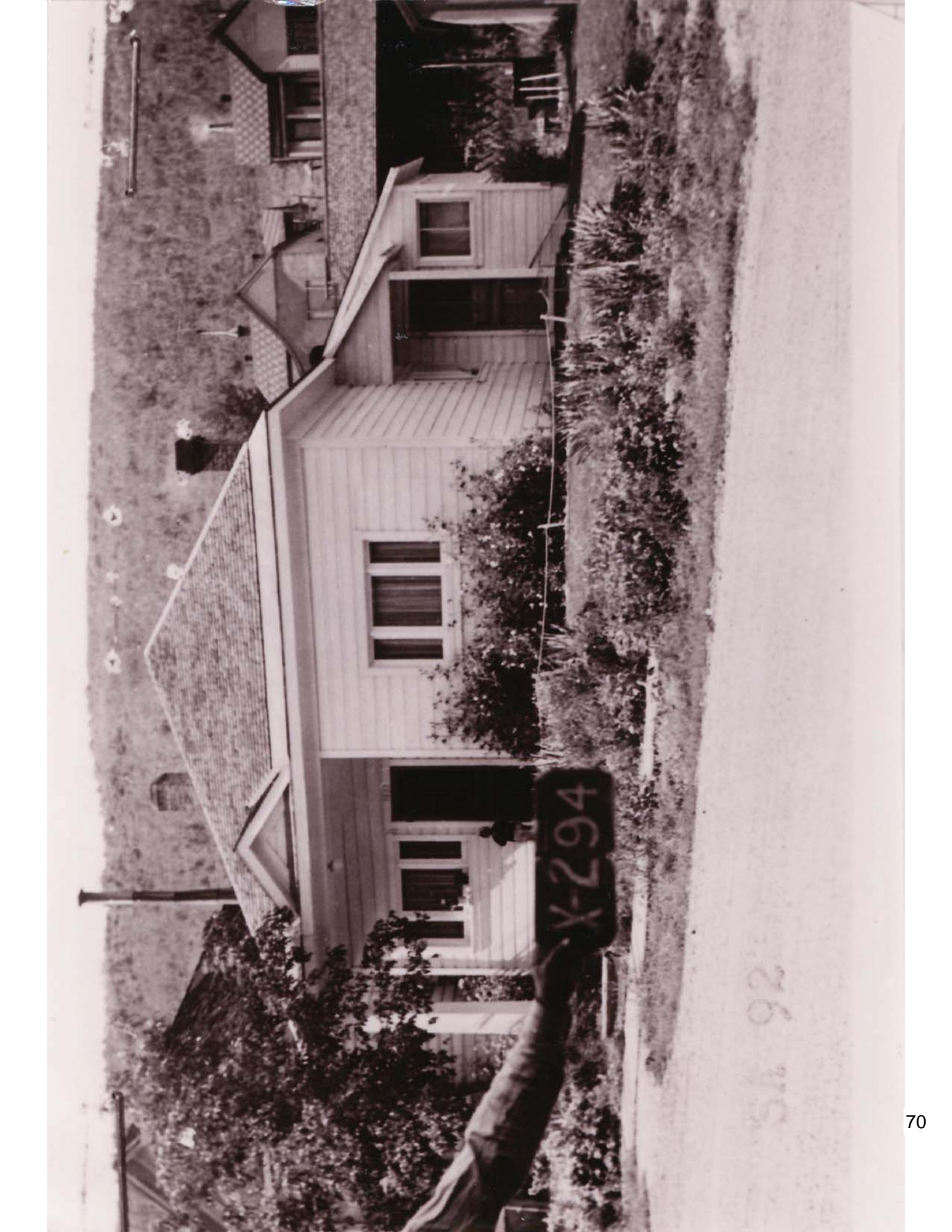
Cars Floor Wood Walls Sid Roof Slb Doors _____

Size 10 x 20 Age 1929 Cost 487 x 47%

1940 Base Cost _____ x 30% Depr. _____

Total 145

REMARKS _____



X-294

26 W.S.







Exhibit F

Historic District Design Review

Historic Preservation Plan

(Single-Car Garage)

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE - PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060



HISTORIC PRESERVATION PLAN

For Use with the Historic District/Site Design Review Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

LANDMARK SIGNIFICANT DISTRICT: _____

NAME: Wm William & Natalie Cregger

ADDRESS: 1057 Woodside
Park City UT 84060

TAX ID: Parcel # SA-92 OR _____

SUBDIVISION: _____ OR _____

SURVEY: _____ LOT #: 15316 BLOCK #: _____

APPLICANT INFORMATION

NAME: William & Natalie Cregger

PHONE #: (949) 351-0159 FAX #: () -

EMAIL: Billy.Cregger@gmail.com

Historic Preservation Plan-Shed/Garage
Attachment to Application
1057 Woodside ave, Park City, Ut 84060

Scope of Work/Project Description: The proposed project is to remove the existing shed as it has collapsed. The shed is unrepairable and unsalvageable. The walls are rotting, have been split, warped, and destroyed by the collapsing of the roof.

Construction Issues: We will be deconstructing the shed and removing all materials. Over 90% of the material of the shed is ruined so we won't be able to salvage and repurpose the materials

Structure: The structure has collapsed. The shed is wood framed and the rood is wood shingle built with rafters.

Roof: Original wood shingle and has collapsed

Exterior Walls: Wood framed. Wood is rotting and destroyed

Foundation: N/A

Porches N/A

Doors: There is a newer door added to front of shed. There is an original side door that is non functioning. Wood is rotted and hardware is not usable.

Windows: N/A

Mechanical Systems: N/A

Photos: see attached

Exhibit G

Historic District Design Review

Physical Conditions Report

(Single-Car Garage)



HISTORICAL CONDITIONS REPORT
 of a Final Design Review (HDDR) Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____
 DATE RECEIVED: _____

PROJECT INFORMATION

NAME: William & Natalie Cresser

ADDRESS: 1057 Woodside
Park City UT 84060

TAX ID: Parcel # SA-92 OR _____

SUBDIVISION: _____ OR _____

SURVEY: _____ LOT #: 157/6 BLOCK #: _____

HISTORIC DESIGNATION: LANDMARK SIGNIFICANT NOT HISTORIC

APPLICANT INFORMATION

NAME: William & Natalie Cresser

MAILING ADDRESS: P.O. Box 248
Park City UT 84060

PHONE #: 949 1351-0959 FAX #: () -

EMAIL: BillyCresser@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: _____

PHONE #: () -

EMAIL: _____


ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: 
 Name of Applicant: William & Natalie Cresser
 Mailing Address: PO Box 248
Park City UT 84060
 Phone #: (949) 351-0959 Fax #: () -
 Email: Billy.Cresser@gmail.com
 Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: William & Natalie Cresser
 Mailing Address: PO Box 248
Park City UT 84060
 Street Address/ Legal: 1057 Woodside UT 84060
 Description of Subject Property: _____

Signature:  Date: 5-9-19

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attaché a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org Updated 10/2014 79

2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves:

An original part of the building

A later addition

Estimated date of construction: _____

??

Describe existing feature:

Shed has collapsed. The roof has caved in & walls have split/bowed out. Walls are about to fall down. & very warped.

Describe any deficiencies:

Existing Condition: Excellent

Good

Fair

Poor

Photo Numbers: _____

Illustration Numbers: _____

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: An original part of the building
 A later addition

Estimated date of construction: _____

Describe existing feature:

Roof has caved in.

Describe any deficiencies:

Existing Condition: Excellent Good Fair Poor

Photo Numbers: _____ Illustration Numbers: _____

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: An original part of the building
 A later addition
Estimated date of construction: ??

Describe existing feature:

walls have been pushed out, split, & warped.
~~as well as~~ shed has been condemned
by city.

Describe any deficiencies: Existing Condition: Excellent Good Fair Poor

Photo Numbers: _____ Illustration Numbers: _____

Exhibit H

Structural Engineer's Report



Wednesday, December 23, 2016

Katy Pallerson
PO Box 2832
Park City, UT 84080

RE: SHED STRUCTURAL EVALUATION FOR 1057 WOODSIDE AVE, PARK CITY, UT

I have evaluated the structural integrity of the shed located at 1057 Woodside Ave, Park City, UT. The roof framing consists of 2x4 rafters at 24" o.c. and 2x4 lateral ties at 48" o.c. The roof is supported by the side walls consisting of 4x4 posts at 60" o.c. with (2) 2x4 top plate and 2x4 horizontal nailers between the 4x4 posts. It appears that the walls have been sheathed with 1/2" plywood.

It was observed that the lateral system on the front of the shed has failed. The top of south east corner of the shed has shifted 6" to the south. A new wall has been added in the location of the old garage door and has prevented further movement of the front wall of the shed. A large indentation was observed at the base of the north wall of the shed which resulted in damage to some 2x4 nailers.

It was determined that the roof rafters and tension ties of the existing shed is not adequate to support the required roof loads. The (2) 2x4 top plate that spans between the 4x4 post is also not adequate to support the loads from the roof framing. Due to the visual observations and structural deficiencies the shed is in very poor condition and it is recommended that the shed be demolished and rebuilt.

I can be reached at 435-654-6800 extension 123 with any questions.

Respectfully,



Adam Huff, S.E.
Epic Engineering, P.C.

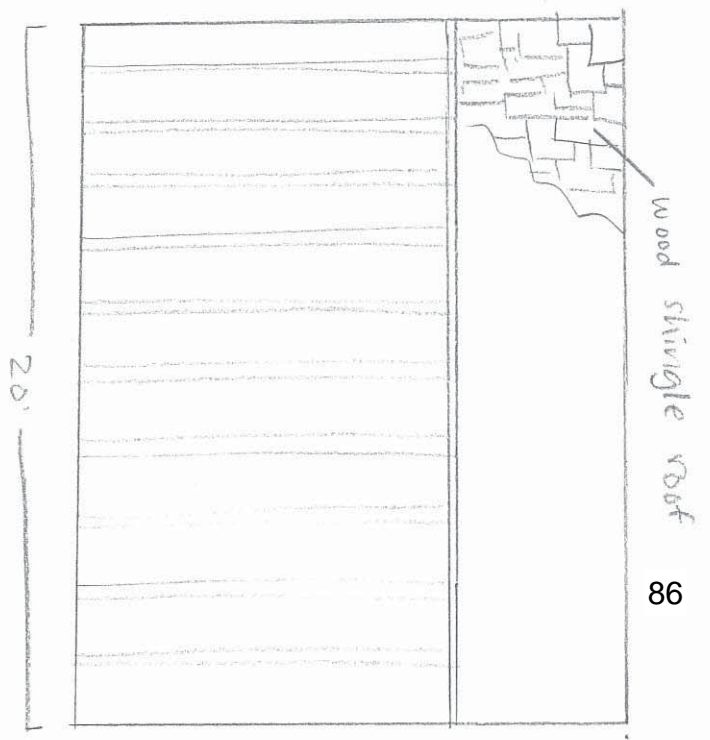
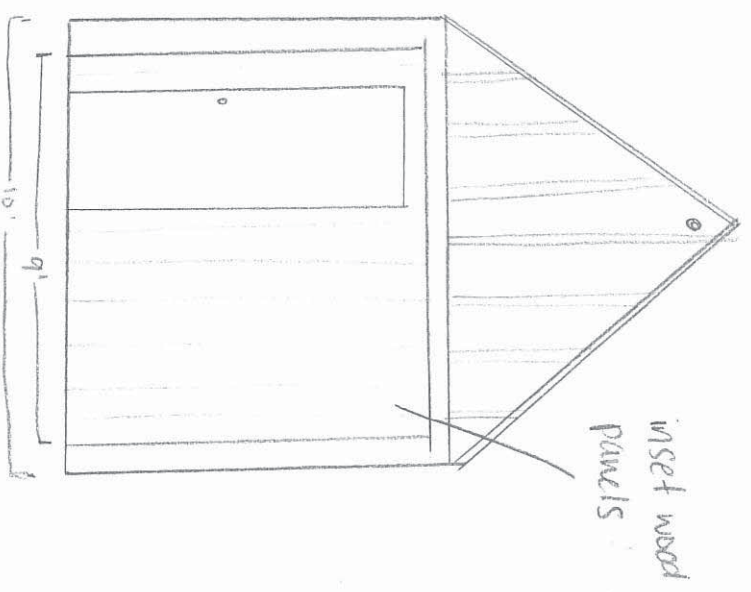
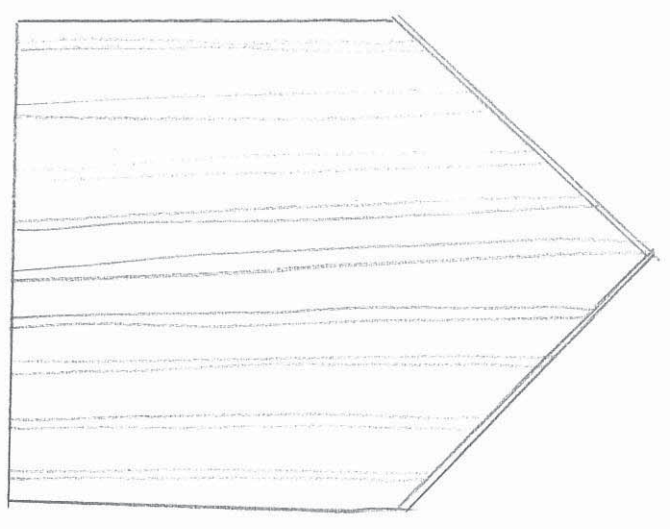
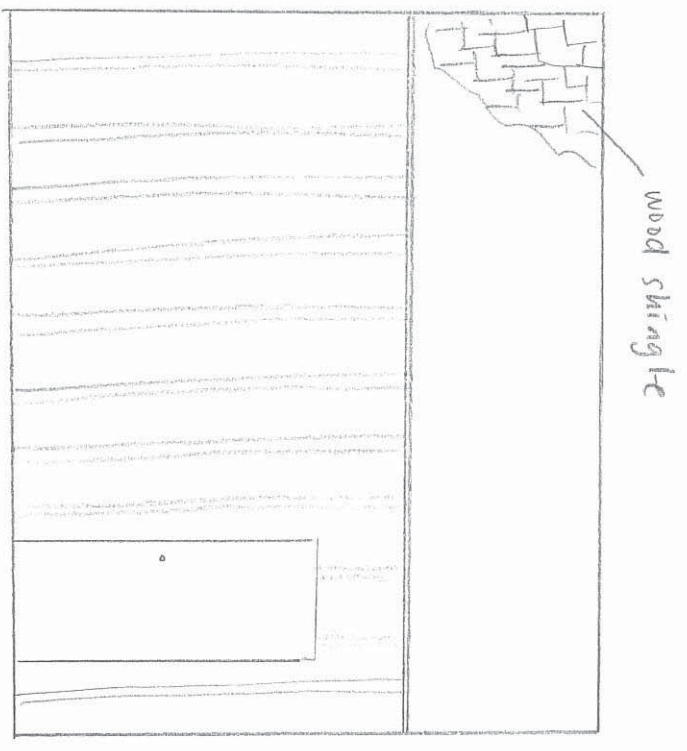
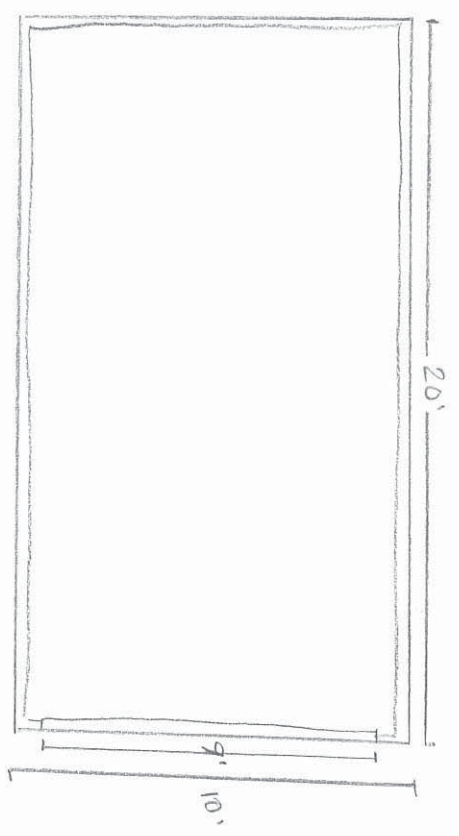
Exhibit I

Historic District Design Review

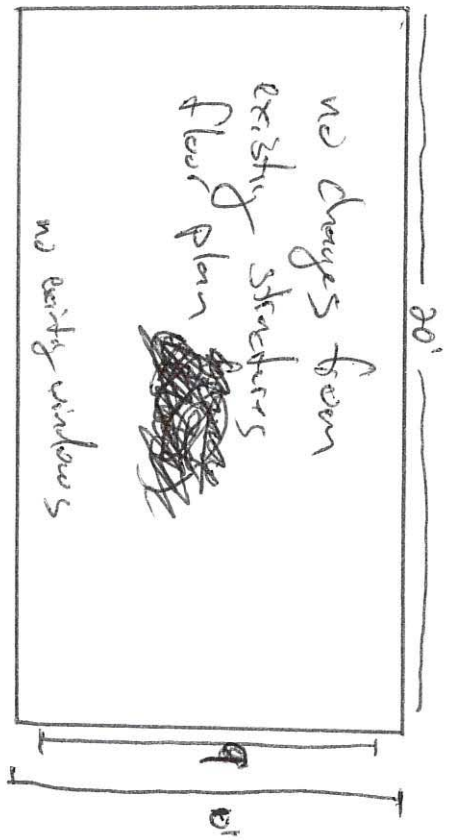
Existing and Proposed Plans

(Single-Car Garage)

1057 Woodside Shed
Existing Floor Plan

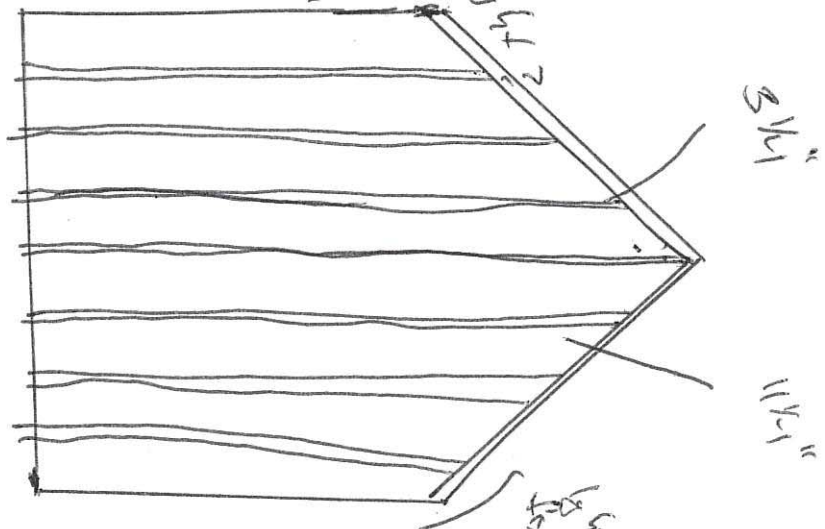
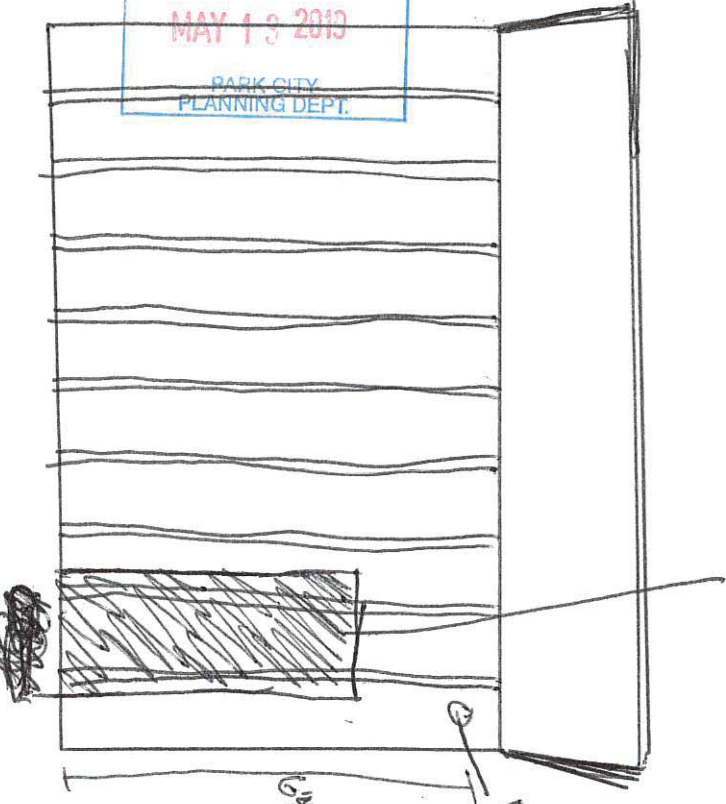


Sheet 01057 Westside
Proposed Floor Plan



not sure what code
is for door size

RECEIVED
MAY 13 2013
PARK CITY
PLANNING DEPT.



18 ft truss?

exists grade
so need to
flatten out

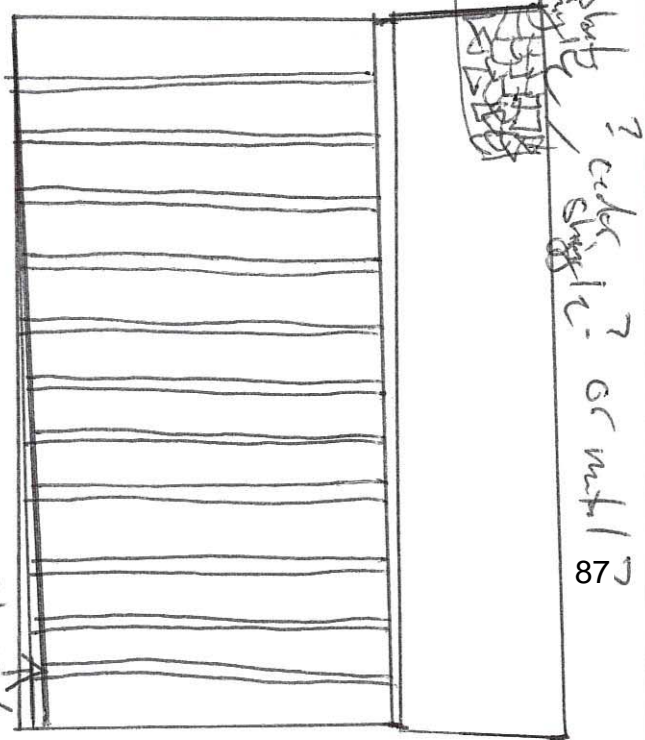
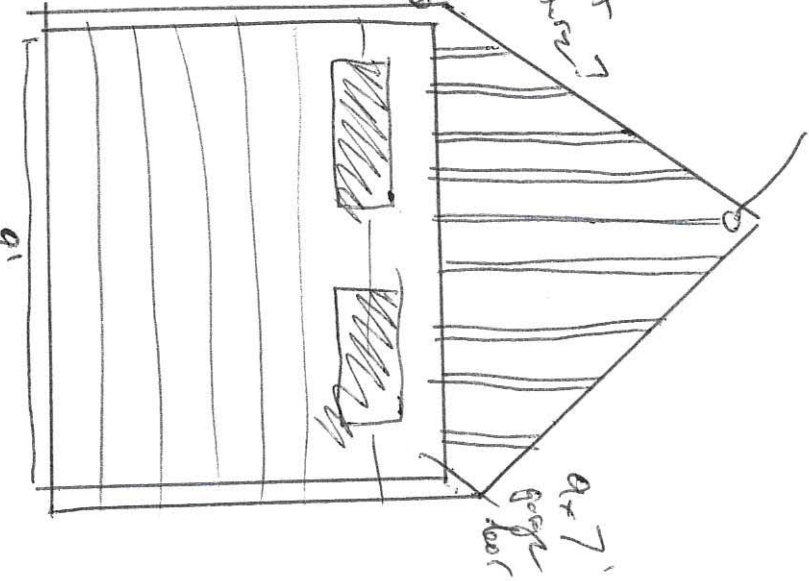


Exhibit J

Chief Building Official Notice and Order to Repair



NOTICE AND ORDER TO REPAIR

April 9, 2019

TO: Natalie Fine-Cregger H/W
William Cregger W/H

PO BOX 248
PARK CITY, UT 84060

FROM: Dave Thacker, Building Official, Park City Municipal Corporation
PO Box 1480, 445 Marsac Ave, Park City, UT 84060

SUBJECT PROPERTY:

Street Address: 1057 Woodside Ave, Park City, UT 84060
Tax Parcel Number: SA-92

Legal Description: LOTS 15 & 16 BLK 9 SNYDERS ADDITION TO PARK CITY M215-446 389-789 1377-364 1961-1251 2222-357 2228-231-324 2244-1233-1241 2246-1744 (2246-1749) 2410-1368

Description of Violation:

Please be advised that the undersigned Building Official of Park City, Utah, has found the historic garage structure located on the above described property has buckled from the weight of the snow. This structure has been determined to be dangerous and uninhabitable. This historic single-car garage is a 1 story wood framed structure with 2x4 walls. The structure is located on the right (north) side of the property, and has a visible lean to the South. This site is on the historic inventory with a landmark designation, and was built in approximately late 1930's.

- (a) Structure located on the above described property is considered to be dangerous as defined in Items 5, 6, 7, 9, 10, of Section 302 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, adopted by City Municipal Code 11-6-1, and the structure is vacated and posted to prevent further occupancy until repairs are completed.

2. You are hereby required as a result of the above condition to take the following action:

VACATE:

- (a) The building/structure shall be vacated no later than April 5, 2019.

REPAIR:

- (a) All repairs shall be approved by the Park City Planning Department through the Historic District Design Review (HDDR) process for compliance with the Design Guidelines for Historic Districts and Historic Sites and the Aland Management Code. The Planning Department recommends that the applicant submit a Historic District Design Review-pre application (HDDR-Pre) prior to submittal of Historic District Design Review (HDDR) pending analysis of the scope of work.
 - (b) All required building permits shall be secured to repair the items listed in Paragraph 1, and work shall commence, within 50 calendar days of the date of this order.
 - (c) All repairs in Paragraph 1 shall be completed within 360 calendar days thereafter.
3. No person to whom this order is directed shall fail, neglect or refuse to obey any such order. Any person who fails to comply with such order is guilty of a misdemeanor.
 4. Any person having any record title or legal interest in the above listed building or structure may appeal from this Notice and Order or any action of the undersigned Building Official to the Board of Appeals. Appeals must be made with the Building Official within thirty (30) days from the date of the service of such order or action of the Building Official; provided, however that if the building or structure is in such condition as to make it immediately dangerous to the life, limb, property or safety of the public or adjacent property and is ordered vacated and is posted in accordance with Section 404 of the 1997 Uniform Code for the Abatement of Dangerous Buildings, such appeal shall be filed within 10 days from the days of the service of the notice and order of the Building Official (see paragraph 2 above). Appeals must be in writing and contain the required information listed in Section 501.1 of the 1997 Uniform Code for Abatement of Dangerous Buildings. Failure to properly appeal will constitute a waiver of all rights to an administrative hearing, adjudication of the notice and order or any portion thereof or any determination of the matter.

Appeals should be sent to the following address:

Building Department
Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060

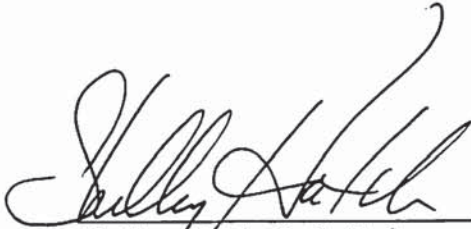
5. This notice and order (and any amended or supplemental notice) has been served upon the record owner and posted on the property.

One copy thereof has been served on each of the following, if known to the building official or disclosed from official public records:

- (a) The holder of any mortgage or deed of trust or other lien or encumbrance of record;
- (b) The owner or holder of any lease of record; and
- (c) The holder of any other estate or legal interest of record in or to the building or the land on which it is located.

Service of this notice and order has been made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested. Service by certified mail shall be effective on the date of mailing.

6. If compliance is not had with this order within the time specified above and no appeal has been properly and timely filed, thereof undersigned Building Official shall file in the Summit County recorder a certificate describing the property and certifying (i) that the building is a dangerous building and (ii) that the owner has been so notified.


Shelley Hatch, Code Enforcer

Dated this 11 day of April, 2019


Dave Thacker, Park City Building Official

STATE OF Utah
COUNTY OF Summit



Subscribed and sworn to me this 11 day of April, 2019, in the County of Summit, State of Utah.

My Commission Expires: 12/21/22

Residing at: 277 E Crestview



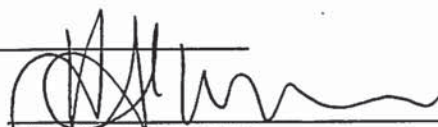
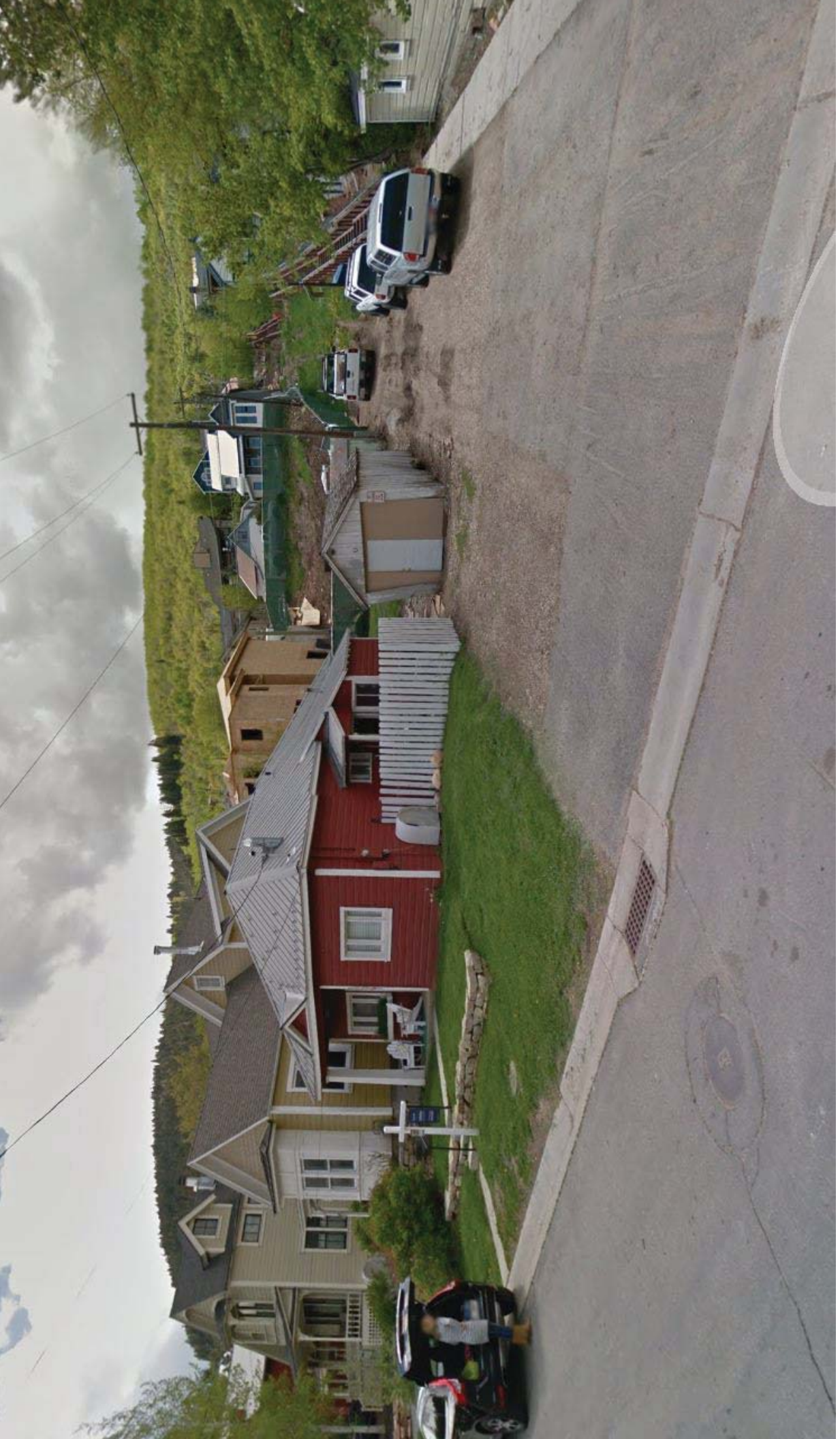

NOTARY PUBLIC

Exhibit K

Woodside Avenue Streetscape Analysis



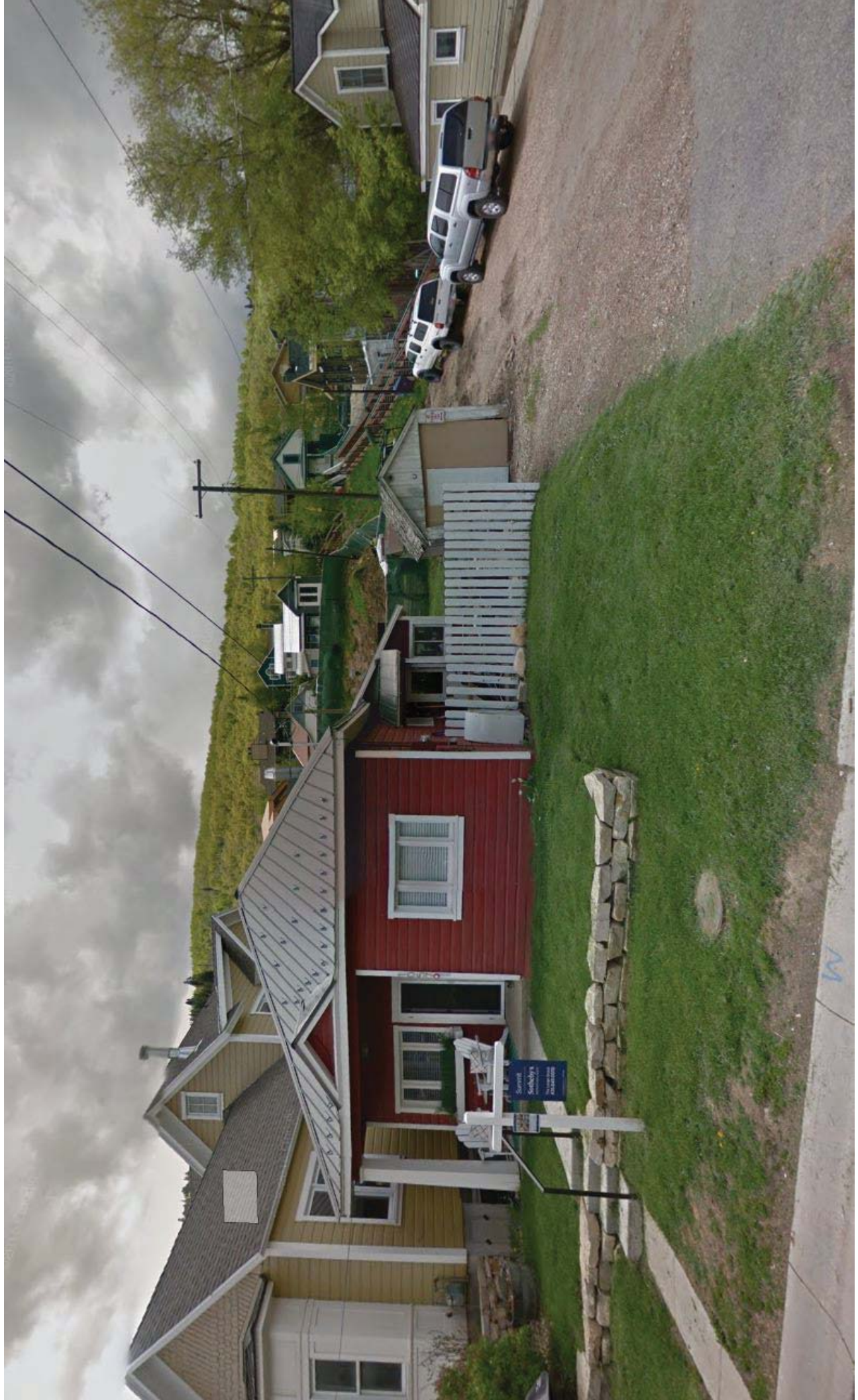


Exhibit L

Aerial Photograph

