PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
February 5, 2025

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, City Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online and may have options to listen, watch, or participate virtually.
Zoom Link: https://us02web.zoom.us/j/82086188552

1. MEETING CALLED TO ORDER AT 5:00PM

2. ROLL CALL

3. MINUTES APPROVAL

3.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from January 6, 2025

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. PUBLIC COMMUNICATIONS

6. CONTINUATION

6.A. **Silver King Coalition Mine Stores Building Deconstruction and Salvage – Material Deconstruction** – The Applicant Proposes Material Deconstruction of the Silver King Coalition Mines Stores Building on Parcel PCA-S-98-PCMR. PL-25-06386
(A) Continue to a Date Uncertain

7. REGULAR AGENDA

7.A. **2025 Preservation Awards** – The Historic Preservation Board Will Review Proposed Nominations for the 2024 Preservation Awards and Select Award Recipients.
(A) Public Hearing; (B) Possible Action

7.B. **1455 Woodside Avenue – Relocation of Historic Structure** – The Applicant Proposes Removing a 580-square-foot 1960s Rear Addition to Rehabilitate the 1904 Significant Historic Form, Restoring a Historic Porch, and Relocating the 1904 Significant Historic Structure 14 Feet Towards the Southeast of the Property in the Recreation Commercial Zoning District in Order to Create Up to Four Lots. PL-23-05777
(A) Public Hearing; (B) Action

8. WORK SESSION

8.A. **Materials in Historic Districts** – The Historic Preservation Board Will Conduct a Work Session on Regulations for Residential Construction in the Historic Districts and Discuss Allowed Materials and the Opacity Requirements. PL-25-06407

8.B. **Thaynes Hoist House** – The Applicant Will Provide an Update on the Thaynes Hoist House Roof Removal and Proposed Next Steps for Rehabilitation. PL-24-06188

9. ADJOURNMENT

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF JANUARY 6, 2025

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens-Acting Chair, Lola Beatlebrox, Puggy Holmgren, John Hutchings, Alan Long

EX OFFICIO MEMBERS: Rebecca Ward, Planning Director

1. MEETING CALLED TO ORDER

In the absence of Chair Randy Scott, Board Member Douglas Stephens called the meeting to order at 5:00 p.m.

2. ROLL CALL

The roll call was conducted with Board Members Beatlebrox, Hutchings, and Long participating virtually.

3. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from November 6, 2024.

MOTION: Board Member Holmgren moved to APPROVE the Historic Preservation Board Meeting Minutes from November 6, 2024. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Rebecca Ward reported on the following:

- The Silver King Mine District was listed on the National Register of Historic Places on November 11, 2024. The Historic Preservation Board forwarded a recommendation for inclusion to the Utah State Historic Preservation Office on August 7, 2024.

- The City Council will consider a candidate to serve the remainder of former Board Member Jack Hodgkins' term at its January 16, 2025 meeting.

- The City has entered the Community Engagement phase of the General Plan process and will be hosting a series of neighborhood meetings to allow residents to review the 2014 General Plan for their neighborhood and discuss ideas, challenges, and items that should be addressed when the neighborhood's General Plan is updated. The Old Town Neighborhood Meeting will be an Open House format on January 15, 2025. It will be held from 5:00 p.m. to 8:00 p.m. in the City Council Chambers.

Director Ward reported that several Land Management Code Amendments were adopted in 2024, including a comprehensive update to clarify that the Historic District Guidelines are regulations, establishment of a maximum lot size for residential properties within the Historic Residential Zone, and consistent standards for any temporary structures installed in Old Town.

Two Amendments are still in process, including one illustrating the design regulations. Once the General Plan Update is adopted, the next step will be to update the Land Management Code. At that time, consistent illustrations will be added throughout the Code so that they are uniform throughout all districts. The Historic Preservation Board previously reviewed draft illustrations, but Staff believed that the option of hiring a consultant to create the illustrations as part of the comprehensive update should be considered.

The second outstanding item is opacity requirements. During the June 7, 2023 Work Session, Board Members expressed support for allowing more flexibility in the Code for non-historic infill structures to make allowances for light stains, raw wood, or other updates to those structures. That Amendment was drafted and reviewed on December 6, 2023. At that meeting, the Board expressed the need to spend more time considering opacity requirements. Staff intended to bring that item back for the Board's consideration in 2025.

Director Ward asked for the Board's input on both the opacity and illustration amendments, if they were interested in continuing those discussions, or if they would prefer to pause the items until the comprehensive Code update is conducted.

Board Member Holmgren expressed support for the use of similar illustrations throughout the City Code.

Board Member Hutchings stated that illustrations are helpful and should be included, but he believed it might make sense to wait until a comprehensive update can be conducted.

Board Member Stephens clarified that the Historic Preservation Board first suggested illustrations for the Historic District. Director Ward suggested that illustrations be utilized where appropriate throughout the Land Management Code, and those drawings would be consistent throughout the Code. He believed it was a matter of efficiency. As long as it would not create difficulties for the Planning Department, he believed it would be best to wait for a more appropriate time.

Board Member Beetlebrox noted that the illustrations are key to helping visual learners understand the Code, and she believed it would be beneficial for the Board to discuss and review them. Board Member Long agreed.

Director Ward stated that based on the Board's input, they would continue the discussion on illustrations while the General Plan update was in process.

With regard to opacity regulations, Board Member Stephens stated that he believed those discussions should also be ongoing. The confusion regarding a recent project in Old Town highlighted the need to further clarify the regulations.

Board Member Holmgren believed that further discussion was necessary. Board Member Hutchings agreed. Board Member Beetlebrox noted that they had not fully discussed flexibility for infill structures, which needed to be carefully considered. Board Member Long agreed that more discussion was necessary.

5. PUBLIC COMMUNICATIONS

There were no public communications.

6. REGULAR AGENDA

A. 1455 Woodside Avenue – Relocation of Historic Structure– The Applicant Proposes Removing a 580-square-foot 1960s Rear Addition to Rehabilitate the 1904 Significant Historic Form, Restoring a Historic Porch, and Relocating the 1904 Significant Historic Structure 14 Feet Towards the Southeast of the Property in the Recreation Commercial Zoning District in Order to Create Up to Four Lots. PL-23-05777

Director Ward reported that, due to a family emergency, the applicant's representative was unable to be present. Staff recommended that the Board open the public hearing and continue the item for a second public hearing and Board review on February 5, 2025.

Board Member Stephens opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Board Member Holmgren moved to CONTINUE Application PL-23-05777 to the February 5, 2025, Historic Preservation Board Meeting. Board Member Long seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

7. ADJOURN

MOTION: Board Member Holmgren moved to ADJOURN. Board Member Hutchings seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at approximately 5:14 p.m.

Historic Preservation Board
Staff Report

Subject: **Silver King Stores Building**
Application: **PL-25-06386**
Author: **Planning Team**
Date: **February 5, 2025**
Type of Item: **Material Deconstruction**

Recommendation

(I) Open a public hearing and (II) continue the item to a date uncertain to allow additional time for analysis.

Description

Applicant:	Park City Historical Society, Inc. Morgan Pierce, Applicant's Representative
Location:	PCA-S-98-PCMR
Zoning District:	Recreation and Open Space Sensitive Land Overlay
Adjacent Land Uses:	Park City Mountain Resort
Reason for Review:	The Historic Preservation Board reviews requests for Material Deconstruction pursuant to Section 15-11-12.5, holds a public hearing, and takes Final Action.

Historic Preservation Board
Staff Report

Subject: 2025 Cindy Matsumoto Historic Preservation Award
Application: GI-25-00534
Author: Jacob Klopfenstein, Planner I
Date: February 5, 2025
Type of Item: Historic Preservation Award

Recommendation

Choose up to three awardees for the 2025 Cindy Matsumoto Historic Preservation Award and select up to three members to serve on an Artist Selection Committee.

Summary and Background

In 2011, the City Council adopted Resolution No. 20-11, initiating the Historic Preservation Board's Annual Preservation Award Program. The intent of the award is for the Historic Preservation Board (HPB) to honor a project that demonstrated exemplary implementation of the Regulations for Historic Districts and Historic Sites outlined in Land Management Code (LMC) Chapter 15-13.

Resolution No. 20-11 identifies the following criteria on which the award is based:

- Adaptive Re-Use
- Infill Development
- Excellence in Restoration
- Sustainable Preservation
- Embodiment of Historical Context
- Connectivity of Site

One award is granted for an art piece to be commissioned and up to four awards are granted for a plaque.

Past Historic Preservation Award winners include:

- 2011: High West Distillery, 703 Park Avenue (artist Sid Ostergaard)
- 2012: Washington School House Hotel, 543 Park Avenue (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main at 515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect Avenue (artist Bill Kranstover)
- 2015: 562 Main Street (artist Cara Jean Means)
- 2016: California Comstock Mill (painting by Hilary Honadel). Additionally, plaques were awarded to 264 Ontario Avenue, 81 King Road, 257 McHenry Street, and 1102 Norfolk Avenue.
- 2017: Egyptian Theatre, 328 Main Street (artist Marianne Cone)
- 2018: Glenwood Cemetery, 401 Silver King Drive (artist Anna Leigh Moore)
- 2019: No projects awarded; program on pause

- 2020: No projects awarded; program on pause
- 2021: No projects awarded; program on pause
- 2022: 1141 Park Avenue (artist Megan McCue). Additionally, plaques were awarded to 803 Norfolk Avenue, 1062 Park Avenue, 227 Main Street, and the Thaynes Mine Conveyor Gallery.
- 2023: King Con Ore Bin (artist Bridgette Meinhold). Additionally, plaques were awarded to the Daly West Headframe and 180 Daly Avenue.

Artwork depicting the above projects is on display on the second level of City Hall.

Figure 1: Artwork depicting past Historic Preservation Award-winning projects lines the second-floor walls of City Hall.

In previous years, the Board agreed that the HPB Preservation Award should not compete with any of the Historical Society's awards but complement the existing joint preservation efforts already taking place and highlight the Regulations for Historic Districts and Historic Sites by which all development in the Historic Districts must comply.

The owners of the first-place award receive a print of the commissioned artwork.

Analysis

Staff recommends the HPB choose one awardee for an art piece to be commissioned and up to two awardees for a plaque.

Planning Staff identified the following projects as recommended nominees for the 2025 Annual Cindy Matsumoto Historic Preservation Award. The nominees include examples of Historic Preservation work completed on Historic Sites within Park City that were completed or were issued a certificate of occupancy in 2024.

7700 Marsac Avenue – Ontario Mine Water Tank E

7700 Marsac Avenue is also known as the Mine Bench site and is the location of Ontario Mine Shaft No. 3. It is not designated on the Historic Sites Inventory, but is identified as a Historic Resource in the Flagstaff Development Agreement Historic Preservation Plan (see July 3, 2024 Historic Preservation Board Meeting Packet, Item 6C; Minutes, p. 10-12). The site received HPB approval for Material Deconstruction of remnant roof materials and stabilization of the water tank in 2024. This project is an example of Embodiment of Historical Context and Excellence in Restoration.

The Applicant originally proposed attaching cables to the water tank with a large, galvanized plate to spread the load over a larger area, anchoring the cables to the ground with typical power pole guy wire components. However, in working with the contractor, they were able to straighten the water tank and internally brace it. The cables will not be required. Due to weather, the Applicant was unable to install the wood shingles. However, they will be installed this spring.

Figures 2 and 3: The Ontario Water Tank E prior to restoration (left) and pictured in January 2025 after restoration (right).

517 Park Avenue

517 Park Avenue is a one-story T/L style cottage constructed c. 1888 and is designated a Landmark Historic Site (Historic Site Form). The site received Historic District Design Review approval in 2022 for rehabilitation of the Historic Structure. This project exhibits Excellence in Restoration.

A wraparound porch extension to the east elevation was added sometime after 1940.

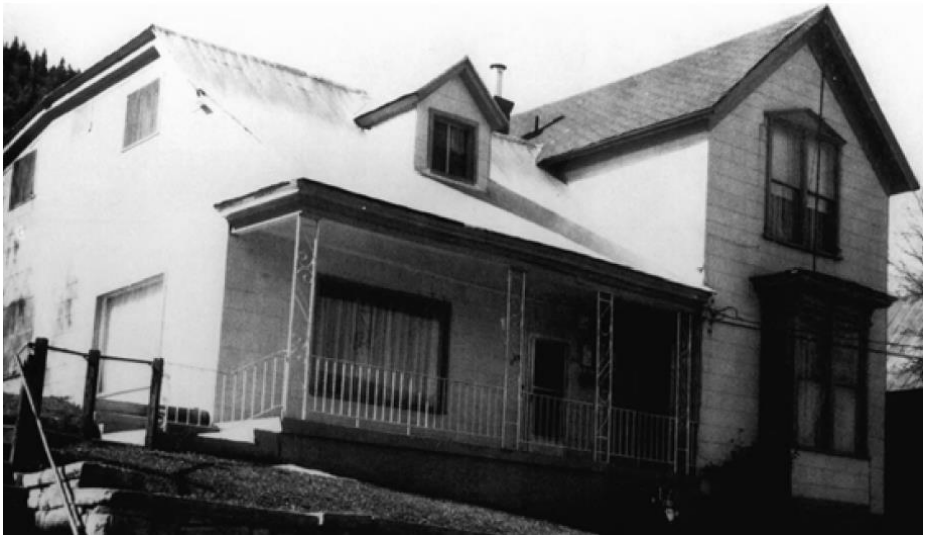


Figure 4: 517 Park Avenue pictured in 1940, prior to the addition of the wraparound porch on the east façade.

Figure 5: 517 Park Avenue pictured in 2013, prior to the current restoration project.

The Applicant removed the wraparound porch element and restored the original porch across the east stem wing of the house, reproducing missing historic elements that had been removed. The replacement porch is constructed of materials and in a style that is compatible with the structure.

Figure 6: 517 Park Avenue pictured in December 2024, after the current restoration project.

569 Park Avenue

569 Park Avenue is a bungalow style house constructed c. 1917 and is designated a Significant Historic Site (Historic Site Form). The site received Historic District Design Review approval to rehabilitate the Historic Structure and construct an addition in 2022. This project is an example of Infill Development involving a Historic Site and exhibits Excellence in Restoration.

Sometime between 1957 and 1969, the Significant Historic Site was modified to a gable roof with a partial-width recessed porch.

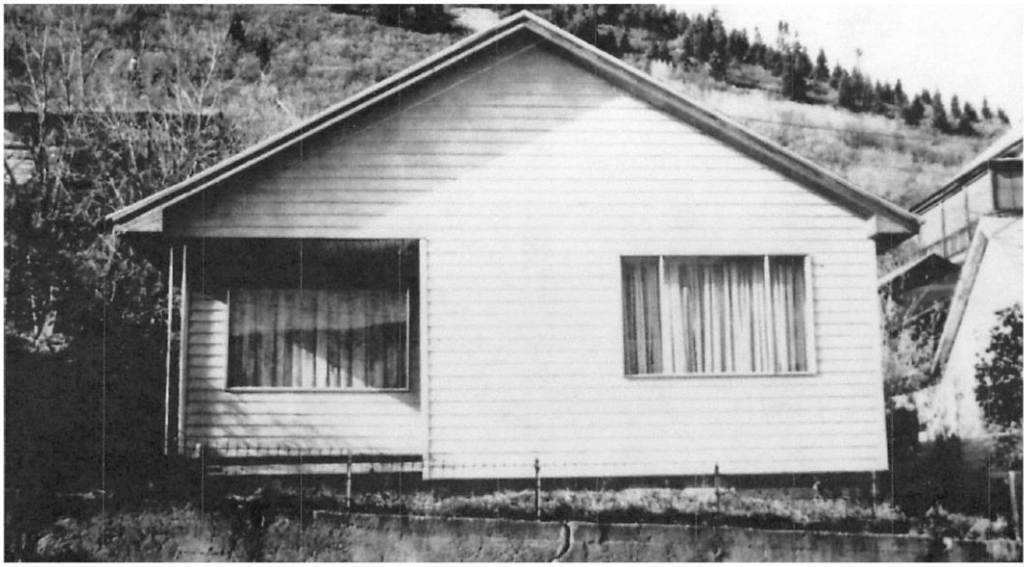


Figure 7: Photo of 569 Park Avenue showing changes made to modify the roof form and add a partially recessed porch sometime between 1957 and 1969.

In 2009, the Historic Preservation Board designated 569 Park Avenue a Significant Historic Site, but in 2010, the Board removed it, determining it did not qualify due to changes to the structure circa 1923 to 1955. In 2015, the Structure was re-listed but appealed. Since the appeal, the City and property owner worked through options. In the end, the property owner agreed to preserve the Significant Historic Structure and recorded a Façade Easement Agreement (Summit County Recorder Entry No. 1203820) to protect it. Also of note: the addition is compatible with the Significant Historic Structure and minor in scale – it is one story above grade.

Figure 8: 569 Park Avenue pictured in 2014, prior to restoration.

Figure 9: 569 Park Avenue pictured in January 2025, after the current restoration project.

Artist Selection Committee

Staff recommends the HPB select up to three members to form an Artist Selection Committee. The Committee will also include one member of the Public Art Advisory Board (PAAB) and Planning Staff.

Following the selection of the 2025 awardee, staff will release a request for proposals for the creation of the winning property's art piece. Interested artists will be asked to submit up to ten images of previous artwork, a resume, and supporting materials such as articles and letters of support. The Committee will invite interested finalists to interview with the Committee in spring 2025. The Committee will then select one artist to create one art piece honoring the first-place Historic Preservation Award recipient that will be presented to the City Council and displayed at City Hall. The time commitment for the Artist Selection Committee to interview and select an artist to create the piece is expected to be between 3 and 5 hours.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Public Input

Staff did not receive any public input at the time this report was published.

Historic Preservation Board
Staff Report

Subject: **1455 Woodside Avenue**
Application: **PL-23-05777**
Author: **Lillian Zollinger, Planner III**
Date: **February 5, 2025**
Type of Item: **Relocation of a Historic Structure**

Recommendation

(I) Review the proposal at 1455 Woodside Avenue, a Significant Historic Site, to:

- Remove the 580-square-foot rear 1960s addition to rehabilitate the 1904 Significant Historic Form.
- Restore the front porch to reflect the 1904 materials and Mature Mining Era (1894-1930).
- Relocate the 1904 Significant Historic Structure to create up to four Lots to accommodate the Significant Historic Structure and the construction of up to three new Single-Family Dwellings.

(II) conduct a public hearing, and (III) consider approving the removal of the 580-square-foot rear 1960s addition and restoration of the front porch, and denying the Relocation of the Significant Historic Structure based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant:	Diane and Bill Newland, represented by Molly Guinan
Location:	1455 Woodside Avenue, a Significant Historic Site
Zoning District:	Recreation Commercial
Adjacent Land Uses:	Residential, Multi-Unit Dwellings
Reason for Review:	The Historic Preservation Board reviews and takes Final Action on the Relocation of Historic Structures.[1]

HPB Historic Preservation Board
HSI Historic Site Inventory
LMC Land Management Code
RC Recreation Commercial
SFD Single-Family Dwelling

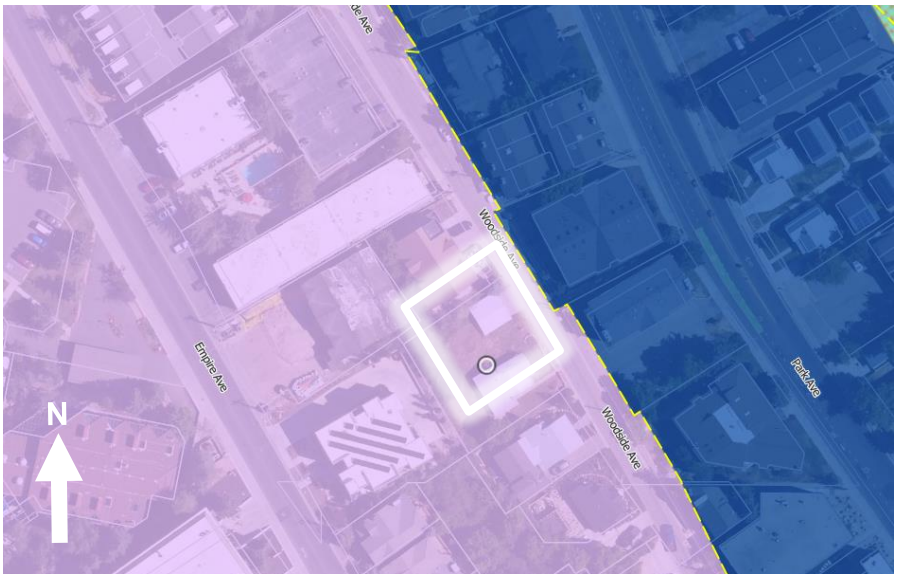
Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.

[1] LMC § 15-11-13(C)

Background

1455 Woodside Avenue, a Significant Historic Site on Park City's Historic Sites Inventory (HSI), is an approximately 0.22-acre (9,047-square-foot) metes-and-bounds Parcel SA-226, larger than four Old Town 25-foot by 75-foot Lots. The HSI notes the Significant Historic Structure was built circa 1904 and a garage was constructed in 1965. The Significant Historic Site is in the Recreation Commercial Zoning District, across from the Historic Residential Medium – Density Zoning District.

1455 Woodside Avenue, viewed from above; photo provided by the Applicant.



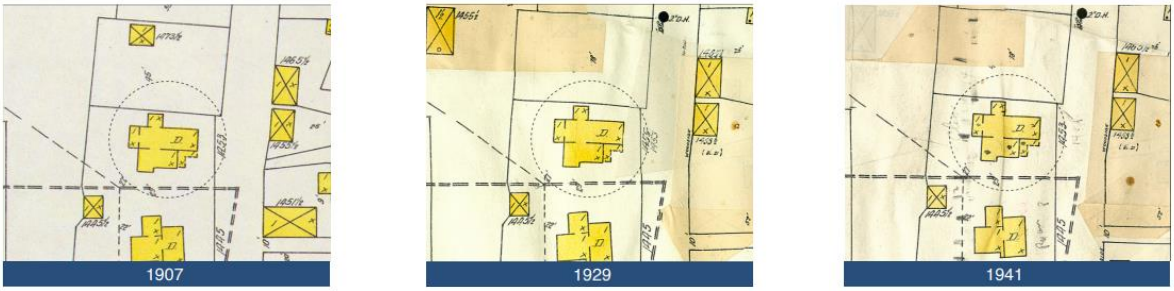
1455 Woodside Avenue highlighted by staff in white on a Zoning Map excerpt with the RC Zoning District shown in purple.

According to the Applicant's existing conditions survey, the 1904 Structure at 1455 Woodside Avenue is a 1,065.44-square-foot SFD with a 1960s 580-square-foot rear addition. In 1965, a detached two-car garage was constructed. The SFD and detached garage are located on a 9,047-square-foot metes and bounds parcel that is approximately 103 feet in width by 83 feet in depth.

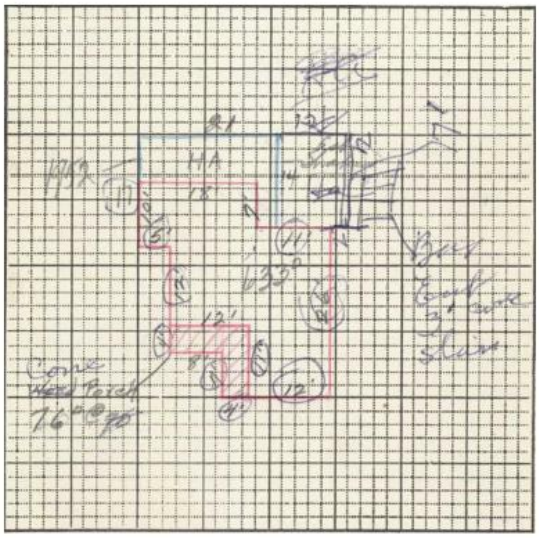
1455 Woodside Avenue, viewed from Woodside Avenue; photo provided by the Applicant.

1455 Woodside Avenue tax photo from the HSI, date unknown.

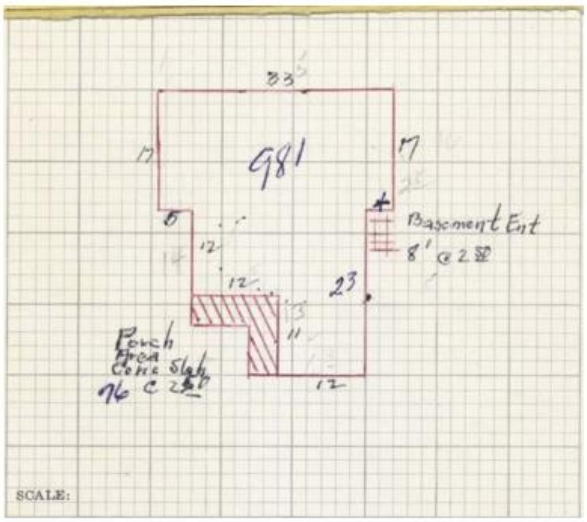
1455 Woodside Avenue is a Significant Historic Site on Park City's Historic Sites Inventory (HSI). According to the HSI form, the T/L cottage was constructed circa 1904 during Park City's Mature Mining Era (1894-1930). The Sanborn maps show the Significant Historic Structure remained the same from 1907-1941 and minor additions to the rear were added sometime after 1941. The Applicant provided additional information regarding the expansion of the structure after 1949 (see Exhibit B, p. 63-65). In 1965, a detached two-car garage was constructed on the north-eastern portion of the Lot.



Sanborn maps.

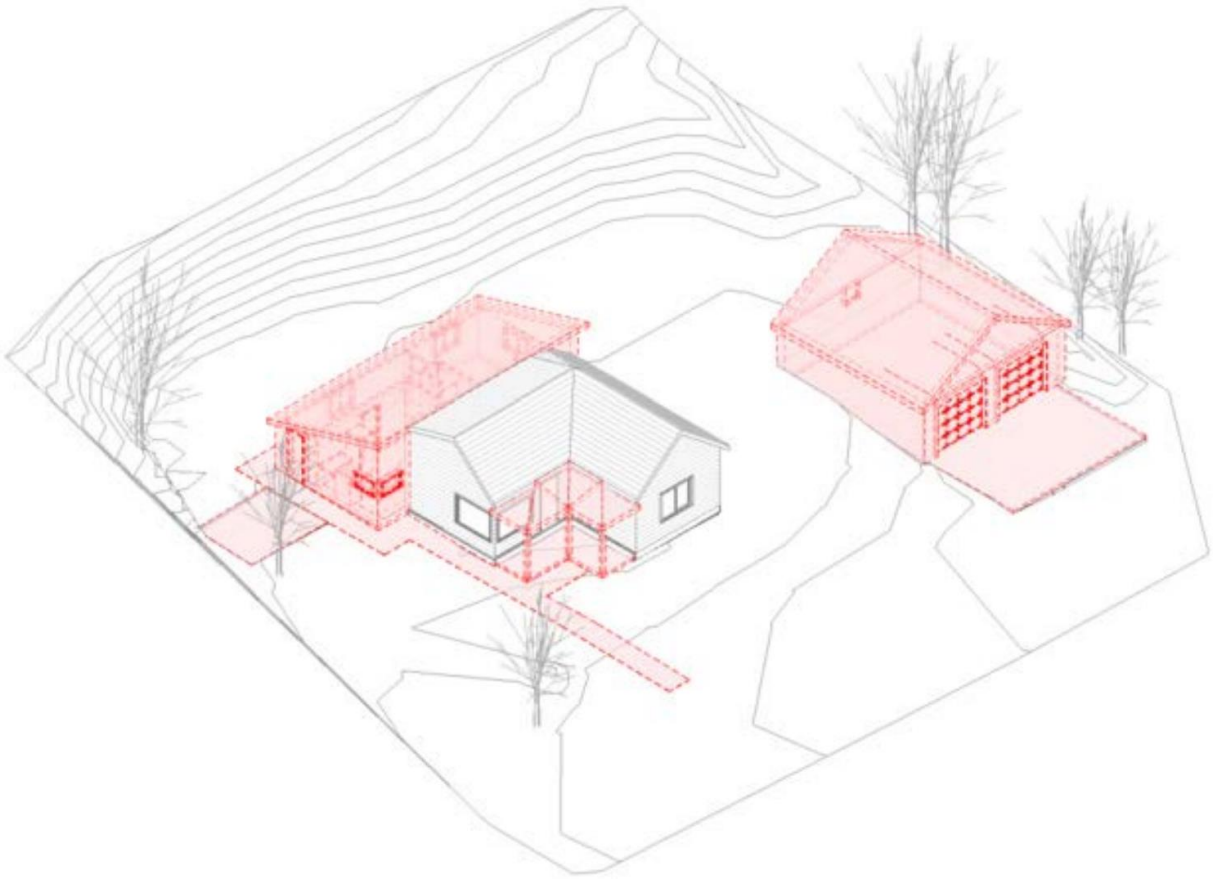


1949/1952 map, showing a 633-square-foot footprint, provided by the Applicant.



1968/1969 map, showing a 981-square-foot footprint, provided by the Applicant.

The Applicant proposes removing the 1960s 580-square-foot addition to the rear of the Significant Historic Structure to rehabilitate the Structure to its 1904 form. The Applicant also proposes removing the detached two-car garage constructed in 1965.



Applicant's As-Built Submittal

View of Non-Historic Front Porch

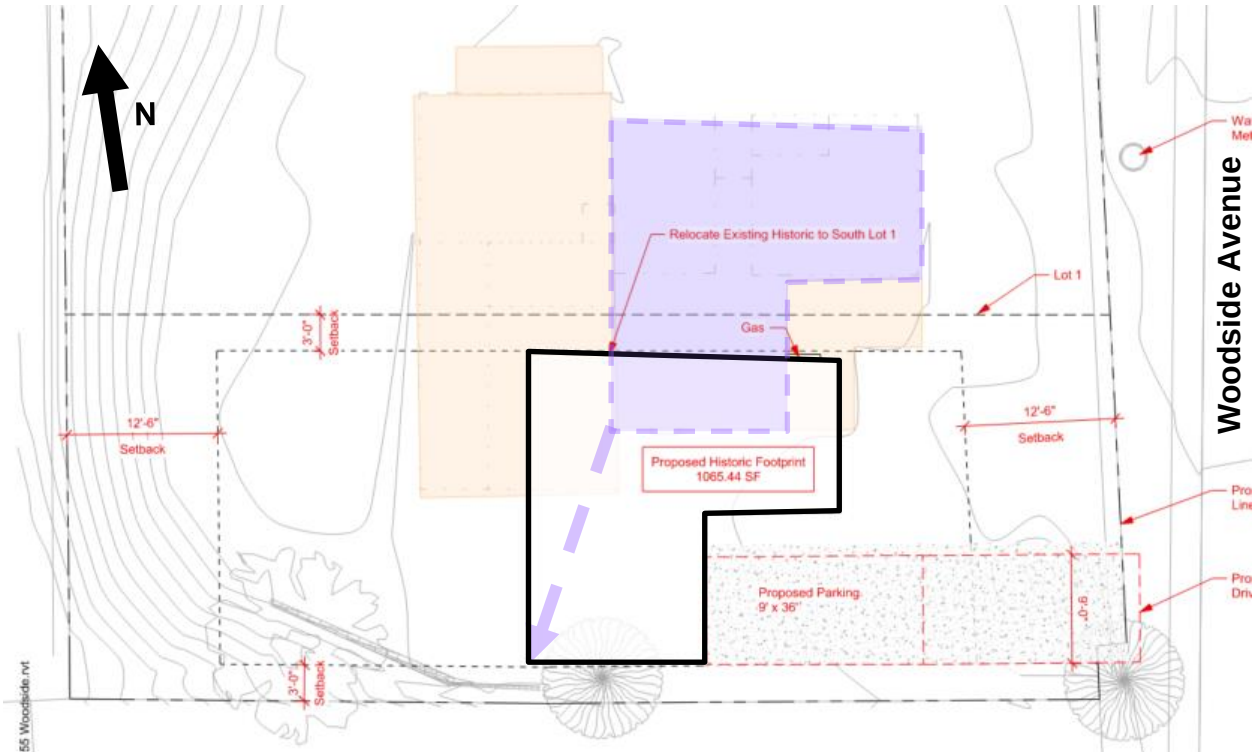
South View of Historic House and Non-Historic Addition

North View of Historic House and Non-Historic Addition

North East View @ Front With Non-Historic Addition

The Applicant also proposes to restore the covered front porch, which was replaced with non-historic materials, including a concrete pad. The Applicant proposes to remove and reconstruct the existing porch with wood.

Finally, the Applicant proposes Relocation of the 1904 form of the Significant Historic Structure to the south by approximately 14 feet to further subdivide the property into up to four Lots – one for the Historic Structure and three for new SFDs (see Exhibit E).



Site plan provided by the Applicant showing the existing Significant Historic Structures' location in purple, the 1960s rear addition and front porch in orange, and the modified structure in the proposed new location in black and white.

On January 6, 2024 the Historic Preservation Board continued this item's discussion and public hearing to February 12, 2024, per the Applicant's request (Staff Report; Audio).

Analysis

(I) The removal of the 1960s addition to the Significant Historic Structure, as conditioned, complies with the requirements of Land Management Code § 15-11-12.5, *Historic Preservation Board Review For Material Deconstruction.*

LMC § 15-15-1 defines "Material Deconstruction" as the disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic construction materials or building components that are beyond repair. Pursuant to Land Management Code (LMC) § 15-1-8 and § 15-11-12.5 the Historic Preservation reviews requests for Material Deconstruction. The Applicant proposes to remove the 1960s rear addition. While the 1960s rear addition is over 50 years old and may be considered historic, it does not represent the Mature Mining Era (1894-1930) during which the original 1904 form was constructed. The Applicant proposes to rehabilitate the Significant Historic Site to its 1904 form.

Removal of the 1960s rear addition will allow the Applicant to construct a new addition, which will be subject to LMC § 15-13-2, *Regulations for Historic Residential Sites*, including a required transitional element that will separate the 1904 form from the addition, and will require compatibility in materials and massing with the 1904 form.

If the Historic Preservation Board approves the Material Deconstruction, a Financial Guarantee will be required for Material Deconstruction to ensure the Historic Form is protected during construction. Pursuant to LMC § 15-11-9 a Financial Guarantee is required prior to the submittal of a building permit. The Chief Building Official determines the amount for the necessary Financial Guarantee and the Applicant will be required to record an encumbrance agreement, or other instrument in a form acceptable to the City Attorney, with the Summit County Recorder's Office. Planning Staff will conduct an inspection to ensure compliance with the Conditions of Approval, Historic Preservation Plan, and all other required codes, standards, and ordinances. See Condition of Approval 4.

(II) The restoration of the Significant Historic Structure porch and additional materials, as conditioned, complies with the requirements of Land Management Code § 15-13-2, *Regulations For Historic Residential Sites.*

LMC § 15-13-2(A) states, "Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed." LMC § 15-13-2(B)(2)(g)(4) states, "Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures." The proposed plans comply with these sections because the Applicant proposes to reconstruct the front porch with appropriate materials for the time.

The wood porch materials have been replaced with a concrete pad at some point and the wood posts were replaced with new wood posts which, according to the Applicant, are now failing. The Applicant proposes to remove the existing porch materials and reconstruct the porch with wood material compliant with the above code and reflective of the Mature Mining Era (1894-1930) (see Condition of Approval 6).

(III) The Relocation of the Significant Historic Structure does not comply with the requirements of Land Management Code § 15-11-13 *Relocation of a Historic Structure.*

Pursuant to LMC § 15-11-13, it is the intent to preserve the Historic and architectural resources of Park City through limitations on Relocation of Historic Structures. LMC § 15-11-13(A)(1) requires the Historic Preservation Board to find a request for Relocation meets two criteria for a Significant Historic Site:

a. **A licensed structural engineer has certified that the Historic Structure can successfully be relocated, and the Applicant has demonstrated that a professional building mover will move the building and protect it while being stored.**

   Complies: The Applicant provided a Physical Conditions Report completed by Mission Structural (see Exhibit D), which noted:

   > "…the lift and relocation of this historic structure can be accomplished so long as exploratory work is carried out and structural modifications are

implemented if and where required. In addition, structural stabilization methods will be required prior to relocation and code compliant connections must be engineered to secure the existing structure to its new foundation."

b. The proposed Relocation will not have a detrimental effect on the structural soundness of the structure.

Complies: In the Physical Conditions report, Mission Structural noted that the following should be further analyzed and may be required prior to lifting to ensure the soundness of the Significant Historic Structure for lifting:

- Installing new structural hardware connections between existing boundary elements.
- Constructing temporary braces strategically placed within the boundary walls.
- Diaphragm reinforcement for the interior floor wood planks.

In addition to the two criteria above, LMC § 15-11-13(A)(3) requires one of the following criteria to also be met for Relocation of a Significant Historic Structure:

a. The proposed Relocation will abate demolition of the Historic Structure on the Site.

Does not comply: The Significant Historic Structure is an occupied Structure and is not in danger of demolition. The Structure does not qualify for consideration of demolition by the Chief Building Official pursuant to the criteria outlined in LMC § 15-11-16.

b. The Planning Director and Chief Building Official determine the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it.

Does not comply: The Significant Historic Structure does not meet this criterion. It is currently occupied and not in a condition that qualifies it for consideration of demolition by the Chief Building Official pursuant to LMC § 15-11-16.

c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation on the existing Site. Unique conditions shall include all of the following:

(1) The historic context of the Historic Structure has been so radically altered that the proposed Relocation will enhance the ability to interpret the historic character of the Historic Structure and the Historic District or its present setting.

Does not comply: The existing Historic Significant Structure has not been altered from its location since at least 1907, where it has since remained for 117 years. Relocation does not enhance the ability to interpret the historic

character of the historic site.

1455 Woodside Avenue is the one of three Historic Structures along this portion of Woodside Avenue.

1439 Woodside Avenue is a Significant Historic Site constructed circa 1905 (HSI form):

Google Maps image of 1439 Woodside Avenue, a Significant Historic Site

1445 Woodside Avenue is a Significant Historic Site constructed circa 1898 (HSI form):

Google Maps image of 1445 Woodside Avenue, a Significant Historic Structure

These three Significant Historic Sites contribute to the streetscape and interpretation of the historic character of the Historic Structure at 1455 Woodside Avenue.

Google Maps Image of three Significant Historic Structures along Woodside Avenue

Applicant's Streetscape submittal

(2) The proposed Relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.

Does not comply: This Historic Structure is a Significant Historic Site in the Recreation Commercial Zoning District across the street from the Historic Residential Medium - Density Zoning District. The three Significant Historic Sites across from the Historic Residential Medium - Density Zoning District contribute to the historical associations used to define the boundaries of the district because they establish a trio of Historic Sites reflective of the Mature Mining Era (1894-1930). Not all Historic Sites are within Historic Districts, but each Historic Site is reviewed for its associations within the area in which it is located.

(3) The historical integrity and significance of the Historic Structure will not be diminished by Relocation.

Does not comply: Pursuant to LMC § 15-15-1, Historic Integrity is defined as, “The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:

1. **Location.** The place where the Historic Site was constructed or the Historical event took place.

The Significant Historic Structure, according to the Applicant, was likely moved to the current location in 1904. Exhibit B, page 59 states,

> *"…the original 450 square-foot structure was likely moved onto the lot on timbers and skids to place it. The wood timbers were a type of foundation that made moving the home to the new location banded the perimeter and held it together as it was moved to the site. This suggests that the residence was moved onto this lot at some point, and was not originally constructed on the lot. With the wood timbers sitting on the ground, it was only a matter of time before the wood rotted and needed to be replaced. The typical means to replace the decayed wood was to replace it with a concrete grade beam setting on the ground, taking the place of the wood timbers."*

The Applicant assumes the Structure was moved to this site but provides no information regarding the original location of the Structure. However, as demonstrated by the Sanborn maps, the Historic Structure has been at this location for at least 117 years and was at this location during Park City's Mature Mining Era (1894-1930). Moving the structure 14 feet from its current location to the southeast to accommodate construction of up to three new SFDs disrupts its presence established during the Mature Mining Era and its compatibility with the two Historic Significant Sites at 1439 and 1445 Woodside Avenue.

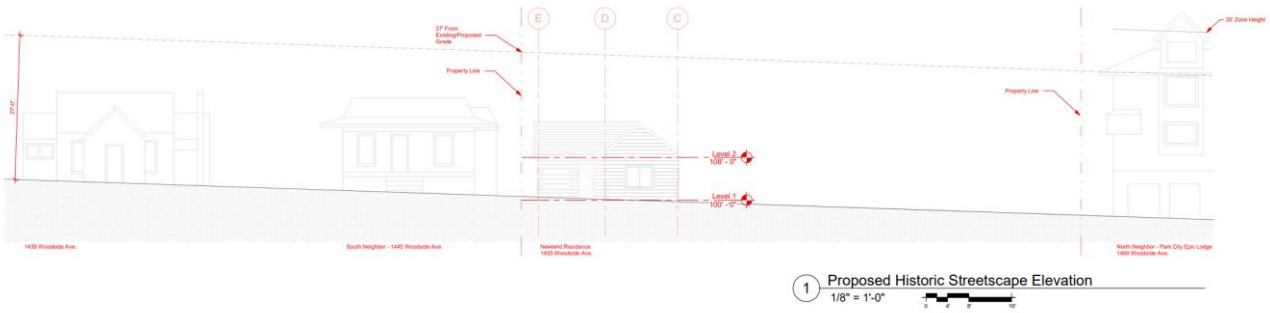
2. **Design.** The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.

   The proposed Relocation shifts the physical Structure, disrupting the Site and open landscaping—the ratio of the Structure to landscaped area—to accommodate infill development of up to three new SFDs that would not be subject to the Historic District Regulations because the three new lots would be in the Recreation Commercial Zoning District.

3. **Setting.** The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.

   The Historic Structure has been in the same location for at least 117 years and moving the Structure would modify its relationship with the existing Significant Historic Site. Allowing for maximum density development (four Lots) of new infill construction would reduce the ratio of open space to the Significant Historic Structure. 1445 and 1439 Woodside Avenue are adjacent Historic Structures with Lots greater than typical Old Town Lots, and a greater ratio of built structure to open

space. 1445 Woodside Avenue is a 4,791-square-foot Lot, with a width of approximately 55 feet. 1439 Woodside Avenue is a 3,920-square-foot Lot, with a width of approximately 55 feet. Relocating 1455 Woodside Avenue to allow for the creation of up to three new SFDs is not compatible because the relationship between Structure and open space established with the Significant Historic Sites along the streetscape is diminished. The Relocation of 1455 Woodside Avenue results in a Lot that is smaller than the adjacent Historic Sites, with a width of just under 32 feet, compared with a width of approximately 55 feet each. The ratio of lot width to Historic Structure and landscaped area serves as a buffer in the Recreation Commercial Zoning District and creates a rhythm within the historic streetscape with three Significant Historic Sites among the larger Multi-Unit Dwellings.



Applicant's Proposed Streetscape Elevation showing shift in Significant Historic Site compatibility

Google Maps Image Showing 1439 and 1445 Woodside Avenue rhythm and streetscape compatibility for the three Significant Historic Sites

4. **Materials.** The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.

   The Applicant proposes to remove materials not compliant with the Significant Historic Structure's 1904 form. The Applicant can accomplish this without moving the structure.

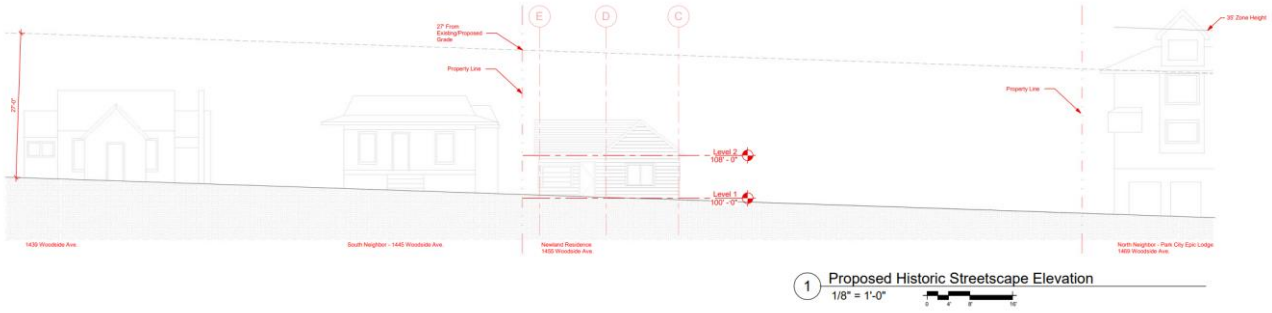
5. **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

   Moving the Historic Structure would not modify the workmanship of the Significant Historic Structure.

6. **Feeling.** A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.

   The existing Significant Historic Structure has resided in the same location for at least 117 years. The site includes a significant amount of

open space. Moving the Significant Historic Structure would allow for up to three additional Lots to be developed, changing the streetscape to include up to three new SFDs on a Lot that currently contains one. The result of the relocation would introduce an incompatible row effect to the site and streetscape, adversely impacting the existing historic context and development pattern, with the historic structure pushed to the side and new construction becoming the dominate public perception of the massing on the site from the street.



Applicant's proposed changes demonstrated on the Applicant's Streetscape Elevation would disrupt the rhythm and character of three Significant Historic Sites along Woodside Avenue

7. **Association.** The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

   1455 Woodside Avenue does not have a direct link or association with a Historic Person, but the T/L cottage is significant to the Mature Mining Era. Moving the Historic Structure 14 feet to the southeast diminishes the Historic Integrity of the Significant Historic Site and disrupts the Historic streetscape, described above.

(4) The potential to preserve the Historic Structure will be enhanced by its Relocation.

Does not comply: The Significant Historic Structure may be rehabilitated in its existing location. The Applicant may propose an addition on the Significant Historic Structure in its current location. Moving the Significant Historic Structure to allow for up to three additional Lots for development, as outlined above, does not enhance the Significant Historic Site. The Historic streetscape would be significantly altered.

The proposal to Relocate 1445 Woodside Avenue, a Significant Historic Structure, does not comply with the requirements outlined in the LMC, and staff therefore recommends the Historic Preservation Board deny the Applicant's request for Relocation.

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on December 20, 2024. Staff mailed courtesy notice to property owners within 300 feet on December 20, 2024. The *Park Record* published notice on December 20, 2024.[2]

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Historic Preservation Board may approve the Material Deconstruction of the 580-square-foot addition and Restoration of the Historic Porch and deny the Relocation based on the draft Final Action Letter (Exhibit A).
- The Historic Preservation Board may deny the Material Deconstruction, Restoration of the Historic Porch, and Relocation and direct staff to make findings for the denial.
- The Historic Preservation Board may approve the Material Deconstruction, Restoration of the Historic Porch, and Relocation and direct staff to make findings for the approval.
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter Approving Material Deconstruction, Reconstruction of the Porch, and Denying Relocation
Exhibit B: Physical Conditions Report and Historic Preservation Plan
Exhibit C: 1445 Woodside Avenue Historic Site Form
Exhibit D: Mission Structural's Physical Conditions Report
Exhibit E: Applicant's Narrative
Exhibit F: Existing Conditions and Proposed Plans

[2] LMC § 15-1-21

Planning Department

Diane and Bill Newland
1455 Woodside Avenue
Park City, UT 84060

CC: Molly Guinan

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	1455 Woodside Avenue
Zoning District:	Recreation Commercial
Application:	Relocation of a Historic Structure, Material Deconstruction, and Restoration of a Historic Porch
Project Number:	PL-23-05777
Action:	Approved: Removal of a 580-square-foot 1960s rear addition to rehabilitate a 1904 Significant Historic form and restoration of a Historic Porch. Denied: Relocation.
Date of Final Action:	February 5, 2025
Project Summary:	The Applicant proposes to remove a 1960s addition, restore the front porch, and Relocate 1455 Woodside Avenue, a Significant Historic Structure, 14 feet to the southeast.

Action Taken

On February 5, 2025, the Historic Preservation Board conducted a public hearing and **approved** the removal of a 580-square-foot 1960s addition to rehabilitate the 1904 Significant Historic form and restoration of the front porch, and **denied** the Relocation of the Significant Historic Structure 14 feet to the southeast according to the following Findings of Fact, and Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 1455 Woodside Avenue is a Significant Historic T/L cottage constructed circa 1904.

2. The site is in the Recreation Commercial Zoning District and is across the street from the Historic Residential Medium – Density Zoning District.
3. The site is a metes-and-bounds parcel approximately 83 feet in depth and 103 feet in width, 9,047 square feet.
4. The 1904 Significant Historic Structure is 1,065.44 square feet with a 580-square-foot 1960s rear addition.
5. The Significant Historic Structure is 17.3 feet from the southeastern property line, and the Applicant proposes to Relocate it 14.3 feet towards the southeastern property line.

Rehabilitation to the 1904 Significant Historic Form

6. There is a 580-square-foot addition on the rear of the Significant Historic Structure constructed in the 1960s. The 1960s addition, while over 50 years old and potentially considered historic, does not contribute to the historic significance of the site because it does not represent the Mature Mining Era (1894-1930) 1904 form. The Applicant proposes to rehabilitate the Significant Historic Structure to its 1904 form.
7. Removal of the 1960s addition will allow the Applicant to rehabilitate the Structure to its 1904 form and to construct an addition, which will be subject to LMC § 15-13-2, *Regulations for Historic Residential Sites*, including a required transitional element that will separate the 1904 form from the addition, and will require compatibility in materials and massing with the 1904 form.
8. In determining the 1960s addition does not contribute to the Mature Mining Era (1894-1930) 1904 form, no historic material from the 1904 form is proposed to be removed and the Significant Historic Structure retains its Historic Integrity and Significant Historic Site designation.

Reconstruction of Porch

9. There is an existing historic porch form with materials that have been replaced – the wood base was replaced with a concrete pad and the wood posts were replaced and are now failing. The Applicant proposes to remove the porch and restore the wood materials.
10. LMC § 15-13-2(A) states, “Owners are encouraged to reproduce missing historic elements that were original to the building, but have been removed.” LMC § 15-13-2(B)(2)(g)(4) states, “Replacement porches shall be constructed of materials and in styles that are compatible with the structure to which they are attached. When possible the reconstructed porch shall be based on physical or

documentary evidence; when no such evidence exists, the design shall be based on historic porches found on comparable historic structures." The proposed plans comply with these Sections because the Applicant proposes to restore the front porch with appropriate materials that reflect the Mature Mining Era (1894-1930).

Relocation

11. Pursuant to LMC § 15-11-13 it is the intent to preserve the Historic and architectural resources of Park City through limitations on Relocation of Historic Structures. LMC § 15-11-13(A)(1) requires the Historic Preservation Board to find a request for Relocation meets two criteria for a Significant Historic Site:
    a. A licensed structural engineer has certified that the Historic Structure can successfully be relocated, and the Applicant has demonstrated that a professional building mover will move the building and protect it while being stored.

       Complies: The Applicant provided a Physical Conditions Report completed by Mission Structural, which noted:

       > "…the lift and relocation of this historic structure can be accomplished so long as exploratory work is carried out and structural modifications are implemented if and where required. In addition, structural stabilization methods will be required prior to relocation and code compliant connections must be engineered to secure the existing structure to its new foundation."

    b. The proposed Relocation will not have a detrimental effect on the structural soundness of the structure.

       Complies: In the Physical Conditions report, Mission Structural noted that the following should be further analyzed and may be required prior to lifting to ensure the soundness of the Significant Historic Structure for lifting:

       i. Installing new structural hardware connections between existing boundary elements.
       ii. Constructing temporary braces strategically placed within the boundary walls.

iii. Diaphragm reinforcement for the interior floor wood planks.

12. In addition to the two criteria above, LMC § 15-11-13(A)(3) requires one of the following criteria to also be met for Relocation of a Significant Historic Structure:
    a. The proposed Relocation will abate demolition of the Historic Structure on the Site.
    Does not comply: The Significant Historic Structure is an occupied Structure and is not in danger of demolition. The Structure does not qualify for consideration of demolition by the Chief Building Official pursuant to the criteria outlined in LMC § 15-11-16.

    b. The Planning Director and Chief Building Official determine the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it.

    Does not comply: The Significant Historic Structure does not meet this criterion. It is currently occupied and not in a condition that qualifies it for consideration of demolition by the Chief Building Official pursuant to LMC § 15-11-16.

    c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation on the existing Site. Unique conditions shall include all of the following:
        i. The historic context of the Historic Structure has been so radically altered that the proposed Relocation will enhance the ability to interpret the historic character of the Historic Structure and the Historic District or its present setting.

        Does not comply: The existing Historic Significant Structure has not been altered from its location since at least 1907, where it has since remained for 117 years. Relocation does not enhance the ability to interpret the historic character of the historic site. 1455 Woodside Avenue is the one of three Historic Structures along this portion of Woodside Avenue. 1439 Woodside Avenue is a Significant Historic Site constructed circa 1905. 1445 Woodside Avenue is a Significant Historic Site constructed circa 1898. These three Significant Historic Sites contribute to the streetscape and interpretation of the historic character of the Historic Site at 1455 Woodside Avenue.

ii. The proposed Relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.

Does not comply: This Historic Structure is a Significant Historic Site in the Recreation Commercial Zoning District across the street from the Historic Residential Medium - Density Zoning District. The three Significant Historic Sites across from the Historic Residential Medium – Density Zoning District contribute to the historical associations used to define the boundaries of the district because they establish a trio of Historic Sites reflective of the Mature Mining Era (1894-1930). Not all Historic Sites are within Historic Districts, but each Historic Site is reviewed for its associations within the area in which it is located.

iii. The historical integrity and significance of the Historic Structure will not be diminished by Relocation.

Does not comply: Pursuant to LMC § 15-15-1, Historic Integrity is defined as, “The ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows:”

a. Location. The place where the Historic Site was constructed or the Historical event took place. *The Significant Historic Structure, according to the Applicant, was likely moved to the current location in 1904. Exhibit B, page 59 states,*

“…the original 450 square-foot structure was likely moved onto the lot on timbers and skids to place it. The wood timbers were a type of foundation that made moving the home to the new location banded the perimeter and held it together as it was moved to the site. This suggests that the residence was moved onto this lot at some point, and was not originally constructed on the lot. With the wood timbers sitting

on the ground, it was only a matter of time before the wood rotted and needed to be replaced. The typical means to replace the decayed wood was to replace it with a concrete grade beam setting on the ground, taking the place of the wood timbers."

The Applicant assumes the Structure was moved to this site but provides no information regarding the original location of the Structure. However, as demonstrated by the Sanborn maps, the Historic Structure has been at this location for at least 117 years and was at this location during Park City's Mature Mining Era (1894-1930). Moving the structure 14 feet from its current location to the southeast to accommodate construction of up to three new SFDs disrupts its presence established during the Mature Mining Era and its compatibility with the two Significant Historic Sites at 1439 and 1445 Woodside Avenue.

b. Design. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.

The proposed Relocation shifts the physical Structure, disrupting the Site and open landscaping—the ratio of the Structure to landscaped area— to accommodate infill development of up to three new SFDs that would not be subject to the Historic District Regulations because the three new lots would be in the Recreation Commercial Zoning District. The ratio of new construction massing to the existing footprint would overshadow and not be subordinate to the Significant Historic Structure.

c. Setting. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.

The Historic Structure has been in the same location for at least 117 years and moving the Structure would modify its relationship with the existing Significant Historic Site. Allowing for maximum density development (four Lots) of new infill construction would reduce the ratio of open space to the Significant Historic Structure. 1445 and 1439 Woodside Avenue are adjacent Historic Structures with Lots greater than typical Old Town Lots, and a greater ratio of open space to built structure. 1445 Woodside Avenue is a 4,791-square-foot Lot, with a width of approximately 55 feet. 1439 Woodside Avenue is a 3,920-square-foot Lot, with a width of approximately 55 feet. Relocating 1455 Woodside Avenue to allow for the creation of up to three new SFDs is not compatible because the relationship between Structure and open space established with the Significant Historic Sites along the streetscape is diminished. The Relocation of 1455 Woodside Avenue results in a Lot that is smaller than the Historic lots along the streetscape, with a width of just under 32 feet, compared with adjacent Historic Sites with a width of approximately 55 feet each. The ratio of lot width to Historic Structure and landscaped area serves as a buffer in the Recreation Commercial Zoning District and creates a rhythm within the historic streetscape with three Significant Historic Sites among larger Multi-Unit Dwellings.

d. Materials. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.
The Applicant proposes to remove materials associated with the 1960s additions to rehabilitate the Significant Historic Structure and restore the 1904

form. The Applicant can accomplish this without moving the structure.

e. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

Moving the Historic Structure would not modify the workmanship of the Significant Historic Structure.

f. Feeling. A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.
The existing Significant Historic Structure has resided in the same location for at least 117 years. The site includes a significant amount of open space. Moving the Significant Historic Structure would allow for up to three additional Lots to be developed, changing the streetscape to include up to three new SFDs on a Lot that currently contains one. The result of the relocation would introduce an incompatible row effect to the site and streetscape, adversely impacting the existing historic context and development pattern, with the historic structure pushed to the side and new construction becoming the dominate public perception of the massing on the site from the street.

g. Association. The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

1455 Woodside Avenue does not have a direct link or association with a Historic Person, but the T/L cottage is significant to the Mature Mining Era. Moving the Historic Structure 14 feet to the southeast diminishes the Historic Integrity of the Significant Historic Site

and disrupts the Historic streetscape, described above.

iv. The potential to preserve the Historic Structure will be enhanced by its Relocation.

Does not comply: The Significant Historic Structure may be rehabilitated in its existing location. The Applicant may propose an addition on the Significant Historic Structure in its current location. Moving the Significant Historic Structure to allow for up to three additional Lots for development, as outlined above, does not enhance the Significant Historic Site. The Historic streetscape would be significantly altered.

Conclusions of Law

1. The removal of the 1960s addition to the Significant Historic Structure, as conditioned, to rehabilitate the 1904 form of the Significant Historic Structure, **complies** with the requirements of Land Management Code § 15-11-12.5 *Material Deconstruction*.
2. The restoration of the Significant Historic Structure porch, as conditioned, **complies** with the requirements of Land Management Code § 15-13-2 *Regulations for Historic Residential Sites*.
3. The proposal to Relocate the Significant Historic Structure **does not comply** with the requirements outlined in Land Management Code § 15-11-13 *Relocation*.

Conditions of Approval for Rehabilitation of the 1904 Significant Historic Site and Restoration of the Historic Porch

1. The Applicant must complete Historic District Design Review prior to submitting a building permit.
2. The Applicant shall provide the City with a Financial Guarantee, in accordance with LMC § 15-11-19, to be recorded with the Summit County Recorder's Office prior to submitting a building permit.
3. The front porch shall be constructed of materials and in a style that is compatible with the Significant Historic Structure and Mature Mining Era (1894-1930). Replacement elements shall match the historic elements in size, dimensions, form, profile, and material. The concrete porch shall be replaced with wood.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5068 or email lillian.zollinger@parkcity.org.

Sincerely,

Randy Scott,
Historic Preservation Chair

CC: Lillian Zollinger, Project Planner

PHYSICAL CONDITIONS REPORT
&
HISTORIC PRESERVATION PLAN

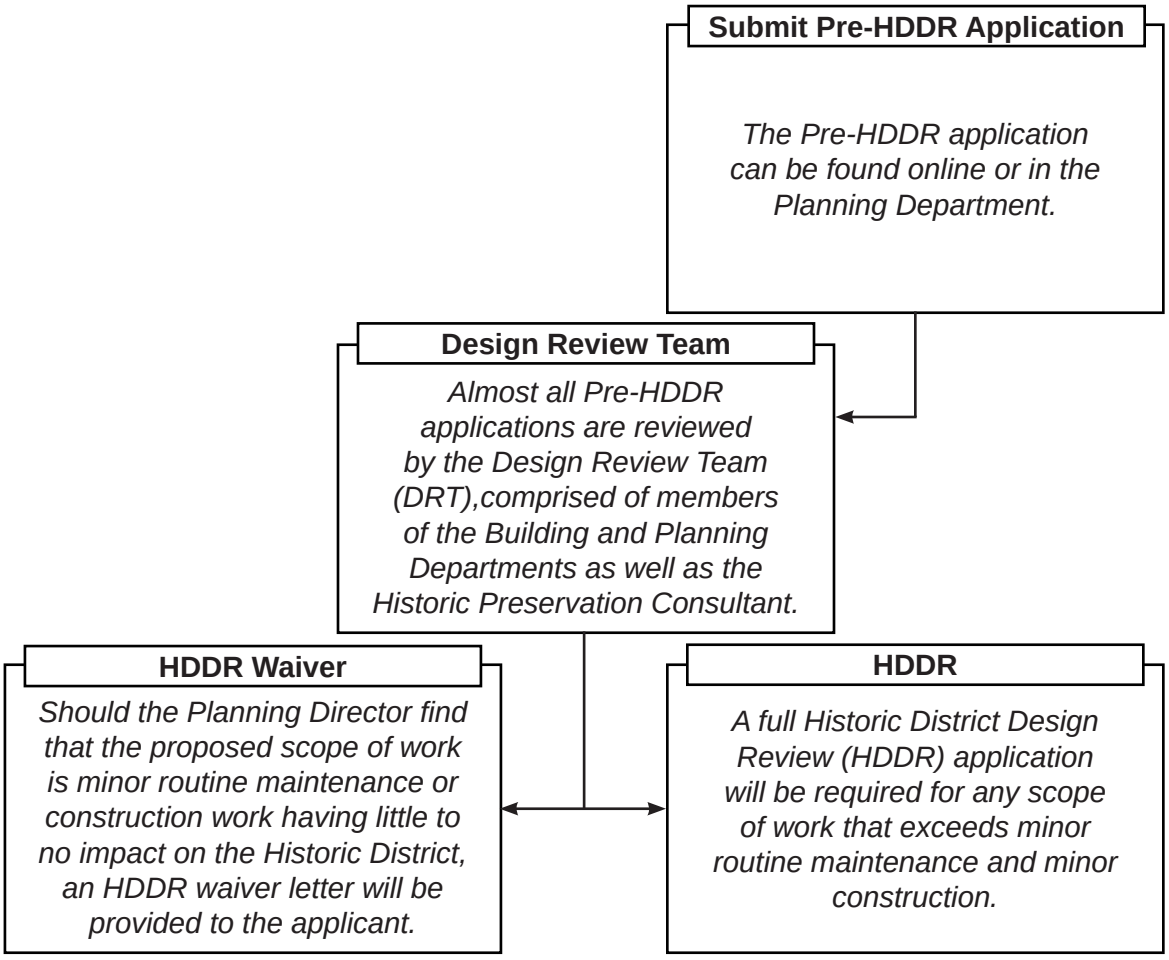
INFORMATION GUIDE
AND APPLICATIONS

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.

INFORMATION GUIDE

It is deemed to be in the best interest of the citizens of Park City, as well as the State of Utah, to encourage the preservation of buildings, structures, and sites of historic significance in Park City. These buildings, structures, and sites are among the City's most important cultural, educational, and economic assets.

Application Process for sites in the Historic District



The Planning Department is authorized to require that developers prepare a Physical Conditions Report and Historic Preservation Plan as a condition of approving an application that affects a historic structure, site, or object.

What is a Physical Conditions Report?

A Physical Conditions Report is a preservation and rehabilitation tool that identifies, describes, and evaluates the existing condition of a historic building at the specific point in time that the report is completed. It should document the history of construction and past alterations based on physical and documentary evidence. It should also evaluate the condition of specific character-defining features that make up the site or structure.

What is a Historic Preservation Plan?

A Historic Preservation Plan recommends an overall treatment approach in order to address

the conditions documented by the Physical Conditions report. The Historic Preservation Plan assesses and guides the effects of the proposed construction-related work in order to ensure that the proposed project complies with the Design Guidelines for Historic Districts and Historic Sites.

What does a Physical Conditions Report include?

A Physical Conditions Report is a comprehensive redecoration and evaluation of the elements, features, and spaces that make up a historic site or structure. The report shall identify each element, feature, and/or space and provide a detailed description of:

- What is it?
- What does it look like?
- What is it made of?
- How was it constructed?

The Physical Conditions Report should be completed after conducting a visual inspection of the existing conditions including uninhabitable space such as roofs, attics, basements, and crawlspaces. Selective demolition or removal of wall and floor coverings may be helpful, but is not required.

What does a Historic Preservation Plan include?

The Historic Preservation Plan outlines proposed treatments for the elements, features, and/or spaces identified by the Physical Conditions Report. These treatment options should be consistent with the Design Guidelines for Historic Districts and Historic Sites, consider potential impacts of proposed treatments, and avoid significantly altering the historic site's or structure's historic integrity.

What is the purpose of the Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report helps establish the scope of work for the proposed project. By determining the condition of the specific elements and character-defining features of the site or structure, the report aids the applicant in selecting an appropriate treatment method for the Historic Preservation Plan.

The four (4) recognized treatment options are:

- **Preservation**. If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
- **Rehabilitation**. If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
- **Restoration**. If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
- **Reconstruction**. If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.

Most projects will employ two (2) or more of these treatments.

The Historic Preservation Plan outlines the proposed treatment for each element, feature, and/or space documented in the Physical Conditions Report. The Historic Preservation Plan considers the current and proposed program needs of the site and/or structure in order to guide treatment approaches and prevent alterations that may have an adverse effect on the site and/or structure.

Who can complete a Physical Conditions Report and Historic Preservation Plan?

The Physical Conditions Report and Historic Preservation Plan may be prepared by the property owner, architect, structural engineer, historic preservation consultant, contractor, or other members of the design team.

INSTRUCTIONS FOR PHYSICAL CONDITIONS REPORT

The purpose of the Physical Conditions Report is to document the existing conditions of the site, its buildings, and structures. All sites, historic or otherwise, that are subject to a Historic District Design Review application are required to complete a Physical Conditions Report. This form may be completed and submitted to the Planning Department prior to your Pre-Application Conference.

It is important to identify each element, feature, or space of a historic site and/or structure as all materials, elements, features, and space show the history of construction and past alterations that make up the historic site and/or structure as it exists today. Together and individually, these components contribute to or detract from the historic integrity. Each component should be described regardless of its historical significance.

Please note the following:

1. **Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDRs) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
2. **Conditions Assessment.** In order to fully document each element, feature, and/or space of the historic site or structure, a description of the individual item as well as a conditions evaluation should be provided.

   At a minimum, the description narrative should describe the overall appearance, material, and condition of each element, feature, and/or space. The description should also identify and evaluate causes for deterioration, decay, or loss of material. Descriptions should refer to the location and the extent of the deficiency. Photo-documentation should be referenced as well. Any limitations or obstacles to an inspection should be noted as part of the description.

   Window and Door Survey forms have been included as part of this application. All window and door openings should be assigned a number and described as part of the survey. Windows and doors in pairs or groupings should be assigned separate numbers.
3. **Structural Evaluation.** A licensed structural engineer's report should be provided for any proposed panelization or reconstruction project. The structural engineer must certify that the building cannot be reasonably moved intact and demonstrate that the structural system is failing.
4. **Conditions Evaluation.** Each element, feature, and/or space of the historic site or structure shall be described in detail and include photographic documentation to illustrate the condition. Conditions shall be assessed as:

   - *Excellent Condition.* An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
     - It is intact, structurally sound, and performing its intended purpose
     - There are no cosmetic imperfections
     - Needs no repair
   - *Good Condition.* An element, feature, and/or space is evaluated to be in good condition when it meets the following criteria:
     - It is intact, structurally sound, and performing its intended purpose
     - There are few cosmetic imperfections
     - It needs only minor or routine maintenance

- *Fair Condition.* An element, feature, and/or space is evaluated to be in fair condition when it meets the following criteria:
    - There are early signs of wear, failure, or deterioration though the element or feature is generally structurally sound and performing its intended purpose
    - There is a failure of a sub-component of the element or feature
    - Replacement of up to 25% of the feature or element is required
    - Replacement of a defective sub-component of the element or feature is required.
- *Poor Condition.* An element, feature, and or/space is evaluated to be in poor condition when it meets the following criteria:
    - It is no longer performing its intended purpose
    - It is missing
    - It shows signs of imminent failure or breakdown
    - More than 25% of the feature or element is deteriorated or damaged and the element or feature cannot be made safe and serviceable through repair
    - It requires major repair or replacement

5. **Photo Documentation.** Historic and current photographic documentation shall be provided for the conditions described in the narrative for each element, feature, and/or space. Digital photos must be comprehensive and clear. At a minimum:

- Photographs of each building elevation should be provided. Multiple photographs may be used to document the entire length of a façade, if necessary.
- Where appropriate, a measuring scale shoudl be included in the photograph to verify dimensions. This should be completed for any photographs of architectural details.
- Each feature described in this report must include at least one (1) corresponding photograph. More than one (1) photograph per description is encouraged.
- Photographs should be numbered and organized in the same order as the narratives described above. Photographs should be printed in color. To avoid creating a large and unmanageable file, it is recommended that you use an image file compressor when importing images into the contact sheets.
- Images on a Disc. Digital copies of the photographs used in the contact sheets that accompany this report should be saved separately on a CD-R and submitted to the Planning Staff with the report. Do not submit original materials. Materials submitted with the form will not be returned to the applicant.
    i. The size of the images should be at least 3,000 x 2,000 pixels at 300 dpi (pixels per inch) or larger if possible.
    ii. It is recommended that digital images be saved in 8-bit (or larger) format.
    iii. TIFF images are preferred, but JPEG images will be accepted.
    iv. The CD-R should be labeled as PCR Form “Property Address” “Date”.
- Contact sheets should be printed in color on high-quality paper (photo paper is preferred).
- The photos should be organized in a clear, comprehensive manner, reflecting the order of the Physical Conditions Report. Captions are recommended, but not required. See next page for example of photo numbering.

PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Diane and Bill Newland

ADDRESS: 1455 Woodside Ave.
Park City, UT, 84060

TAX ID: SA-226 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Diane Newland

MAILING ADDRESS: 1455 Woodside Ave.
Park City, UT, 84060

PHONE #: (435) 649 - 0092 FAX #: ( ) -

EMAIL: ddnewland@yahoo.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Molly Guinan

PHONE #: (435) 649 - 0092

EMAIL: mguinan@elliottworkgroup.com

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.

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: Molly Guinan

Mailing Address: 1441 Ute Blvd Suite 100

Park City, UT, 84098

Phone #: (435) 649 - 0092 Fax #: ( ) -

Email: mguinan@elliottworkgroup.com

Type of Application: HDDR

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: Diane Newland

Mailing Address:

Street Address/ Legal 1455 Woodside Ave. Park City, UT, 84060

Description of Subject Property: Single Residential

Signature: Date:

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.

SAMPLE PHYSICAL CONDITIONS REPORT

This sample is based on the residence located at 664 Woodside Ave.

Sample Detailed Description of Existing Conditions:

7. Porches

Use this section to describe the porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Front Porch (East Facade)

This involves: ☒ An original part of the building

☐ A later addition Estimated date of construction: 1930s

Describe existing feature:

Based on evidence from Sanborn Maps and historic tax photographs, the L-shaped front porch is an extension of the original 1905 porch and was constructed sometime in the 1930s. The square railings and square balustrades, square porch posts, porch ceiling, roof structure, and square horizontal members are all made of painted wood. The decking material is poured concrete. The roof of the porch is a shed roof and the roof material is standing seam metal. The porch is located on the east facade, wraps along the south facade, and continues to the west facade. The railing and balustrades break at the front entrance door, at the south end of the east facade, and at the side entrance which is centered on the south facade. The porch is flush with the existing grade on the east facade. The porch is very un-ornamental with no brackets or other decorative features.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Several of the wood porch posts and horizontal members have been replaced. The new wood porch posts and horizontal members are unpainted. The remaining historic wood railings and balustrades, porch posts, porch ceiling, roof structure, and horizontal members are missing paint. The fascia board at the connection between the east facade gable and porch roof is rotted and damaged. Wires are hanging/detached near the east facade gable and porch roof connection on the east facade. The flashing between the main roof and the porch roof is showing signs of rust.

SAMPLE

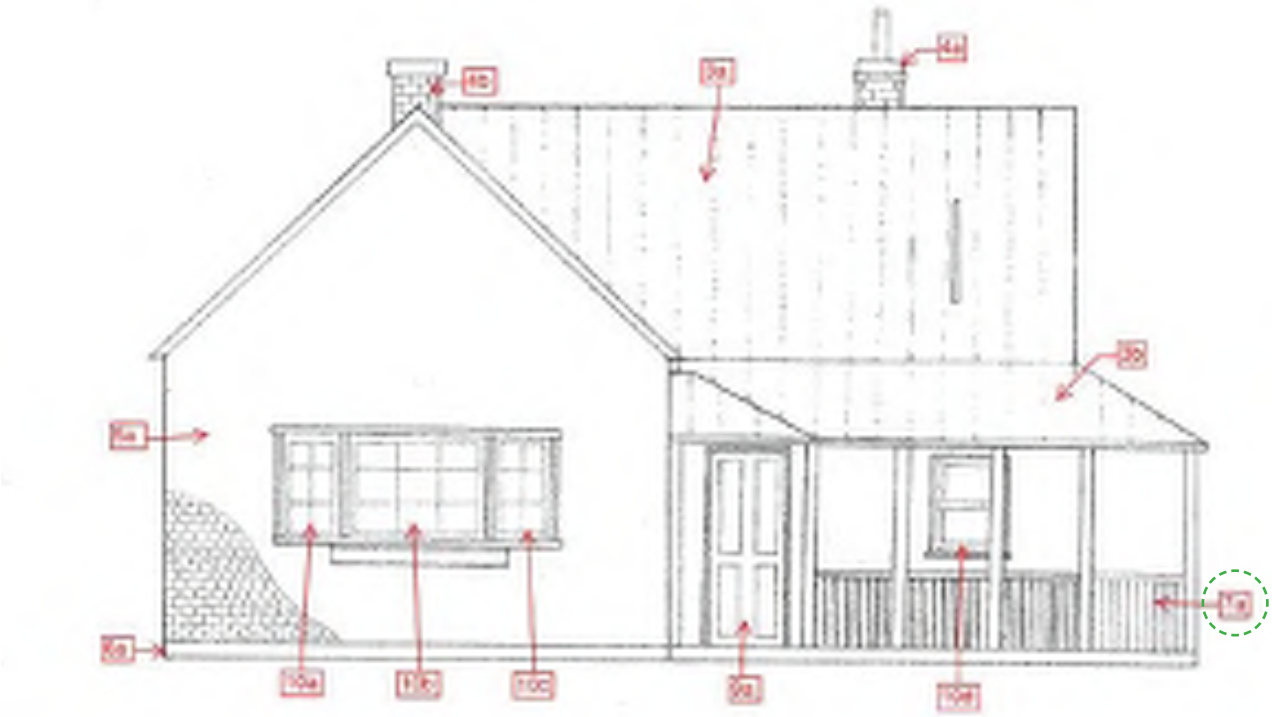
Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 9, 12, 13 Illustration Numbers: 7a

Multiple photos provide detailed documentation of existing features and any deficiencies.

Number corresponding to the illustration on the following page.

SAMPLE ILLUSTRATION

East Facade:

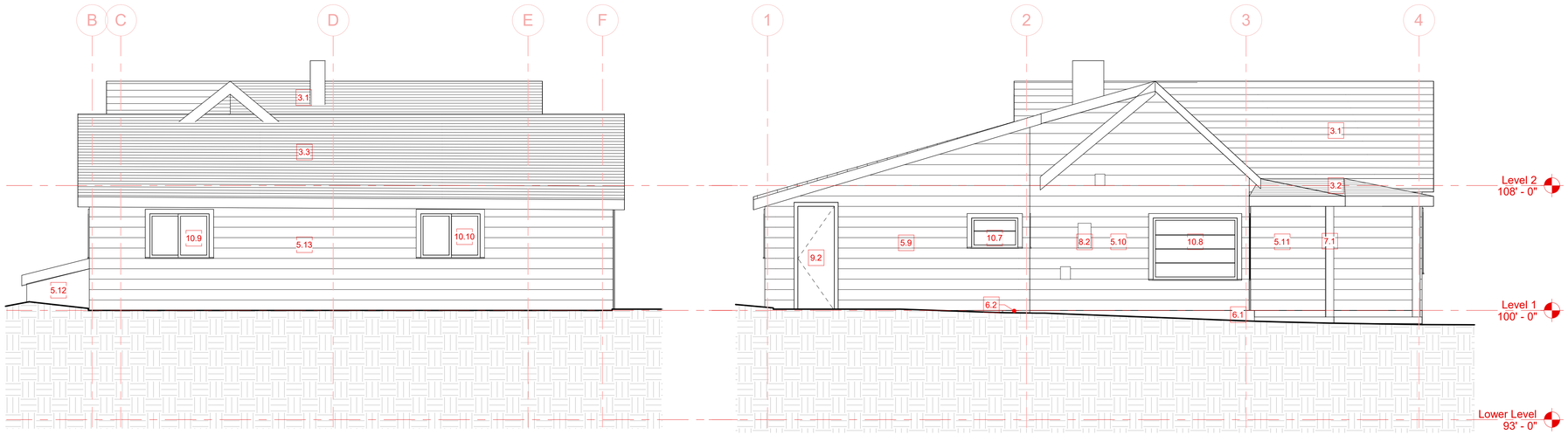


SAMPLE PHOTO DOCUMENTATION SHEET

Photo #1: East Elevation

Photo #2: East Elevation Porch Ceiling and Support Structure Detail

This page intentionally left blank.



4 West Elevation PCR

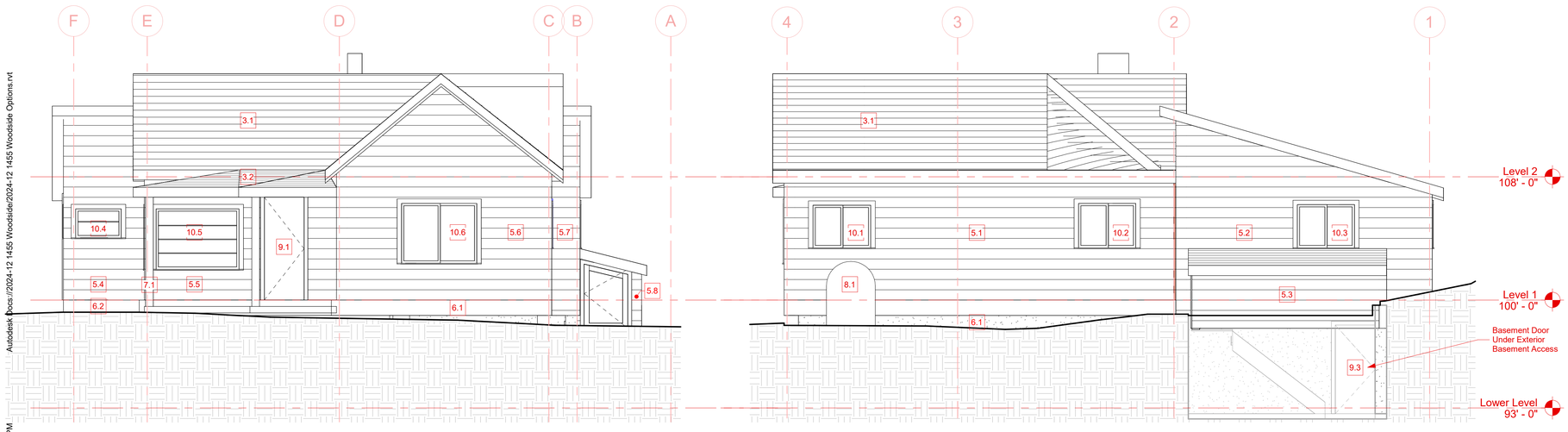
1/4" = 1'-0"

0 2' 4' 8'

3 South Elevation PCR

1/4" = 1'-0"

0 2' 4' 8'



2 East Elevation PCR

1/4" = 1'-0"

0 2' 4' 8'

1 North Elevation PCR

1/4" = 1'-0"

0 2' 4' 8'

General Notes - Elevations

1. See Electrical for Exterior Lighting.

2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.

3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.

4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Posssible).

Datum Reference

Architectural Elevation 100' - 0" = USGS xxxx' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

Keynotes - Elevations

1	Site
2	Structure
3	Roof
4	Chimney
5	Exterior Walls
6	Foundation
7	Porch
8	Mechanical System, Utility System, Service Equipment & Electrical
9	Doors
10	Windows
11	Interior
12	Garage

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

ELLIOTT WORKGROUP

Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

Notice: This design development package is to be used in conjunction with the collective knowledge and expertise of the project team to further develop the project design, details and scope. Estimating and budgets should not be based solely on these documents. No bidding or construction should be based on these documents.

Rev.	Date	Description

ISSUE DATE:	2024.06.10
OWNER PROJECT NO:	.
CONTRACT NO:	.
DRAWN BY:	Author
CHECKED BY:	Checker
DESIGNED BY:	Designer
EWG PROJECT NO:	2024.12
COPYRIGHT:	Elliott Workgroup, LLC

SHEET TITLE

Existing Elevations PCR & HPP

A-205

Autodesk Docs://2024-12 1455 Woodside/2024-12 1455 Woodside Options.rvt
11/26/2024 3:00:48 PM

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. *Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.*

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Fence, Lot, Vegetation, Paving

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Dry-stacked stone wall runs along frontage. Non-historic - installed by homeowner

Relatively flat lot, deep setback from street, minimal vegetation.

A paved path runs from the street frontage to the house, up to, and along the front porch. It continues along the south side of the house, wrapping around west side of the house and stops mid-way at rear facade.
The paved path connects with a concrete pad on the south rear of house.
There are trees on the south, west, and north at property boundary of the site.
There is a non-historic garage on the north east of site with a two car driveway that connects to the road.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Pavement is cracked in many places.

Photo Numbers: Sheets 1 & 2 Illustration Numbers: _____

Sheet 1 Photo 1

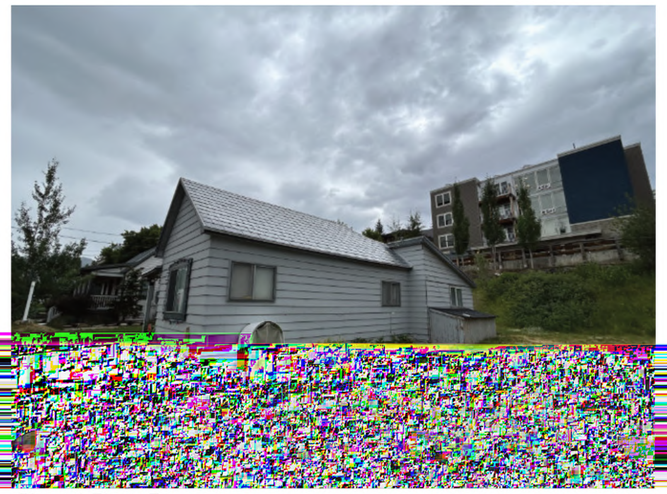
Sheet 1 Photo 2

Sheet 1 Photo 3

Sheet 1 Photo 4

Sheet 1 Photo 5

Sheet 1 Photo 6


Sheet 1 Photo 7

Sheet 1 Photo 8

Sheet 1 Photo 9

Sheet 1 Photo 10

Sheet 1 Photo 11

Photo Sheet 1 - Site

Sheet 2 Photo 1

Sheet 2 Photo 2

Sheet 2 Photo 3

Sheet 2 Photo 4

Photo Sheet 2 - Site

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: Structure

This involves: [X] An original part of the building

[X] A later addition Estimated date of construction: 1904, 1964

Describe existing feature:

Historic: "wood timbers banded the perimeter and held it together as it was moved to the site. The wood rotted and was replaced with a concrete grade beam. Concrete grade beam supports the home as a primitive foundation (board form concrete @ current). Wood floor trusses." (Merlin Taylor attached Exhibit A)
Modern concrete stairway and floor in west basement. Concrete foundation in rear non-historic addition. Wood framing throughout. (See Exhibit B)

Sub-floor: Plank.
East Basement/Crawlspace Floor: Dirt
Floor Structure: Wood/Wood Joists (cinder-block)

Describe any deficiencies: Existing Condition: [ ] Excellent [ ] Good [X] Fair [X] Poor

Wood framing and support posts are in direct contact with soil which had degraded the structural integrity.

Photo Numbers: Sheet 3 Illustration Numbers:

Sheet 3 Photo 1

Sheet 3 Photo 2

Sheet 3 Photo 3

Sheet 3 Photo 4

Sheet 3 Photo 5

Sheet 3 Photo 6

Sheet 3 Photo 7

Sheet 3 Photo 8

Sheet 3 Photo 9

Sheet 3 Photo 10

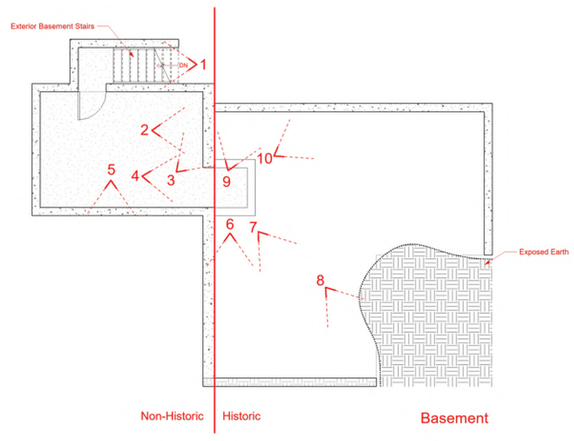


Photo Sheet 3 - Structure

Sheet 3a Photo 1

Sheet 3a Photo 2

Sheet 3a Photo 3

Sheet 3a Photo 4

Sheet 3a Photo 5

Sheet 3a Photo 6

Sheet 3a Photo 7

Sheet 3a Photo 8

Sheet 3a Photo 9

Sheet 3a Photo 10

Sheet 3a Photo 11

Sheet 3a Photo 12

Sheet 3a Photo 13

Sheet 3a Photo 14

Photo Sheet 3a - Roof Structure

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: 1904 Roof

This involves: [X] An original part of the building
[ ] A later addition Estimated date of construction: 1904

Describe existing feature:

The ~1904 roof form is a L-shaped gable roof -potentially an L or T shape (see exhibit B for further information)
Asphalt shingles - later addition.
No gutter
Metal flashing - later addition.

Patched shingles but in good condition.

The roof form is intact.

Describe any deficiencies: Existing Condition: [ ] Excellent [ ] Good [X] Fair [ ] Poor

The paint is peeling on the wood soffit. The metal flashing is weathered/and worn.
Weathered and patched shingles.

Photo Numbers: Sheet 4 Illustration Numbers: 3.1

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: 1964 Roof Addition

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1964

Describe existing feature:

The ~1964 roof is a shed roof that connects to the rear of the modified 1904 roof. It is a different slope than the original roof slopes and any previous additions. There are additional roof structures beneath the 1964 roof from previous additions.
Asphalt shingles
No gutter
Metal flashing

In good condition.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The paint is peeling on the wood soffit. The wood soffit is disconnecting at the corners and lacking structural and formal integrity. The metal flashing is weathered.

Photo Numbers: Sheet 4 Illustration Numbers: 3.3

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: Porch Roof Addition-occupies area of historic porch roof

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1964

Describe existing feature:

Asphalt shingles
No gutter
Metal flashing

The form: dropped hipped roof porch inset into the L shape at the front of the house is intact.
All supports and roof cladding is new but in poor condition.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The paint is peeling on wood soffit. The wood is deteriorating on soffit. In the south east corner of soffit, the wood is decayed and broken off lacking structural and formal integrity. The metal flashing is weathered and dented. Weathered and patched shingles.

Photo Numbers: Sheet 4 Illustration Numbers: 3.2

Sheet 4 Photo 1

Sheet 4 Photo 2

Sheet 4 Photo 3

Sheet 4 Photo 4

Sheet 4 Photo 5

Sheet 4 Photo 6

Sheet 4 Photo 7

Sheet 4 Photo 8

Sheet 4 Photo 9

Photo Sheet 4 - Roof

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: Siding

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Aluminum/Vinyl Siding

As indicated in the tax cards, the house was clad in siding in 1949 and asbestos shingles in 1958 and 1968. When the current aluminum/vinyl siding was applied is not clear.

Wood framing

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Weathered, splitting at the corners of the house. Weathered paint on rear wall (see 5.13 on elevations). Some siding is falling down

Photo Numbers: Sheet 6 Illustration Numbers: 5.1 - 5.13

Sheet 6 Photo 1

Sheet 6 Photo 2

Sheet 6 Photo 3

Sheet 6 Photo 4

Sheet 6 Photo 5

Sheet 6 Photo 6

Sheet 6 Photo 7

Sheet 6 Photo 8

Sheet 6 Photo 9

Photo Sheet 6 - Exterior Walls

6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Foundation

This involves: [X] An original part of the building

[X] A later addition Estimated date of construction: 1904, 1964

Describe existing feature:

The L-shaped house was moved onto the lot on a wood timber foundation banding the perimeter. The wood rotted and was replaced with a concrete grade beam which still supports the house as a primitive foundation. (Merlin Taylor Exhibit A)

No foundation found ('49, '54, 68') appraisals.

The rear portion of the home, built in late '60's/early '70's, has a more modern concrete foundation and basement. Per the 1952 tax card, there was a rudimentary coal shed/pit where the modern foundation now sits at the N/W

Describe any deficiencies: Existing Condition: [ ] Excellent [ ] Good [X] Fair [X] Poor

Weathered. There is a crack in the perimeter banding foundation under the front door. The perimeter banding foundation on the south part of the historic house is disconnecting from the rest of the foundation and is lacking in structural integrity on the current site (See sheet 7 photo 3).

Photo Numbers: Sheet 7 Illustration Numbers: 6.1, 6.2

Sheet 7 Photo 1

Sheet 7 Photo 2

Sheet 7 Photo 3

Sheet 7 Photo 4

Sheet 7 Photo 5

Sheet 7 Photo 6

Photo Sheet 7 - Foundation

7. Porches

Use this section to describe the porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Front Porch (East Facade)

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1952

Describe existing feature:

The original wooden porch deck has been replaced with a concrete slab c. 1950's. The original degraded columns were replaced with new members for structural integrity, but are also now degraded and lacking integrity. There is evidence that the existing porch resembles the original porch in shape and height. The square porch posts/columns are made of painted wood. The dropped hipped roof porch inset into the L at the front of the house is intact. The roof material is asphalt shingles.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Paint peeling on columns and ceiling. The side of the concrete slab is slightly weathered and cracked by the front door. Soffit wood is deteriorating and falling off in corners causing holes or tears in the soffit.

Photo Numbers: Sheet 8 Illustration Numbers: 7.1, 3.2

Sheet 8 Photo 1

Sheet 8 Photo 2

Sheet 8 Photo 3

Sheet 8 Photo 4

Sheet 8 Photo 5

Sheet 8 Photo 6

Sheet 8 Photo 7

Sheet 8 Photo 8

Sheet 8 Photo 9

Sheet 8 Photo 10

Sheet 8 Photo 11

Photo Sheet 8 - Porch

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Electrical, Gas, Mechanical

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: _____

Describe existing feature:

Electrical boxes are located on the South facade of the historic portion of the house (see photos 3,4 & illustration 8.2).

There is a gas meter located on the North facade of the historic portion of the house (see photo 1,2 & illustration 8.1).

Furnace and water runs from the basement through the roof in the 1964 addition (see photos 5,6,7).

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Not Known

Photo Numbers: Sheet 9 Illustration Numbers: 8.1, 8.2

Sheet 9 Photo 1

Sheet 9 Photo 2

Sheet 9 Photo 3

Sheet 9 Photo 4

Sheet 9 Photo 5

Sheet 9 Photo 6

Sheet 9 Photo 7

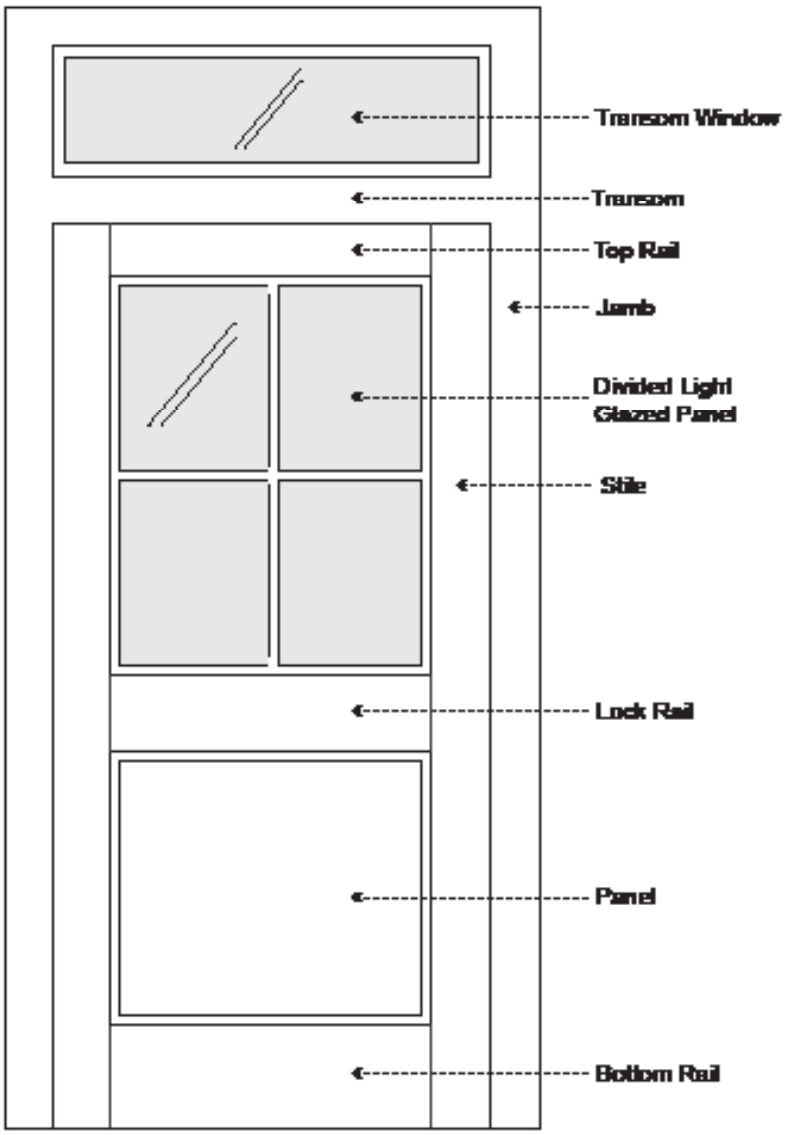
Photo Sheet 9 - Systems

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



Door Survey Form

Total number of door openings on the exterior of the structure: 3

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 3

Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 3

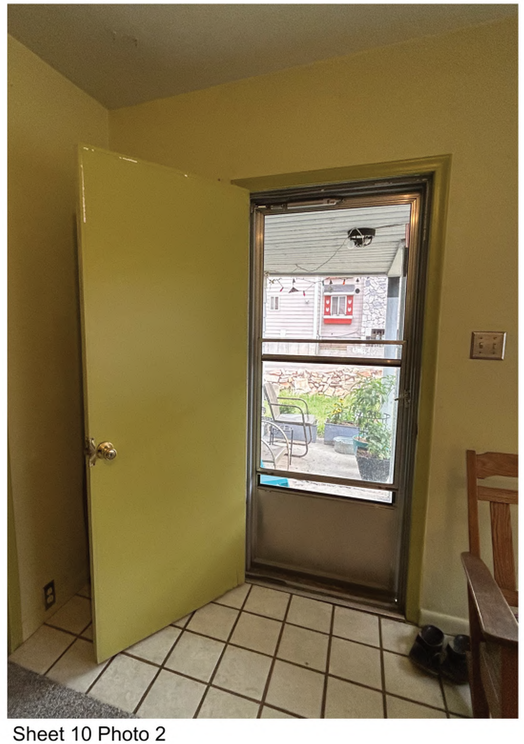
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
9.1	Good	Front flat door - Peeling/weathered paint on jamb and transom	Sheet 10 Photo 1,2	No
9.1a	Good	Storm door. Dent in panel, dent and crack in stile.	Sheet 10 Photo 1,2	No
9.2	Fair	Weathered, generally fine	Sheet 10 Photo 3,4,5	No
9.2b	Fair	Storm door.	Sheet 10 Photo 3,4,5	No
9.3	Poor	Weathered, splitting wood on panels, top rail has been cut down.	Sheet 10 Photo 6	No

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.

9.1 Exterior

Sheet 10 Photo 1

9.1 Interior



Sheet 10 Photo 2

9.2 Exterior

Sheet 10 Photo 3

9.3 Exterior

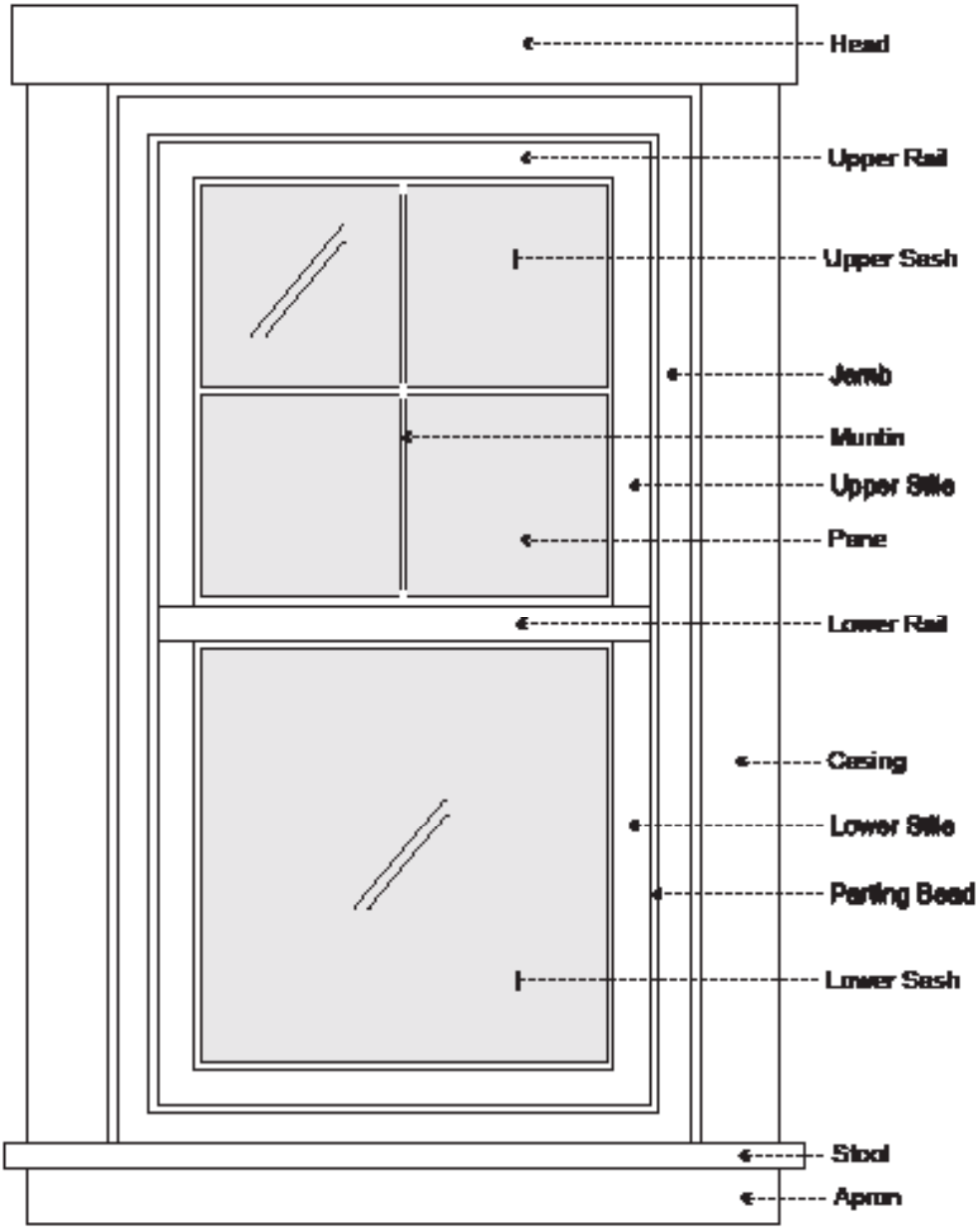
Sheet 10 Photo 6

Photo Sheet 10 - Doors

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



Window Survey Form

Total number of window openings on the exterior of the structure: 10

Number of historic windows on the structure: 2 (1950's)

Number of existing replacement/non-historic windows 8

Number of windows completely missing: 0

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 10 Replace all with wood frame (thermally efficient) to replicate historic.

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
10.1	Fair	Weathered & dented frame	Sheet 11 Photo 1	No
10.2	Fair	Weathered & dented frame	Sheet 11 Photo 2	No
10.3	Fair	Weathered & dented frame	Sheet 11 Photo 3	No
10.4	Poor	Peeling paint & weathered, splitting wood	Sheet 11 Photo 4	No
10.5	Fair	Slightly weathered	Sheet 11 Photo 5	Yes
10.6	Fair	Weathered frame, light peeling paint	Sheet 11 Photo 6	No
10.7	Poor	Peeling paint & weathered, splitting wood	Sheet 11 Photo 7	No
10.8	Poor	Peeling paint & weathered, splitting wood, damaged frame	Sheet 11 Photo 8	Yes
10.9	Fair	Weathered & dented frame	Sheet 11 Photo 9	No
10.10	Fair	Weathered & dented frame	Sheet 11 Photo 10	No
		No windows are up to modern thermal or code regulations		

10.1

Sheet 11 Photo 1 Aluminum

10.2

Sheet 11 Photo 2 Aluminum

10.3

Sheet 11 Photo 3 Aluminum

10.4

Sheet 11 Photo 4 Wood

10.5

Sheet 11 Photo 5

10.6

Sheet 11 Photo 6 Aluminum

10.7

Sheet 11 Photo 7 Wood

10.8

Sheet 11 Photo 8

10.9

Sheet 11 Photo 9 Aluminum

10.10

Sheet 11 Photo 10 Aluminum

Photo Sheet 11 - Windows

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: Interior of Historic House

This involves: [X] An original part of the building

[ ] A later addition Estimated date of construction: 1904

Describe existing feature:

All interiors have been updated/modernized

Describe any deficiencies: Existing Condition: [ ] Excellent [ ] Good [ ] Fair [ ] Poor

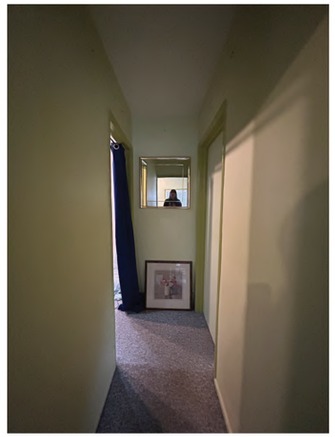
Photo Numbers: Sheet 12 Illustration Numbers: _____

Sheet 12 Photo 1

Sheet 12 Photo 2

Sheet 12 Photo 3

Sheet 12 Photo 4



Sheet 12 Photo 5

Sheet 12 Photo 6

Photo Sheet 12 - Interior Historic

Element/Feature: Interior of House Addition & Basement

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1964

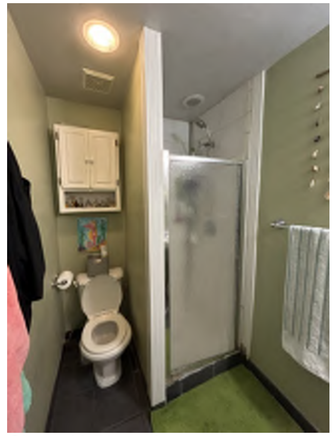
Describe existing feature:

All interiors have been updated/modernized

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: Sheet 13 Illustration Numbers:

Sheet 13 Photo 1

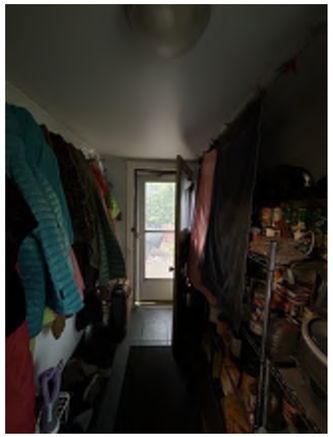

Sheet 13 Photo 2

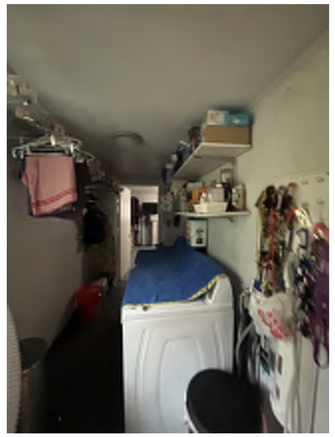
Sheet 13 Photo 3

Sheet 13 Photo 4

Sheet 13 Photo 5

Sheet 13 Photo 6


Sheet 13 Photo 7


Sheet 13 Photo 8

Sheet 13 Photo 9

Sheet 13 Photo 10

Sheet 13 Photo 11

Sheet 13 Photo 12

Sheet 13 Photo 13

Sheet 13 Photo 14

Photo Sheet 13 - Interior Addition

Supplemental Sheets Supplemental Page ___ of ___

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: Garage

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1965

Describe existing feature:

Concrete block and painted wood garage with gabled roof. Material of roof is asphalt shingles. There are two garage doors in the front and a square window in the rear (West facade).

Constructed in 1969 according to Summit County records, garage is bearing on a contemporary concrete foundation and cinder-block.

Materials are in fair condition.

1968 tax card indicates garage built in 1965 (historic site form)

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Metal flashing is weathered. Paint is peeling on wood portion of rear. The window in rear is deteriorating.

Photo Numbers: Sheet 14 Illustration Numbers: _____

Sheet 14 Photo 1

Sheet 14 Photo 2

Sheet 14 Photo 3

Sheet 14 Photo 4

Photo Sheet 14 - Garage

Supplemental Sheets Supplemental Page ___ of ___

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: Overall House

This involves: [X] An original part of the building

[X] A later addition Estimated date of construction: 1904, 1964

Describe existing feature:

Overall House - A significant site from the Mature Mining Era (1894-1930) consisting of a single dwelling, original construction c. 1904. The zoning is recreation commercial.
The house is divided into two parts, the 1904 original front portion and the rear addition built c. late '60's early '70's.

The architectural style of the original front portion is the "T/L" Cottage (crosswing)/Vernacular style. The style is one of the three most common house types built in Park City during the mining era. The T/L cottage was at it's height of popularity from the 1880's until 1900. The one story, 450 square foot L-shaped front portion of the house was not originally constructed on the lot, but moved onto the lot on timbers and skids (prior to the 1907 Sandborn map). Wood timbers were a type of foundation that banded the perimeter of the house and held it together as it was moved to the site (Merlin Taylor exhibit A).

The Sandborn maps show a house of a similar configuration to what is currently on site, but with further investigation of maps and tax cards, it shows that there have been various additions (most likely sheds on the rear of the tertiary facade) throughout the history of the home. (see exhibit B for historical analysis of additions/demolitions). At some point in the homes history, the rear of the original house noted on the 1907 Sandborn map was demolished and re-built in an expanded footprint, again most likely a rear shed roof common at the time. There is evidence of multiple demolitions and rebuilds of the rear section. This is further noted by evidence of numerous old roof forms under the existing rear extension. Analysis of the materials used on the different components of the builds (shingles, lumber, etc) shows the entirety of the rear of the building to be a modern addition. (see exhibit B for additional detail)

The current one story 580 square foot rear addition was added to the older front section. The rear addition, basement access stairs, and basement was added around the late 1960's early 1970's and sits where a coal storage used to reside. The rear portion does not encompass any of the historical components and characteristics typically seen in Park City's historic residences, and is therefore, not historical (Merlin Taylor see exhibit A). In addition, the detached concrete block and wood garage was also constructed around this time c. 1965 (Historic Site Form).

Many elements in both the historic front portion and the rear addition have been replaced or updated including the siding, roofing, wood columns on the front porch, all exterior doors, the aluminum slider windows, and the basement entrance roof. However, the historic horizontal-paned WWII era windows and the L-shape structure are original.

In addition to the extensive house modifications, the site boundaries have also been modified over time. The house originally sat closer to the South Boundary line and the existing site was divided into two lots. (See exhibit B for analysis of site changes.

We have also provided an analysis of historic home designated on the 1907 Sandborn map that have now become condos/hotels/new homes. There are currently 3 homes that have historic designation all of which have been through various house and lot modifications since the 1907 Sandborn map.

If you have questions regarding this application prior to submittal, contact the Historic Preservation Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 1/8/2021

1907 Sanborne Map Overlay Onto Google Earth Aerial View

1455 Woodside Ave.

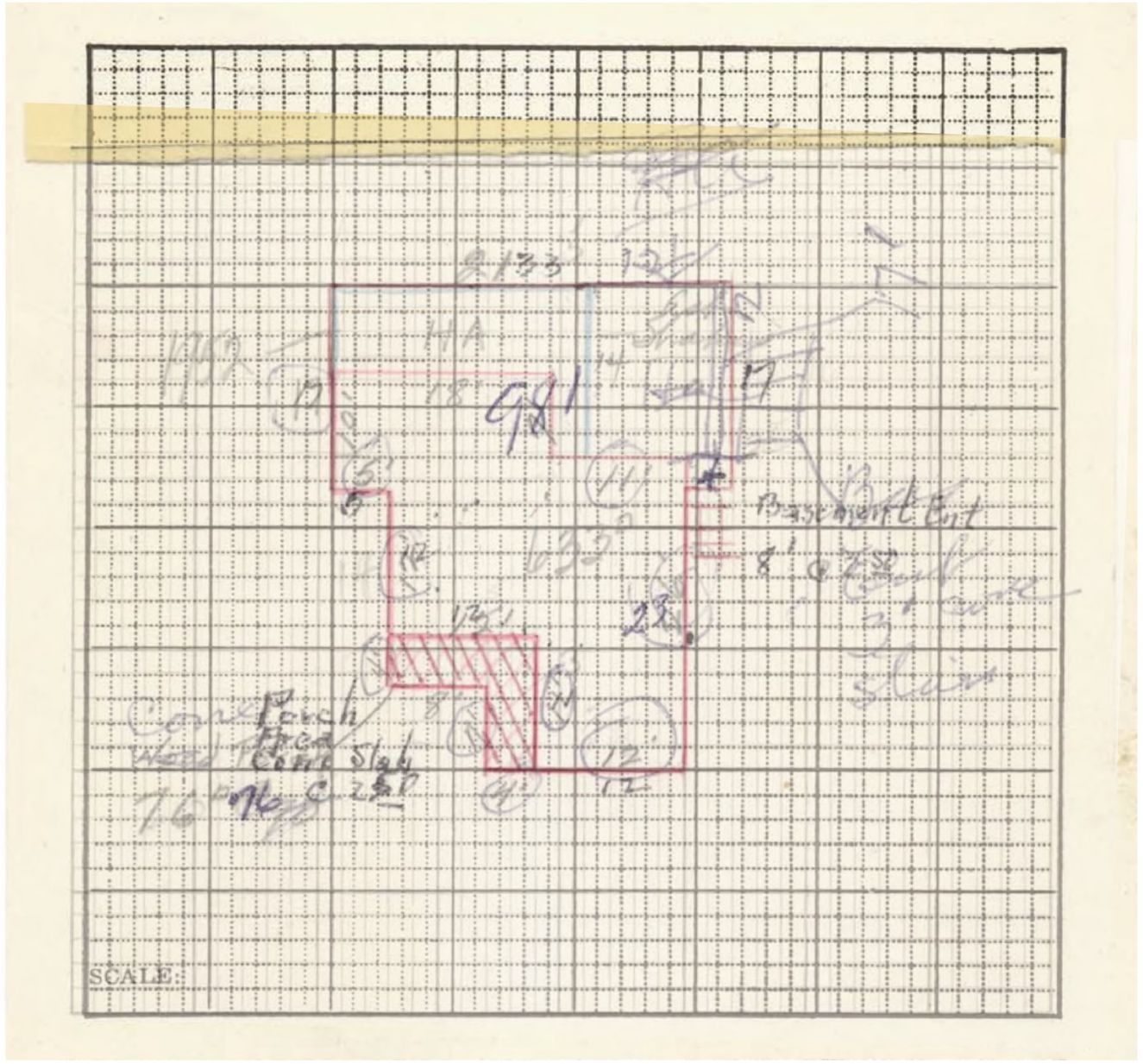
Silver Creek

City Park

City Skatepark

Existing Roof and Site Overlay
Onto 1907 Sanborne Map

1968 Tax Card Overlay
Onto 1949 Tax Card



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 APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____

NAME: Diane & Bill Newland

ADDRESS: 1455 Woodside Ave.
Park City, UT, 84060

TAX ID: SA-226 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Diane Newland

PHONE #: (435) 649 - 0092 FAX #: ( ) -

EMAIL: ddnewland@yahoo.com

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.

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

1. **Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDRs) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
2. **Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by th Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
3. **Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

   According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

   - **Preservation**. If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
   - **Rehabilitation**. If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
   - **Restoration**. If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
   - **Reconstruction**. If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
4. **Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
5. **References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: http://www.nps.gov/tps/how-to-preserve/briefs.htm.

Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: Full Site

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The applicant proposed a full upgrade to all site features once a design direction has been outlined by the planning department and all pertinent boards. New paths, slabs, and landscaping will be proposed at a future date. Any significant vegetation will e maintained or replaced with like items.

Structure

Use this section to describe scope of work and preservation treatment for 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: Structure

This involves: ☒ Preservation ☒ Restoration ☒ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The structure of the L-shaped 1905 historic house is to be preserved and rehabilitated. It is proposed that the existing historic home will be secured and brought up to modern structural regulations. The applicant requests to lift and move the existing structure to the minimum setback on the South side of the existing lot. A new foundation would be poured for the historic house to sit upon. This would bring the existing house closer to the only other two historic homes in the area and create additional lots to the North that would sit in the RC district.

The rear non-historic portion of the house would be demolished to rehabilitate the original T/L cottage shape as well as the original roof line which is currently hidden under the more modern addition.

Please reference HDDR application to see extent of demolition and historic vs. new build analysis

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: Roof

This involves:
- [X] Preservation
- [X] Restoration
- [ ] Reconstruction
- [ ] Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The historic L-shaped roof form is to be preserved. Existing asphalt shingles will be replaced with historically accurate alternative (shingle/standing seam metal).

The rear non-historic roof portion of the house will be demolished to rehabilitate the original T/L cottage shape as well as the original roof line which is currently hidden under the more modern addition.

Please reference HDDR application for extent of demolition

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: N/A

This involves:
- [ ] Preservation
- [ ] Restoration
- [ ] Reconstruction
- [ ] Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: Siding

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The existing siding is to be demolished and replaced with historically accurate drop wood siding.

All rear siding on non-historic to be demolished

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: Foundation

This involves:
- ☐ Preservation
- ☐ Restoration
- ☒ Reconstruction
- ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The foundation for the historic portion of the house is in poor condition. It is proposed that the existing historic home will be secured and brought up to modern structural regulations. A new foundation will be poured below the historic portion of the home, most likely a full basement below the original T/L cottage shape.

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: Porch

This involves:
- ☐ Preservation
- ☒ Restoration
- ☒ Reconstruction
- ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The L-shaped porch is in disrepair and will need to be reconstructed to stabilize it's form. It will probably be necessary to remove all non-historic members and replace with new while preserving the porch roof form to re-clad with new roofing materials. The front porch could also be rebuilt in the original wood deck removing the more modern poured concrete base.

Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: Doors 9.1, 9.2, 9.3

This involves:
- ☐ Preservation
- ☐ Restoration
- ☒ Reconstruction
- ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

There are no historic doors remaining on the residence. All exterior doors are to be removed and replaced with historically accurate re-productions

Element/Feature: _____

This involves:
- ☐ Preservation
- ☐ Restoration
- ☐ Reconstruction
- ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature: Windows

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

All windows to be removed and replaced with historically accurate re-productions. Windows will be brought into HDDR compliance as well as modern thermal insulation standards.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Mech, Elec, Utility

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Update per new requirements

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Rear addition and garage

This involves: ☐ Preservation ☐ Restoration ☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The rear non-historic addition will be demolished and a new addition that maximizes the site allowances will be built.

The non-historic garage will also be demolished.

Exhibit A:

Merlin Taylor Report

June 5, 2023

Rosing Davidson Frost
C/O Nick Frost
136 Heber Avenue Suite 205
Park City, Utah 84060

Re: 2396/Newland - 1455 Woodside Avenue Park City, Utah 84060

Dear Nick,

I have been engaged by Bill and Diane Newland to conduct a review of their residence and property located at 1455 Woodside Avenue. Specifically, the Newlands requested that I review and research the various construction methods utilized on the Newland Residence to determine the approximate age of the materials and construction methods used to construct the main residence, as well as the apparent addition added over the years. During my site visits to the Newland home on March 20 and May 1, 2023, I gathered photos and information regarding the approximate age of dwellings on the property. It was my observation and determination that the home is divided into two distinct parts, an original front portion and later, the addition added to the rear of the original house.

According to the Summit County Records, the home is 1037 square feet and is noted as 1904 as the year built. The front portion of the house is approximately 45% of the total square footage of the present size of the home, or 450 square feet. Therefore, the front portion of the home is challenging to date as to how old it is. However, the original 450 square-foot structure was likely moved onto the lot on timbers and skids to place it. The wood timbers were a type of foundation that made moving the home to the new location banded the perimeter and held it together as it was moved to the site. This suggests that the residence was moved onto this lot at some point, and was not originally constructed on the lot. With the wood timbers sitting on the ground, it was only a matter of time before the wood rotted and needed to be replaced. The typical means to replace the decayed wood was to replace it with a concrete grade beam setting on the ground, taking the place of the wood timbers.

This fact is evident today because the concrete grade beam still supports the home as a primitive foundation. Please see Figure 1 below, with the red arrows identifying the concrete beams supporting the house.

Please see all photos from the visits to the property in this Dropbox folder:

https://www.dropbox.com/scl/fo/ctkffoe2oj7w3ubcq9ffp/h?dl=0&rlkey=293oureol9wxkkhaww9b0ax1j

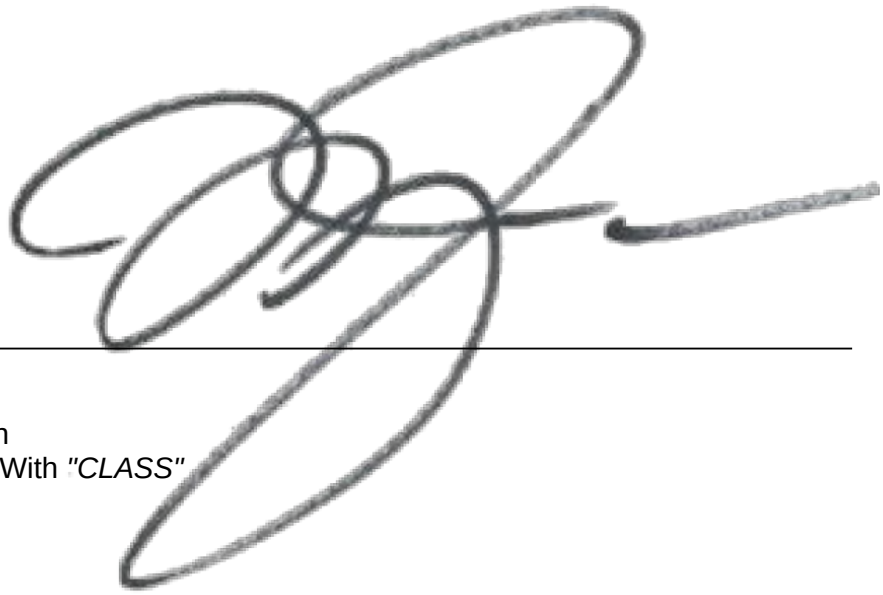
The rear portion of the home is an addition to the older front section; again, approximately 55% of the house's total square footage of about 580 square feet. The rear portion of the home has a utility basement. A concrete foundation, more modern than the concrete foundation supporting the main structure, supports it. Based on the construction of the

concrete foundation of the addition, the materials used, including the floor trusses, as well as the methods used when it was formed and placed, it would date to the 1960s. The unfinished basement area has a concrete stairway and concrete floor, presently used as mechanical systems for the home and storage. Looking at the components of the rear addition that the concrete foundation supports, the wood framing members and finishes of this portion of the house would have been in the same general timeframe as the foundation, the 1950s or early 1960s.

Based on my experience in Park City, including with historic residences, the rear portion of the Newland Residence, which was added in the 1960s does not encompass any of the historical components and characteristics typically seen in Park City's historic residences, and therefore, is not historical.

I appreciate assisting you with this matter and welcome your thoughts and concerns about the findings in this Preliminary Report.

Best regards,



MERLIN TAYLOR
Comprehensive Litigation
(A+) Support Services ~ With *"CLASS"*

Figure 1

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc…

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: Date: Nov 26 2024

Name of Applicant: Molly Guinan

Exhibit B:

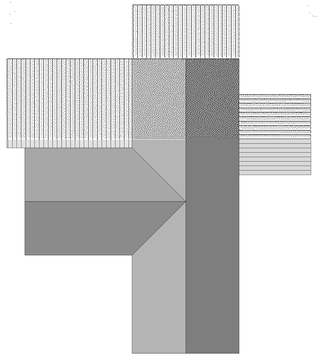
Historic Investigation:

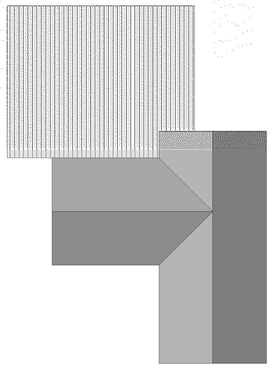
-Review of Sandborn Maps. Tax Cards

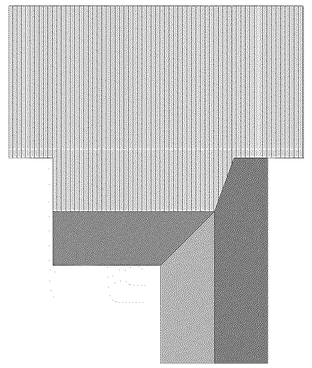
-Photo Evidence of current site findings

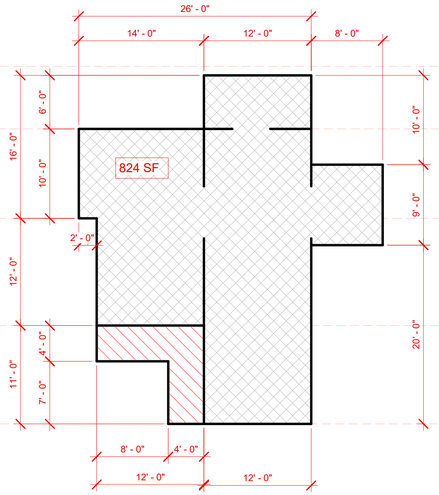
-Overlay of Sanborn map with historic and current boundaries.

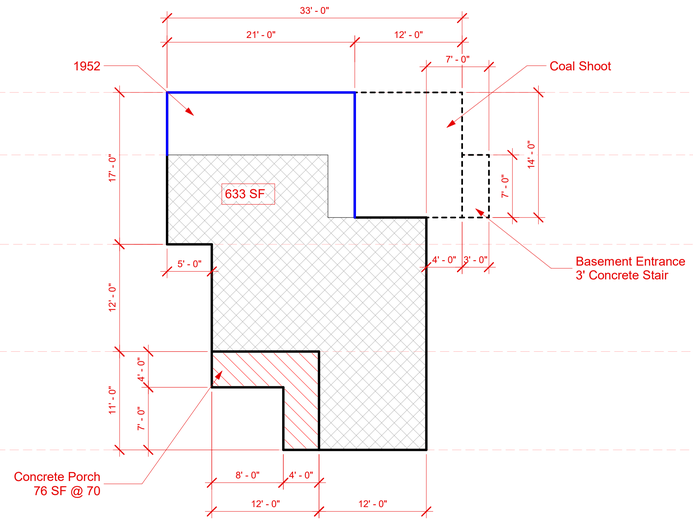
-Overlay of arial photo with analysis of residential vs condo - showing historic and new build residential.

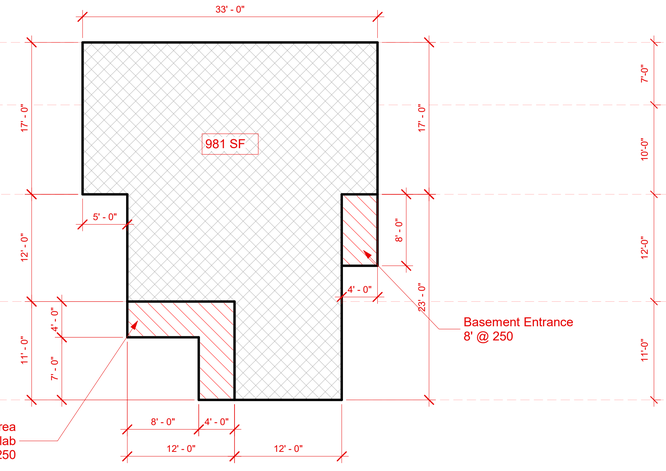


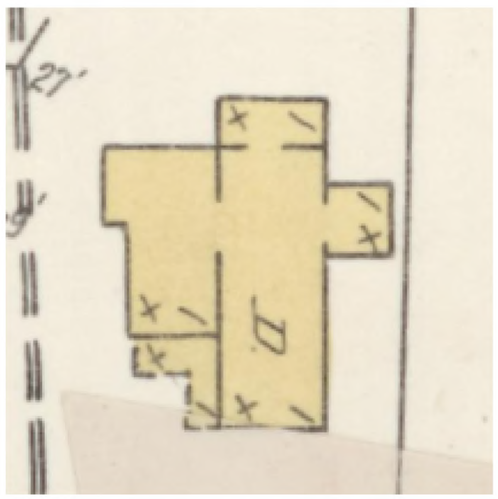




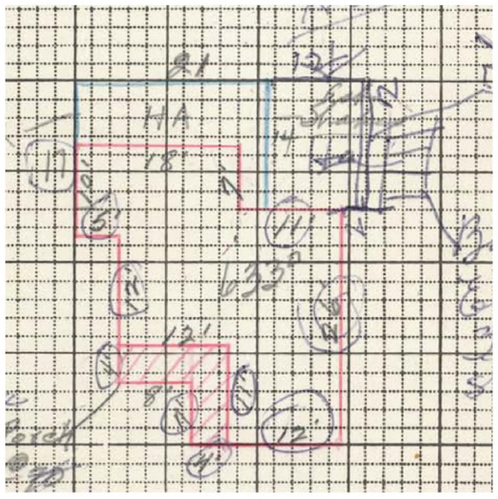




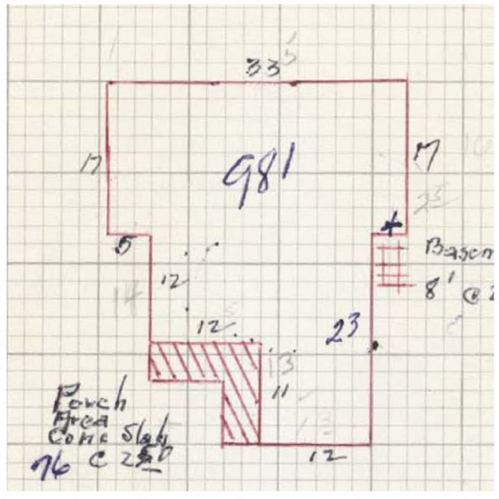




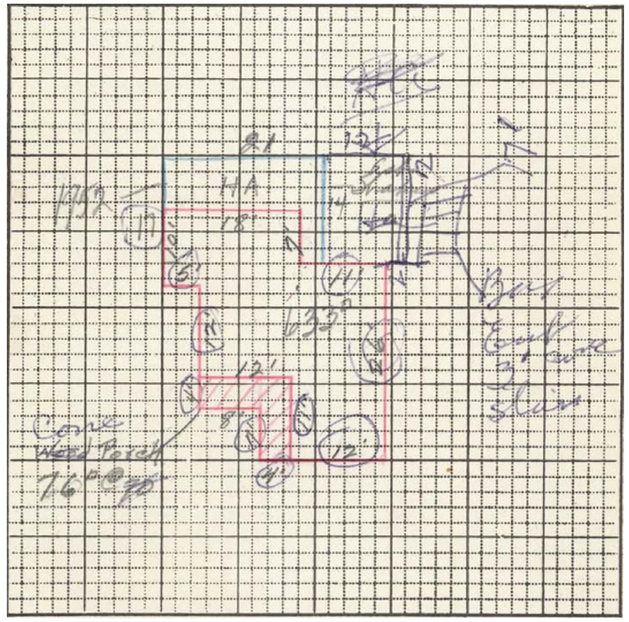
1907

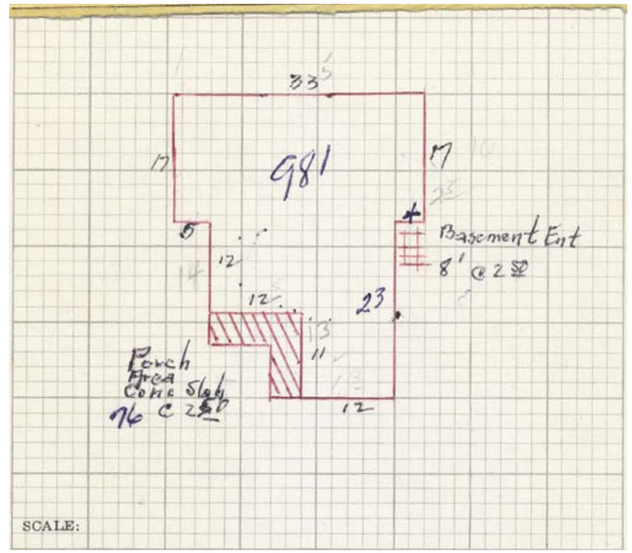


1949/1952



1968/1969





1949/1952

Res Schedule 1 Class 3
Stories 1
4 + Bath
633 SF
Condition: Good
Ext Walls Siding
No foundation
Gable roof shingles
Porches 76 70
No Basement
No Attics
Plumbing: Class, tub, toilet
Heat: stove coal
Finish Fir
Floors Fir
Cabinets 1
Lighting drops
Lumber and wall bd lined

45 years old
37 years in 1941

9/30/49

1958

Res Schedule 1 Class 3 Type 4
Stories 1
4 + Bath
801 SF

Ext Walls Siding and ash shakes
No Foundation
Gable roof CI
Porches 76 125 250
No Basement
No Attics
Plumbing: Class 2, tub, basin sink, toilet
Heat: H.A., Blr., Oil, Gas
Finish Fir
Floors Fir
Cabinets 1

Metal D #2 1
54 years old
45 years in 1949
Garage Class 3 Cars 2 Floor C Walls C Bl
Roof Pat Doors 2 Size 24 x 24 Age 3
4/28/58

1968/1969

Res Schedule 1 Class 3 Type 4
Stories 1

981 SF

Ext Walls Siding and ash shakes
No Foundation
Gable roof pat shake
Porches 76 250
Basement Entrance 8' @ 250
No Attics
Plumbing: Class 2, tub, basin sink, toilet
Heat: H.A., FA, Gas

Metal D #2 1
Year built 1904

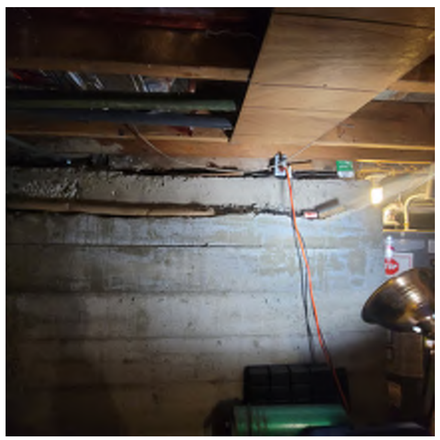
Total value from reverse side: Garage

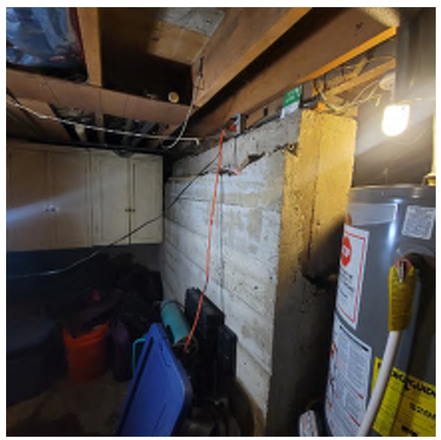
17/9/68 stamped Jan 7 1969

Floor under original L-shape building form (south)

Floor under original L-shape building form (north)

Showing continuous floor for original historic L-shape building form



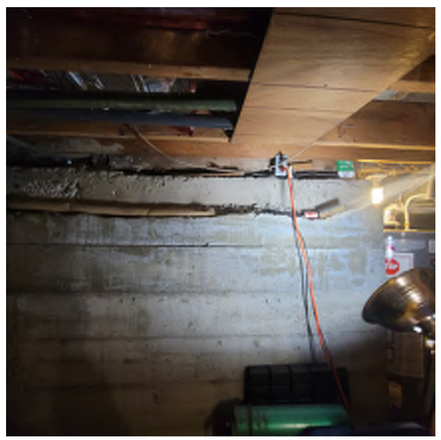


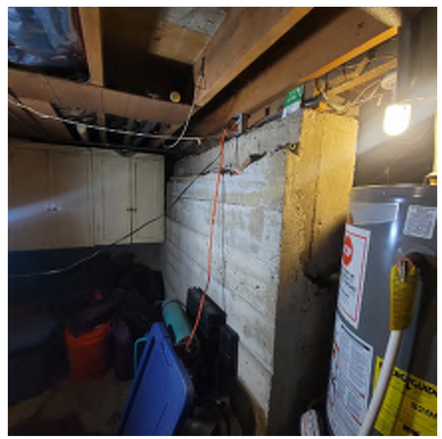
Floor Under Rear Addition of House. Rear addition has new structural members inconsistent with historic L shape structural members

Consistent Floor Of L-Shape Historic Structure

Perimeter wall of original L-shape building form (south)

Perimeter wall of original L-shape building form (north)



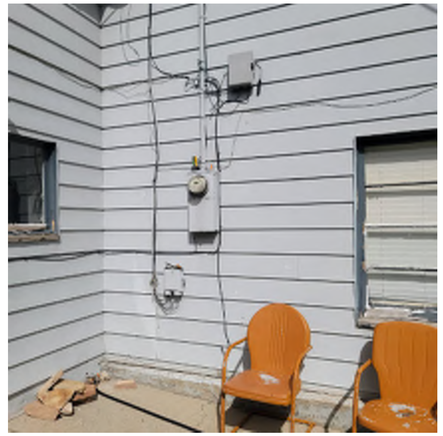


Perimeter wall of new basement addition (in location of original coal storage)

Southeast corner of concrete grade beam perimeter band

Measurement of southeast concrete grade beam perimeter band

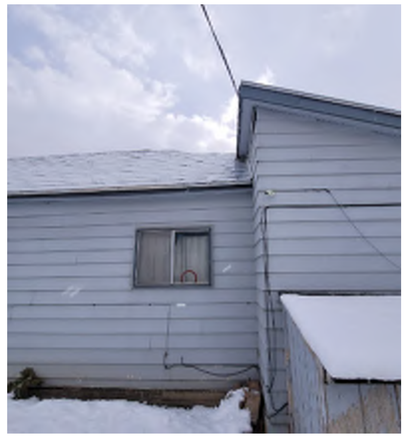
Showing perimeter band is only on original L-Shape portion



Extent of south concrete grade beam perimeter band

North concrete grade beam perimeter band

North concrete grade beam perimeter band measurement



North concrete grade beam perimeter band

Showing north concrete grade beam joining non historic rear addition

Assumed historic wood timber grade beam visible under house at location of original rear building extents

Rear addition with no perimeter band

Rear addition with no perimeter band

Rear addition with no perimeter band

Perimeter Band Photos

Rear shed roof addition

Rear shed roof addition joining with ~1904 roof

~1904 roof soffit

~1904 roof soffit layers

North corner where rear shed roof addition joins with ~1904 roof

~1904 roof (west)

~1904 roof joins with ~1949-1952 rear wall addition

~1949-1952 exterior rear wall addition

~1949-1952 exterior rear wall addition

Rear shed roof addition meets ~1904 roof

Rear shed roof addition structure

~1904 roof structure

Measurement of an upright in the rear shed roof addition. Showing width and depth of 3 1/2" x 1 1/2" which is modern lumber dimensioning

Measurement of original 1904 rear exterior wall between original 1904 L-shape structure and rear addition. Now interior wall

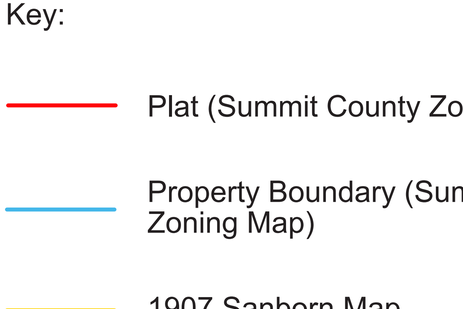
Measurement of concrete grade beam perimeter band (north)

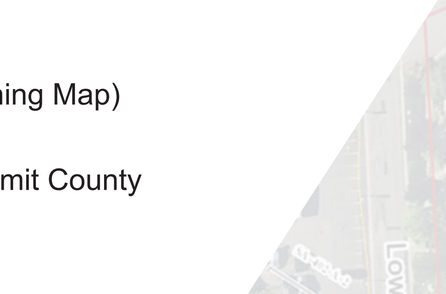
Measurement of concrete grade beam perimeter band (southeast)

Summit County Zoning Map Overlay On 1907 Sanborn Map

Key:

- Plat (Summit County Zoning Map)
- Property Boundary (Summit County Zoning Map)
- 1907 Sanborn Map





Building Types On Summit County Zoning Map

Key:

- Condos
- Historic Single Family
- Non-Historic Single Family
- Hotels

Empire Ave
Lowell Ave
Woodside Ave
Shadow Ridge Rd
14th St
Park Ave
Sullivan Rd
Hotel
Hotel
Hotel
Condos
Condos
Condos

HISTORIC SITES INVENTORY
HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION

IDENTIFICATION

Property Name (if any): **Charles Clegg House**

Address: **1455 Woodside Avenue**

Date of Construction: **c. 1904**

City, County: Park City, Summit County, Utah

Architect/Builder: **Unknown**

Tax Number: **SA-226**

Current Owner: **Diane Durham**

Legal Description (include acreage): see continuation sheet

STATUS / USE

Original Use: **Single dwelling**

Current Use: **Single dwelling**

Property Type:

- ■ Building
- ☐ Structure
- ☐ Site

National Register of Historic Places:

- ☐ Eligible
- ■ Ineligible
- ☐ Listed, Date:

Evaluation:

- ☐ Landmark Site
- ■ Significant Site
- ☐ Not Historic

DOCUMENTATION

Photographs:

- ☐ Tax Photos
- ■ Prints
- ■ Historic

Research Sources:

- ■ Sanborn Maps
- ☐ Tax Card
- ■ Census Records
- ■ City/ County Histories
- ☐ Personal Interviews
- ■ Park City Museum
- ☐ Newspapers
- ☐ Other:

DESCRIPTION

Architectural Style: T/L cottage type / vernacular style

No. Stories: 1

Number of Associated Structures: ■ Accessory building(s). # 1 ☐ Structure(s). # 0

Condition: ■ Good ☐ Fair ☐ Poor ☐ Uninhabitable/Ruin

Location: ■ Original location ☐ Moved (Date: , original location:)

Materials: (Describe the visible materials)

Exterior Walls: Aluminum or vinyl siding

Foundation: Not verified

Roof: Asphalt shingles

Windows/Doors: Aluminum replacement windows

Additions: ☐ Major ■ Minor ☐ None

Alterations: ■ Major ☐ Minor ☐ None

Essential Historic Form: ■ Retains ☐ Does Not Retain

NARRATIVE DESCRIPTION OF PROPERTY

(Briefly describe the property and its setting. Include a verbal description of the location; a general description of the property including the overall shape, number of stories, architectural style, materials, shape of roof; identify and describe any associated structures; identify any known exterior additions and/or alterations.)

1455 Woodside is a T/L cottage that has been modified. The T/L cottage, also known as a cross-wing, is one of the main three house types built during the historic Park City mining era. It appears that the house had a rear addition, sometime between 1941 and 1968. The cross-gable roof is sheathed with composition shingles. The walls are clad with aluminum or vinyl siding, which replaced the asbestos siding that was in place by 1958. The asbestos siding replaced a previous siding material, presumably drop-novelty wood, which is mentioned in the 1949 tax description. The windows have also been modified, with a large aluminum sliding window in the front gable end and a large post-war horizontal paned window in the porch area to the left of the door. The porch is L shaped and is covered by a hipped roof which is supported by square wood posts. There is a stacked stone retaining wall that lines the sidewalk with an opening for the concrete walkway that

leads to the porch. A garage exists at the right front corner of the lot. The garage has composition shingles like the house, but its walls are concrete block with vertical board siding in the gable. The overall material changes have been significant and diminish the houses historic value.

SIGNIFICANCE

Historic Era:

☐ Settlement & Mining Boom Era (1868-1893)

■ Mature Mining Era (1894-1930)

☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Narrative Statement of Significance:

(Briefly describe those characteristics by which this property may be considered historically significant.)

This house appears on the 1907 Sanborn Insurance map, which was the earliest map for this area, thus it is difficult to determine exactly when it was built. The property was under the ownership of the Ontario Silver Mining Company, and had been purchased by Robert Chambers, the developer of that mining claim, in 1878. The house was likely used to house miners or other laborers at that time. It appears on the 1930 census, being rented at that time by James and Lavera Fairchild. James worked as a miner, but nothing else is known of their family. The house was purchased by Charles Clegg in 1935.

Charles Clegg appears on the 1930 census, living at that time on Park Avenue. He lived there with his wife Martha and their two children. Both he and his son worked as laborers for the mines. He sold the house in 1939, and due to no census occurring during his period of ownership, it is unknown if he and his family ever lived here. The next owner of the house was Clarence McAfee.

Clarence McAfee appears on the 1940 census, living in this house with his wife Mary and their two daughters. He was a miner, but no other information could be found on him or his family. The house has changed hands several times since the historic period, and is currently owned by Diane Durham.

Legal Description (include acreage): BEG AT A PT 1398 FT E OF THE SW COR OFSEC 9 T2S R4E,SLBM; TH DUE W 65 FT; TH N 34}30' W 80 FT; TH N 55}30' W 183 FT;TH S 34*30'E 117 FT; TH S 55*30' W 130 FT TO THE PLACE OF BEG EXCEPTINGTHEREFROM A STRIP OF LAND 14 FT WIDE OFF THE N'LY SIDE OF SD TRACTALSO EXCEPTING THEREFROM: BEG 1398 FT E OF THE SW COR OF SEC 9 T2S R4E,SLBM; &RUN TH W 65 FT; TH N 34}30' W 73 FT M/L TO AN EXISTING FENCE LINE; TH N 55}30' E100 FT; TH S 31}56' E 104.24 FT; TH S 55}33' W 38.46 FT TO PT OF BEG CONT .22ACRES G-0CD 195 WWD 505, TWD-286 XWD-28 M4-307 348-518 407-250 520-74-75(REF:786-553-554); 0.22 AC

REFERENCES

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- 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.

PHOTOGRAPHS

(Provide several clear historical and current photos of the property.)

Photo 1: 1455 Woodside Avenue. Southeast oblique. 2020

Photo 2: 1455 Woodside Avenue. Southeast oblique. November 2013

Photo 3: 1455 Woodside Avenue. East elevation. November 2013

Photo 4: 1455 Woodside Avenue. Northeast oblique. November 2013

Photo 5: 1455 Woodside Avenue. East elevation. 2006

Photo 6: 1455 Woodside Avenue. in 1995

Photo 7: 1455 Woodside Avenue. Tax photo

MAPS

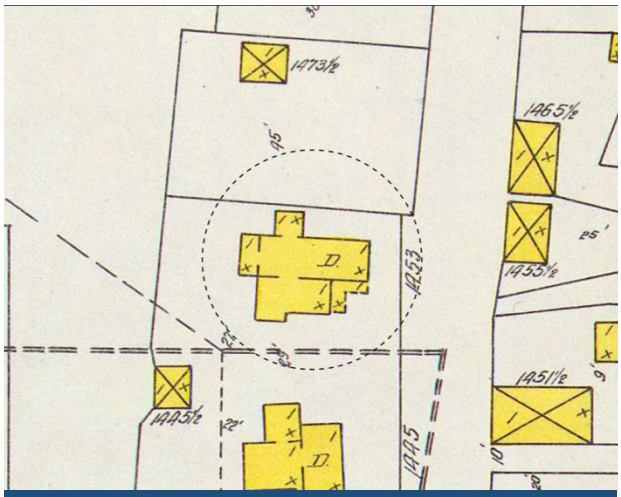
(Provide several clear historical and current maps indicating the location of the property in relation to streets or other widely recognized features.)

Figure 1: Aerial view showing the location of 1455 Woodside Avenue. (ESRI 2020)

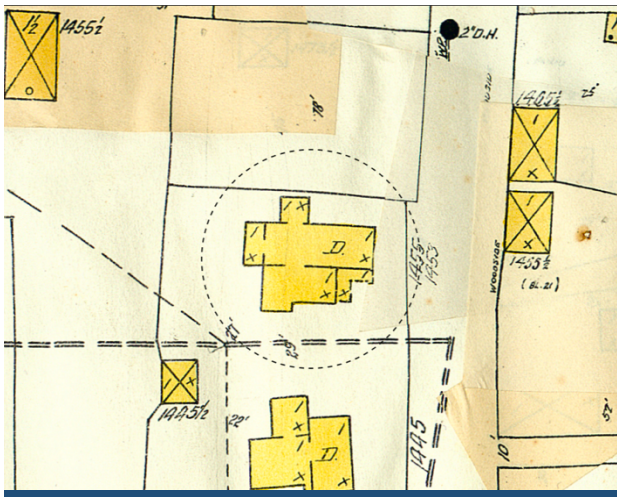
Sanborn Maps

Outside of 1889 Sanborn boundary

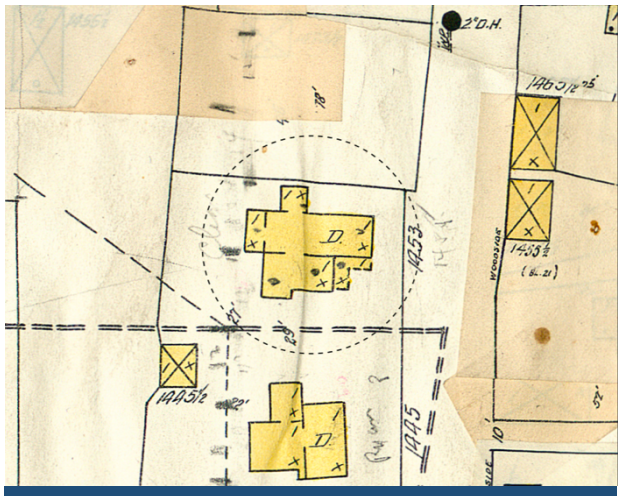
Outside of 1900 Sanborn boundary



1907



1929



1941

TITLE SEARCH FORM

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

Address: 1455 Woodside Avenue
City: Park City, UT
Current Owner: Diane Durham
Address: (see historic site form for address)

Tax Number: SA-226
Legal Description (include acreage): 0.22 acres in SW 1/4 Sec. 9 T: 2S R: 4E (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
10/1/1880	United States	Jacob Arthur	Patent		[SW1/4]
11/11/1878	Jacob Arthur	Robert C. Chambers	W		
8/12/1935	Ontario Silver Mn'g Co.	C.D. Clegg, et ux	Q.C.D.		
1/30/1939	C.D. Clegg, et ux	Clarence S. McAfee	Q.C.D.		
7/17/1948	Clarence S. McAfee, et ux	Russell M. & Marie M. Horan	W.D.		
9/15/1961	Russell M. & Marie M. Horan	Emil & Bernice T. Marcellin	W.D.		
8/31/1962	Emil & Bernice T. Marcellin	Frank L. & Gloria Marcellin	W.D.		
2/9/1994	Frank L. & Gloria Marcellin	Maurine C. & Suzanne Spriggs	Q.C.D.		
5/1/1989	Maurine C. & Suzanne Spriggs	Diane Durham	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 8/22/2015

Planning Department/ Park City Corporation

MISSION
STRUCTURAL

November 24, 2024

Elliott Workgroup
Attn: Molly Guinan
1441 Ute Blvd, Suite 100
Park City, UT 84098

Ref.: 1455 Woodside Avenue, Park City, UT 84060
Subject: Physical Conditions Report

To whom it may concern:

Elliot Workgroup has requested that Mission Structural write a physical conditions report for the structure located at 1455 Woodside Avenue for the purpose of lifting and relocating the historic structure on the existing plot. This letter will discuss concerns with the existing structure, solutions to address these concerns, and additional structural considerations necessary to lift and relocate the building.

Courtney Fleming with Mission Structural has reviewed Elliott Workgroup's HDDR application, their pictures taken from a 1455 Woodside Avenue Site Visit, and Rosing Davidson Frost's referenced letter: 2396/Newland - 1455 Woodside Avenue letter, dated June 5, 2023. Based on the review of these documents, we have provided the following bullet point list to summarize:

- The existing building is a combination of a historic structure and a non-historic structure. With consideration to the age of these two buildings noted by Summit County Records, they should be considered as separate structures and not lifted and relocated simultaneously as their connections linking the structures should be considered insufficient.
- Knowing the home is historic, the boundary connections - The roof-to-wall, and the wall-to-floor connections, should be exposed and analyzed to determine if modifications are necessary prior to lifting and relocating the structure. Modifications could include, but not limited to, new structural hardware connections between existing boundary elements.
- Wall sheathing was not verified at the existing structural walls; This should be confirmed. It is likely no sheathing will be located, and we should expect wall stabilization methods to be utilized prior to lifting and relocating the historic structure. This can be accomplished by constructing temporary braces strategically placed within the boundary walls. Location and methods will need to be determined.

MISSION
STRUCTURAL

- The existing floor is reinforced with horizontal wood planks, not wood sheathing. Wood sheathing is the preferred method to reinforce wood floor systems due to its ability to withstand higher diaphragm forces. Diaphragm forces are caused by lateral movements such as wind, earthquakes, and in our case here, movement during the relocation of the structure. Analysis of the existing diaphragm should be examined to determine if additional diaphragm reinforcement is necessary prior to moving.
- The historic structure is currently set on a concrete foundation, carful disengagement is required to ensure the structural integrity of the existing wood connections at the concrete remain intact.
- Relocation of the structure will require code complaint connections about the existing floor-to-new foundation. These connections are to be engineered based on a full analysis of the existing home once lifted and prior to placement. New structural details can be designed to complete this phase of work.

To summarize, the lift and relocation of this historic structure can be accomplished so long as exploratory work is carried out and structural modifications are implemented if and where required. In addition, structural stabilization methods will be required prior to relocation and code compliant connections must be engineered to secure the existing structure to its new foundation.

We trust that this meets the needs of your request. If there are any further concerns, please do not hesitate to reach out. We look forward to supporting your project as needed.

Respectfully,

Courtney Fleming, PE
Principal Consultant

Expressed Limitation: Mission Structural provides professional engineering services, within the limits prescribed by the Client, with the usual diligence and competence of the engineering profession. No other warranty or representation, either expressed or implied is included or intended in proposals, contracts, or reports prepared by Mission Structural. The observation of this structure is limited to those items thought to be pertinent to the distress and is not represented to be a complete evaluation of the structure. The recommendations are intended to be practical measures with a reasonable probability of successfully controlling the distress, but no assurance is possible.

1455 Project Description/Narrative. Overall Site/House Analysis. History and Background:

The property is a site currently listed as significant from the Mature Mining Era (1894-1930) consisting of a single dwelling, original construction c. 1904. The zoning is Recreation Commercial and sits outside of any Historic District. The house is divided into two parts, the 1904 original front portion and the rear addition built c. Late ’60’s early ’70’s.

The architectural style of the original front portion is the “T/L” Cottage (crosswing)/vernacular style. The one story, 450 square foot L-shaped front portion of the house was not originally constructed on its current lot, but moved onto the lot on timbers and skids (prior to the 1907 Sanborn map). Wood timbers were a type of foundation that banded the perimeter of the house and held it together as it was moved to the the site (Merlin Taylor exhibit A).

The Sanborn maps show a house of a similar configuration to what is currently on site, but with further investigation of maps and tax cards, it shows that there have been various additions (most likely sheds on the rear/tertiary facade) throughout the history of the home. See exhibit B for historical analysis of additions/demolitions). At some point in the home’s history, the rear of the original house noted on the 1907 Sanborn map was demolished and re-built in an expanded footprint, again most likely a rear shed roof common at the time. There is evidence of multiple demolition and rebuilds of the rear section. This is further noted by evidence of numerous old roof forms under the exiting rear extension. Analysis of the materials used on the different components of the builds (shingles, lumber, etc) shows the entirety of the rear of the building to be a modern addition (See exhibit B for additional detail).

The current one story 580 square foot rear addition was added to the older front section. The rear addition, basement access stairs, and basement were added around the late 1960’s early 1970’s and sit where a coal storage used to reside. The roof to the basement stair was added in roughly 1992 by Ms. Newland’s Father. The rear portion does not encompass any of the historical components and characteristics typically seen in Park City’s historic residences, and is therefore, not historical (Merlin Taylor see exhibit A). In addition, the detached concrete block and wood garage was also constructed around this time c. 1965 (Historic Site Form).

Many elements in both the historic front portion and the rear addition have been added to, replaced, or updated including the aluminum siding, roofing, wood columns on the front porch, patio and concrete slab, all exterior doors, aluminum slider windows, basement entrance, basement entrance roof, poured concrete foundation, and the horizontal-paned WWII era windows.

The non-historic features are substantial and have so substantially altered the historic integrity of the residence that it is now a stark departure from it’s historical roots. In 2009, as a part of Park City Municipal’s 2009 designation of the residence as a “significant site” on the Historic Sites Inventory, Park City acknowledged that the alterations to the residence were “major” and “significant” and that collectively, they (alterations) “diminish the site’s original character”, “the extent of the alterations to the main building diminishes its association with the past”, and “The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town…” This can be found in the 2009 Historic Sites Form.

In addition to the extensive house modifications, the site boundaries have also been modified over time. The house originally sat closer to the South Boundary line and the existing site was divided into two lots. (See exhibit A page 13 for analysis of site changes).

The house currently sits on an oversized parcel of roughly 9058.57 square feet (larger than four standard old town lots). The parcel is identified by a metes and bound legal description. It is approximately 103 feet wide and 85 feet in length.

1455 Woodside is currently surrounded on three sides by multi-story condominium/apartment buildings. In it's existing state, the residence at 1455 Woodside appears entirely out of context with any aspect of it's historic standing, as a historical residence or site, and certainly is not currently part of a recognizable historic district. (See exhibit A document sheets 8,9,11,12,13) for context of how 1455 Woodside sits in relation to other listed homes and the HR districts.

We have also provided an analysis of historic homes designated on the 1907 Sanborn map that have now become condos/hotels/new residential homes. There are two other homes to the South of 1455 that have historic designation, both of which have been through various house and lot modification since the 1907 Sandborn map and are actually part of the Fransden Subdivision.

Project Proposal:

The proposed project modifications strive to bring the house and site in line with it's original intent. The first request of the board is to allow for the removal of Non-historic features mentioned above including the rear addition, siding, roofing, windows, doors; thus re-establishing the most historic form and features of the home.

The second request is to move the historic L/T cottage closer to the South lot line to both bring it closer to it's original relation to the South lot line, as well as to re-establish it's relationship to the remaining historic lots to it's South (the only other historically preserved structures in the area). The house currently has a South side setback of approximately 17.3 feet. The proposed relocation would move the house to create a side setback of 3'. The neighboring house at 1445 Woodside has a side setback of approximately 5.6' on the same lot line.

We propose to move the historic portion onto a single lot, which would create a new lot of ~2771 sq ft for the placement of the historic home and a single remnant lot of ~6276 sq ft which could be subdivided into three remnant lots of roughly ~2150 sq ft, ~2126 sq ft, and ~2011 sq ft. The alternate option would be 2 double width lots of ~3570 sq ft and ~5297 sq ft. As the site is zoned for Residential Commercial, the lots could be used for single family residence, townhomes, Bed and Breakfast, a minor hotel or a condo complex, to name a few uses.

The LMC provides a mechanism for a residence to be moved on the same site. Specifically, Section 15-11-13(A)(3)(c) allows the Historic Preservation Board to approve the relocation of a historic residence if the **historic context** of the residence "has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character" of the residence. As outlined above, and as set forth in the 2009 Historic Sites Form, changes and additions to the residence are "significant", "diminish the site's original character" and most of the "physical evidence from the period that defines the the typical Park City mining era home has been altered, and therefore, lost."

By removing the non-historic features and re-establishing historic features where possible, as well as moving the historic house closer to the historic residences to the south and away from the condo/hotels to the North, we capitalize on an opportunity to restore and reinstate the historical integrity the residence and site once encompassed. This would fulfill the intent of the LMC's historic preservation plan.

Response

LMC 15-11-13(A)(3) requires **one** of the following criteria to also be met for Relocation of a Significant Historic Structure.

Page 9 item c. (1)

a. *The proposed Relocation will abate demolition of the Historic Structure on the Site.*
Does not meet criteria

b. *The Planning Director and Chief Veiling Official determine the building is threatened in its present setting because of hazardous conditions an dthe preservation of the building will be enhanced by relocating it.*
Does not meet criteria

c. *The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation on the existing Site. Unique conditions shall include all of the following* (in brief):

(1) *The historic context of the Historic Structure has been so radically altered that the proposed Relocation will enhance the ability to interpret the historic character of the Historic Structure and the Historic District or it's present setting.*

Meets Criteria: see evidence outlined below

Historic Site Form - Historic Sites Inventory.
Park City Municipal Corporation (10-08)
Researcher/Organization: Dina Blaes/Park City Municipal corporation Date: November, '08

Design:	*altered. Walls clad in aluminum siding. Rear addition. Openings not original. The changes are significant and diminish the site's original character*
Setting:	*Flat lot, deep setback from street, minimal vegetation - NO mention of any historic features of the setting*
Workmanship:	*Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.*
Feeling:	*The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.*
Association:	*The "T" or "L" cottage is one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.*

Relocating the building at 1455 Woodside will enhance the ability to interpret the historic character of the Historic Structure and it's site.
The house currently sits on a parcel that is the equivalent of more than four old town lots consisting of 9058.57 sq ft. The Sanborn maps show, that this was not the standard lot size throughout history, and only by the removal of other previous structures and the combination through ownership of multiple lots, that this parcel has now become larger than 4 old town lots.

HERE. AND THEN. AND NOW.
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In leaving the house in it's current location and subdividing the parcel into two, the lot of the historic house would become larger than the allowed maximum double lot of 3750 sq ft, creating one lot of 5297 sq ft. To accommodate the historic site and a new lot of 3750 sq ft.

Page 12 item (2)
(2) The proposed Relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district.

The three historic sites do not reside in a historic district. They are in the Recreation Commercial Zoning District and are across the street from the Historic Residential Medium Density Zoning District. They reside outside of any Historic District and are listed as historic sites outside of any historic zone. By moving the residence at 1455 Woodside South, its relationship to the HRM zone will be unchanged and it's relationship to the two neighboring historic houses will be strengthened by setting a clear boundary on the Woodside Streetscape.

Moving the residence at 1455 Woodside closer to the other historic houses will neither diminish the overall physical integrity of the the Historic District (that it is not a part of) nor will it diminish the historic associations.

Due to the above items, and considering the sites location in the RC Zone we feel that relocating the house would enhance the contribution to the streetscape.

Page 12 item (3)
(3) The historical integrity and significance of the Historic Structure will not be diminished by Relocation.

Pursuant to the LMC 15-15-1, Historic Integrity is defined as "The ability of a Site to retain its identity and, therefore, convey it's Significance in the history of Park city. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven aspect or qualities as defined the the National Park Service

2. Design. The combination of physical elements that create the form, plan, space, structure, and style of a site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of planting in the designed landscape.

We look at the building as being significant in it's original form (without later additions). As can be seen on the final pages of exhibit A pages 25-33, there is nothing of historic significance in the site design. It is a relatively flat site with no historic vegetation, paths, walls, fences, etc.

It is stated that Relocation shifts the physical Structure, disrupting the Site and open landscaping - but no matter how the site is developed in the future, the ratio of structure to landscape will change, just as all of it's neighbors have changed the ratios that once existed.

Page 13 item (3) Setting
3. Setting. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between structures and other features or open space.

Allowing for maximum density development (four lots) of new infill construction would reduce the ratio of open space to the Significant historic Structure. 1445 and 1439 Woodside Avenue are adjacent Historic Structures with lots greater than typical Old Town Lots, and a greater ratio of built structure to open space.
The ratio of lot width to Historic Structure and landscaped area serves as a buffer in the Recreation Commercial Zoning District and creates a rhythm within the historic streetscape with three Significant Historic Sites among larger Multi-Unit Dwellings.

The neighboring historic lots are (according to the official plat at the Summit County Recorders Office)
1445 Woodside Avenue is a 4927 square foot lot (1177 sq ft more than a standard double lot)
1439 Woodside Avenue is a 3471 square foot lot (279 sq ft less than a standard double lot)
Making the existing parcel much larger than the two existing neighboring historic lots.
We have not found evidence to show that the properties at 1445 and 1439 Woodside Ave have a greater ratio of built structure to open space.

We agree that a lot with a 32 foot frontage is smaller than the neighboring lots frontage that are roughly 52 feet, however, a typical historic lot is 25 feet wide, which is significantly smaller than all of these lots. When looking at frontage, the existing parcel is 103 feet wide and approximately twice the frontage of the neighboring lots with historic structures. If we subdivide the lot into two lots, the historic lot will become 61 feet wide to accommodate the existing location with required setbacks, again creating a lot that is significantly larger than its historic neighbors.

Sitting in the Recreation Commercial zone, the house is currently surrounded on three sides by Condos and apartments. On the fourth/South side there are two historic homes. By moving the house to the South, the house would relate directly to the residential homes to the south allowing for new construction to relate to the condos/apartments to the North.

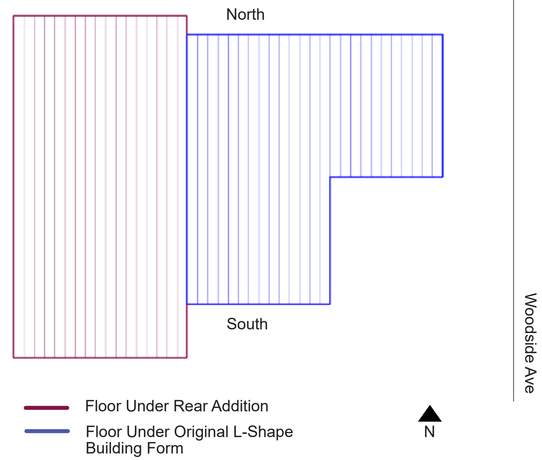
As the parcel is in the Recreation Commercial zone, there are allowed uses of Bed and Breakfast and Hotel Minor to name a few. The maximum density possible, would be to leave the historic house where it is, and wrap it with a larger volume project allowed for the zone (this would include transitional elements to set the historic portion apart from the new construction). By creating four single family residences, the site would have a greater ratio of landscape to built footprint by the nature of required setbacks and keep with a residential density vs a potential higher density of the other allowed uses.

Evidence of Historic Construction Methods and Building Forms - 1455 Woodside Ave

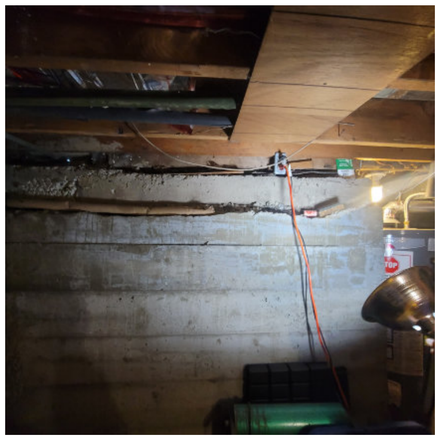
Evidence of Historic Construction Methods and Building Form - Floors

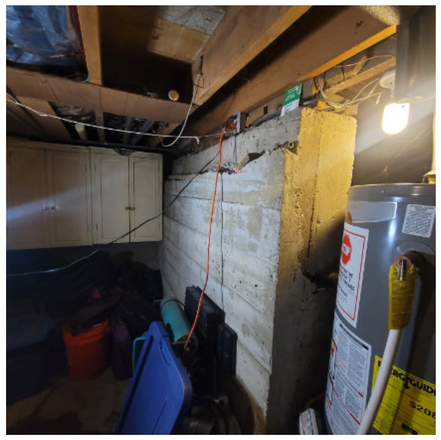
Floor under original L-shape building form (south) in Blue

Showing continuous floor for original historic L-shape building form



Floor under original L-shape building form (north) in Blue

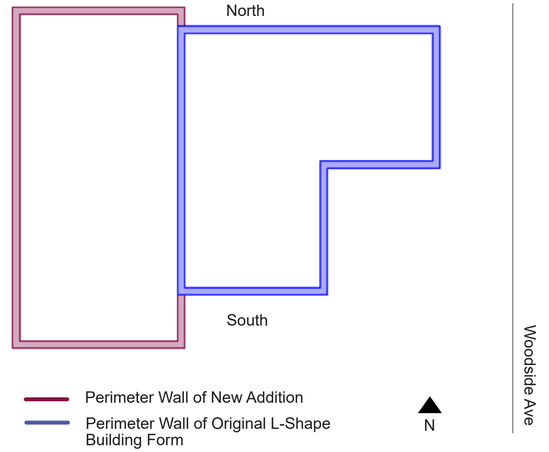




Floor Under Rear Addition of House in Red. Rear addition has new structural members inconsistent with historic L shape structural members

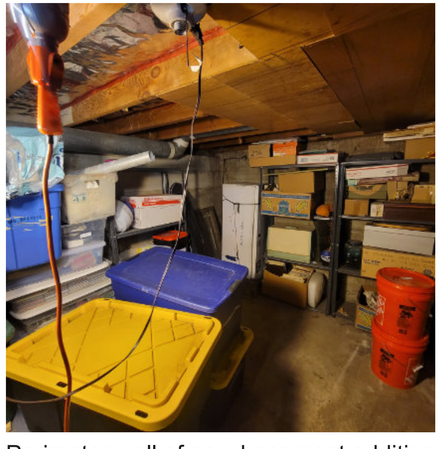
Consistent Floor Of L-Shape Historic Structure

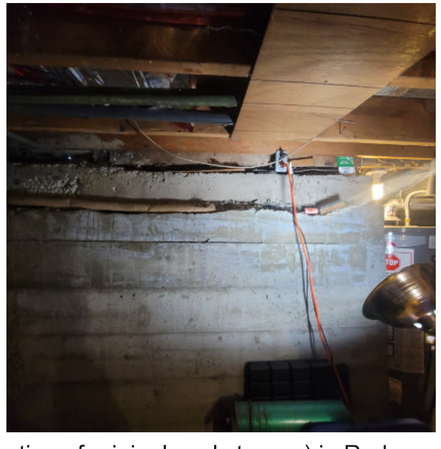
Evidence of Historic Construction Methods and Building Form - Walls

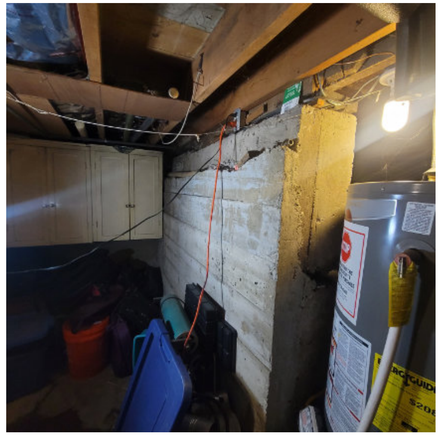


Perimeter wall of original L-shape building form (south) in Blue

Perimeter wall of original L-shape building form (north) in Blue







Perimeter wall of new basement addition (in location of original coal storage) in Red

Difference In Basement Walls

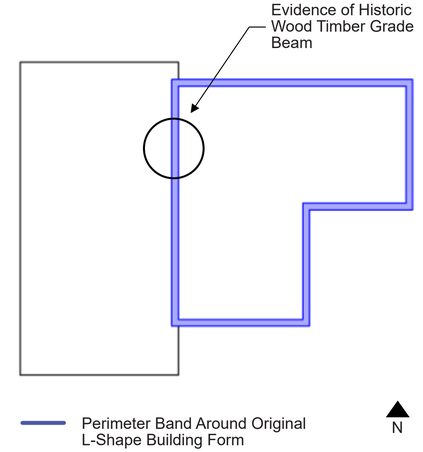
Evidence of Historic Construction Methods and Building Form - Perimeter Band

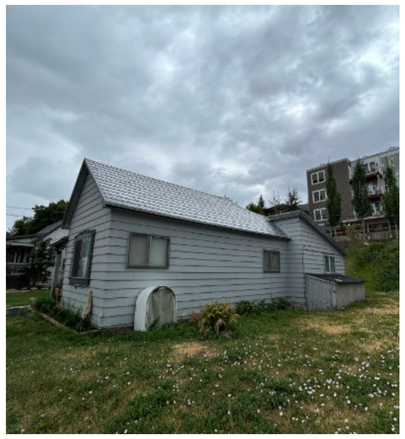
Southeast corner of concrete grade beam perimeter band

Measurement of southeast concrete grade beam perimeter band

Showing perimeter band is only on original L-Shape portion

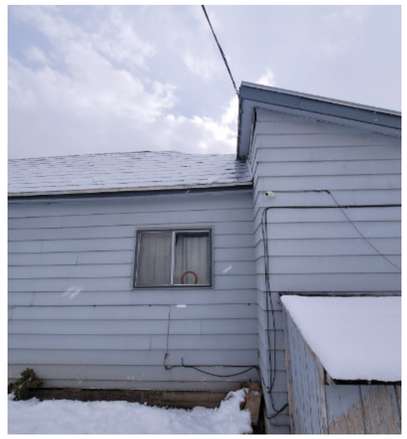
Extent of south concrete grade beam perimeter band





North concrete grade beam perimeter band

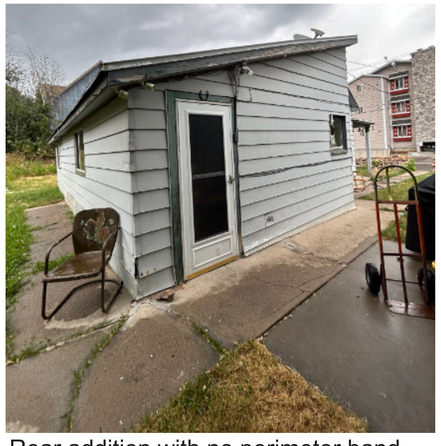
North concrete grade beam perimeter band measurement



North concrete grade beam perimeter band

Showing north concrete grade beam joining non historic rear addition

Assumed historic wood timber grade beam visible under house at location of original rear building extents



Rear addition with no perimeter band

Rear addition with no perimeter band

Rear addition with no perimeter band

Perimeter Band Photos

Evidence of Historic Construction Methods and Building Form - Roof Forms

Rear shed roof addition

Rear shed roof addition joining with ~1904 roof

~1904 roof soffit

~1904 roof soffit layers

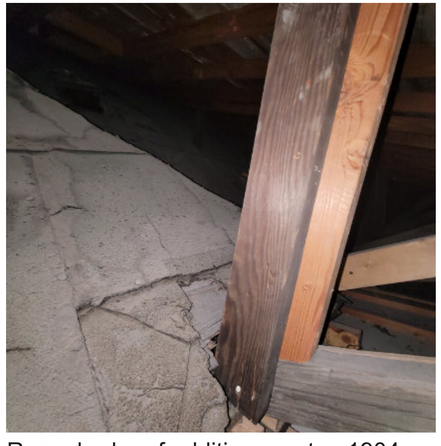
North corner where rear shed roof addition joins with ~1904 roof

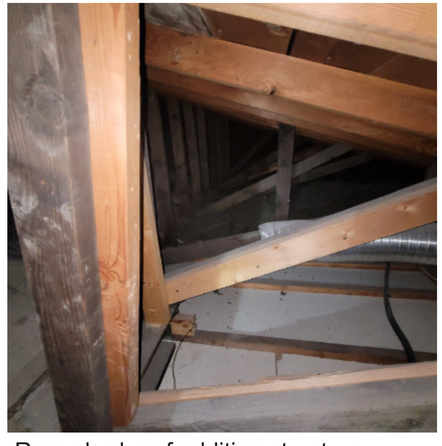
~1904 roof (west)

~1904 roof joins with ~1949-1952 rear wall addition

~1949-1952 exterior rear wall addition

~1949-1952 exterior rear wall addition


Rear shed roof addition meets ~1904 roof


Rear shed roof addition structure

~1904 roof structure

Attic Images Of Prior Roof Forms

Measurement of an upright in the rear shed roof addition. Showing width and depth of 3 1/2" x 1 1/2" which is modern lumber dimensioning

Measurement of original 1904 rear exterior wall between original 1904 L-shape structure and rear addition. Proof of previous exterior wall thickness - now an interior wall

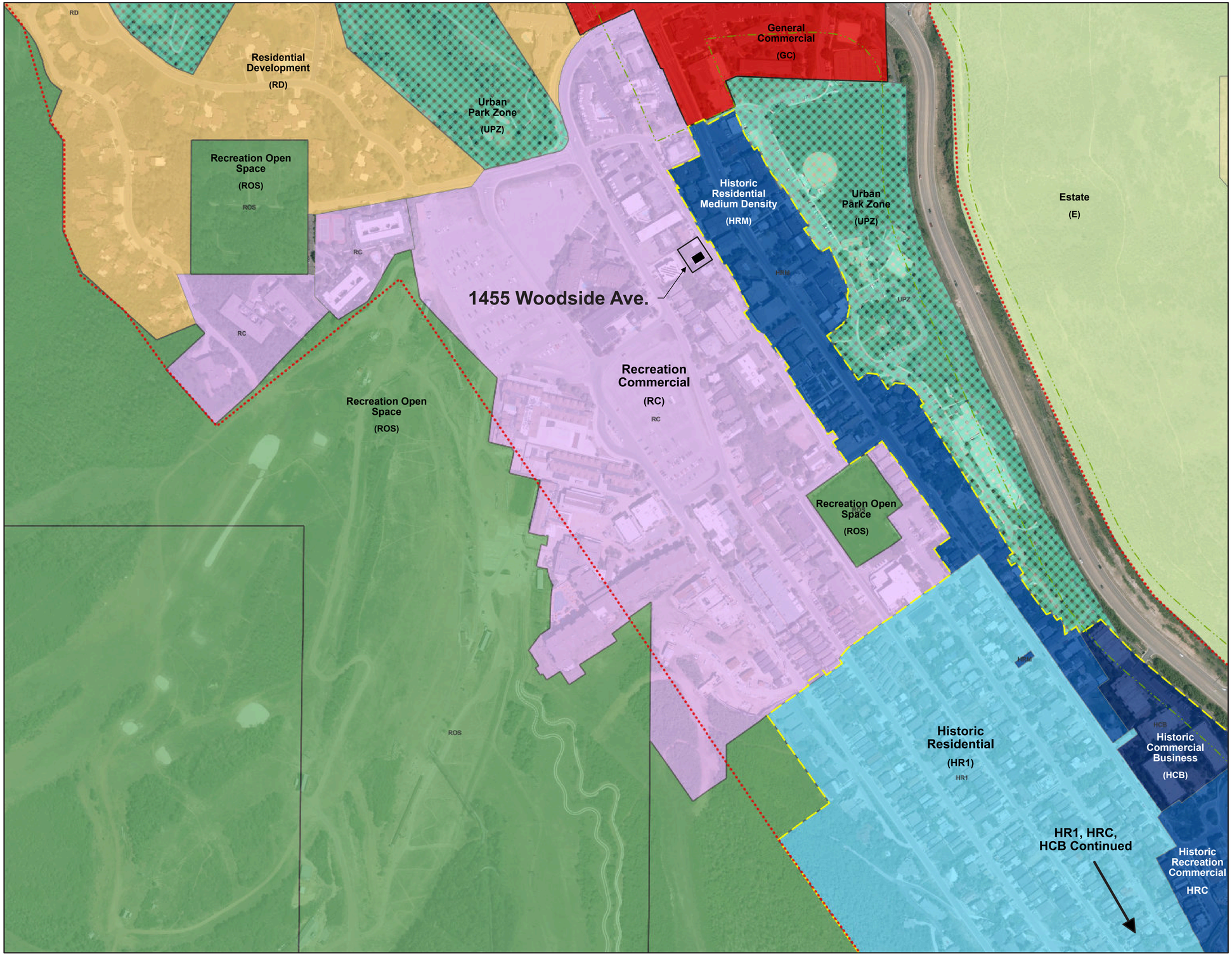
Measurement of concrete grade beam perimeter band (north)

Measurement of concrete grade beam perimeter band (southeast)

Contextual/Site Evidence - 1455 Woodside Ave

-Zoning and Adjacencies
-Allowed Uses
-Density and Uses
-Sandborn Map overlay - showing historic density of residential
-Comparable home sizes on comparable lots
-Potential Lot configuration for RC zone allowed uses
-Time-line evidence of footprint modifications over time. Sanborn & Tax Cards

Park City Municipal Zoning Map - Zoning Adjacencies



Comparison of Allowed Uses of Neighboring Zones

Recreation Commercial

Allowed Uses:

- Single Family Dwelling
- Duplex Dwelling
- Secondary Living Quarters
- Lockout Unit
- Accessory Apartment
- Nightly Rental
- Home Occupation
- Child Care, In-Home Babysitting
- Child Care, Family
- Child Care, Family Group
- Accessory Building and Use
- Conservation Activity
- Agriculture
- Parking Area or Structure with four (4) or fewer spaces
- **Triplex Dwelling**
- **Child Care Center**
- **Bed and Breakfast Inn**
- **Boarding House, Hostel**
- **Hotel, Minor**
- **Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays**
- **Food Truck Location**

Recreation Commercial (RC)

Historic Residential - Medium Density (HRM)

Historic Residential - Medium Density

Allowed Uses:

- Single Family Dwelling
- Duplex Dwelling
- Secondary Living Quarters
- Lockout Unit
- Accessory Apartment
- Nightly Rental
- Home Occupation
- Child Care, In-Home Babysitting
- Child Care, Family
- Child Care, Family Group
- Accessory Building and Use
- Conservation Activity
- Agriculture
- Parking Area or Structure with four (4) or fewer spaces
- **Internal Accessory Dwelling Unit**

Comparison of Uses of Neighboring Zones

Recreation Commercial - Purpose:

- allow for the Development of hotel and convention accommodations in close proximity to major recreation facilities,
- allow for resort-related transient housing with appropriate supporting commercial and service activities,
- encourage the clustering of Development to preserve Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of construction and municipal services,
- limit new Development on visible hillsides and sensitive view Areas,
- provide opportunities for variation in architectural design and housing types,
- promote pedestrian connections within Developments and to adjacent Areas,
- minimize architectural impacts of the automobile,
- promote the Development of Buildings with designs that reflect traditional Park City architectural patterns, character, and Site designs,
- promote Park City's mountain and Historic character by designing projects that relate to the mining and Historic architectural heritage of the City, and
- promote the preservation and rehabilitation of Historic Buildings.

Recreation Commercial - Allowed Uses:

- Single Family Dwelling
- Duplex Dwelling
- Secondary Living Quarters
- Lockout Unit
- Accessory Apartment
- Nightly Rental
- Home Occupation
- Child Care, In-Home Babysitting
- Child Care, Family
- Child Care, Family Group
- Accessory Building and Use
- Conservation Activity
- Agriculture
- Parking Area or Structure with four (4) or fewer spaces
- **Triplex Dwelling**
- **Child Care Center**
- **Bed and Breakfast Inn**
- **Boarding House, Hostel**
- **Hotel, Minor**
- **Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays**
- **Food Truck Location**

Recreation Commercial - Conditional Uses:

- Multi-Unit Dwelling
- Group Care Facility
- Public and Quasi-Public institution, church, and school
- Essential municipal and public utility Use, facility, service, and Structure
- Telecommunications Antenna
- Satellite dish Antenna, greater than thirty-nine inches (39") in diameter
- Office, General
- Minor Retail and Service Commercial
- Retail and Service Commercial, Personal Improvement
- Neighborhood Market, without gasoline sales
- Café or Deli
- Parking Area or Structure with five (5) or more spaces
- Temporary Improvement
- Outdoor Events and Uses
- Recreation Facility, Public and Private
- **Raising, grazing of horses**
- **Cemetery**
- **Hotel, Major**
- **Timeshare Project and Conversion**
- **Timeshare Sales Office**
- **Private Residence Club Project and Conversion**
- **Office, Moderate**
- **Office and clinic, Medical**
- **Financial institution without drive-up window**
- **Transportation Service**
- **Restaurant, General**
- **Restaurant, outdoor dining**
- **Bar**
- **Hospital, Limited Care Facility**
- **Passenger Tramway station and ski base facility**
- **Ski tow rope, ski lift, ski run, and ski bridge**
- **Recreation Facility, Commercial**
- **Entertainment Facility, Indoor**
- **Commercial Riding Stable(s), riding academy**
- **Heliport**
- **Amenities Club**
- **Club, Private Residence Off-Site**

Historic Residential Medium Density - Purpose:

- allow continuation of permanent residential and transient housing in original residential Areas of Park City;
- encourage new Development along an important corridor that is Compatible with Historic Buildings and/or Structures in the surrounding Area;
- encourage the rehabilitation of existing Historic Buildings and/or Structures;
- encourage Development that provides a transition in Use and scale between the Historic District and the resort Developments;
- encourage Affordable Housing;
- encourage Development which minimizes the number of new driveways Accessing existing thoroughfares and minimizes the visibility of Parking Areas; and
- establish specific criteria for the review of Neighborhood Commercial Uses in Historic Buildings and/or Structures along Park Avenue.

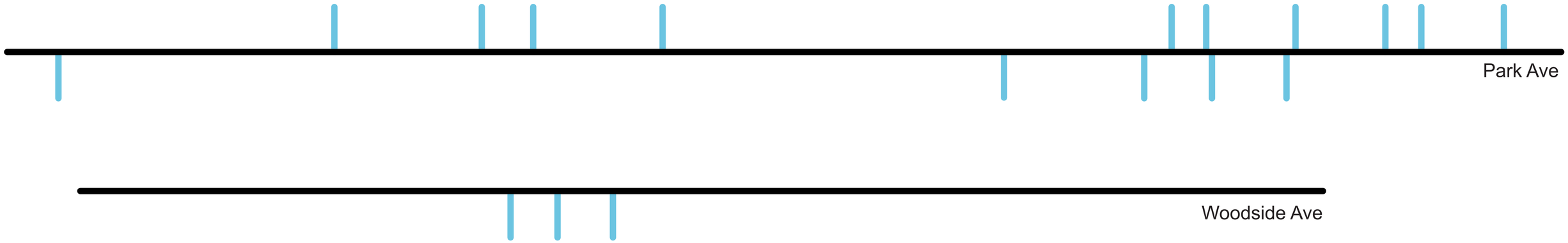
Historic Residential Medium Density - Allowed Uses:

- Single Family Dwelling
- Duplex Dwelling
- Secondary Living Quarters
- Lockout Unit
- Accessory Apartment
- Nightly Rental
- Home Occupation
- Child Care, In-Home Babysitting
- Child Care, Family
- Child Care, Family Group
- Accessory Building and Use
- Conservation Activity
- Agriculture
- Parking Area or Structure with four (4) or fewer spaces
- **Internal Accessory Dwelling Unit**

Historic Residential Medium Density - Conditional Uses:

- Multi-Unit Dwelling
- Group Care Facility
- Child Care Center
- Public and Quasi-Public Institution, Church, and School
- Essential Municipal and Public Utility Use, Facility Service, and Structure
- Telecommunication Antenna
- Satellite Dish, greater than thirty-nine inches (39") in diameter
- Office, General
- Retail and Service Commercial, Minor
- Retail and Service Commercial, personal improvement
- Neighborhood Market, without gasoline sales
- Cafe, Deli
- Parking Area or Structure with five (5) or more spaces
- Temporary Improvement
- Recreation Facility, Public
- Recreation Facility, Private
- Outdoor Events
- **Triplex Dwelling**
- **Bed and Breakfast Inn**
- **Boarding House, Hostel**
- **Hotel, Minor**
- **Café, Outdoor Dining**
- **Fences greater than six feet (6') in height from Final Grade**
- **Temporary Structures, excluding yurts.**

Lower Old Town Park Ave/Woodside Density Context
-compare with Sandborn map on subsequent pages.



Building Types On Summit County Zoning Map

Key: Condos | Historic Single Family | Non-Historic Single Family | Hotels

Density of Historic Listed Homes - Lower Old Town Historic Sites Inventory Density

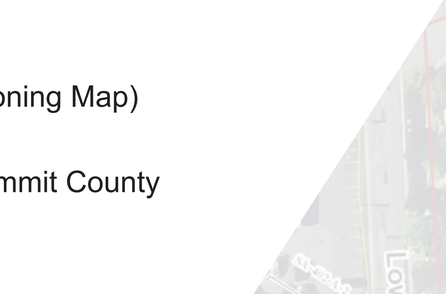
Key:

- Condos
- Historic Single Family
- Non-Historic Single Family
- Hotels

Summit County Zoning Map Overlay On 1907 Sanborn Map

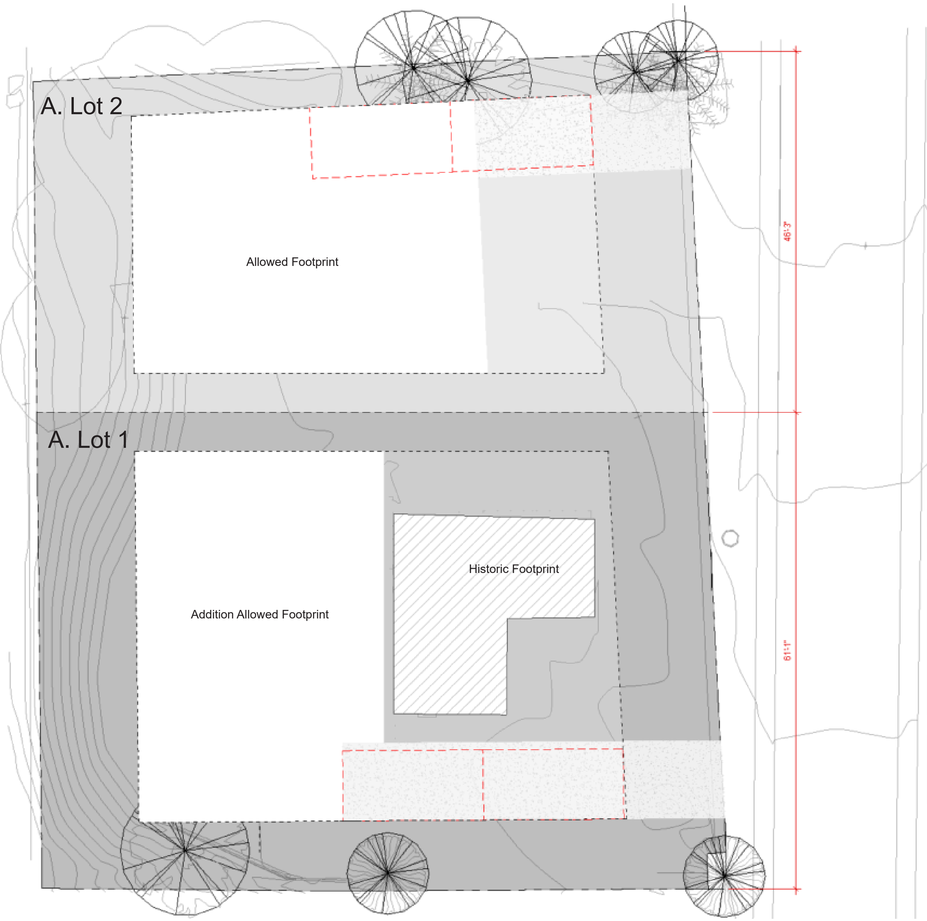
Key:

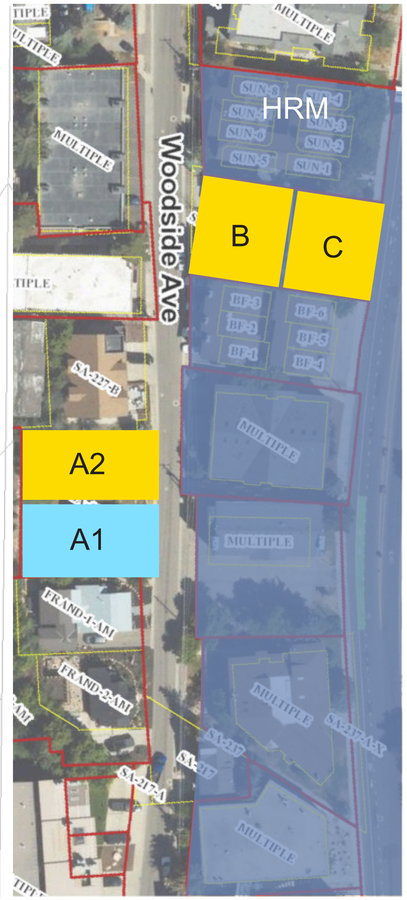
- Plat (Summit County Zoning Map)
- Property Boundary (Summit County Zoning Map)
- 1907 Sanborn Map
- Houses on historic registry



1907 Sanborn Map Over Summit County Zoning Map of 1445 & 1439 Woodside Ave

Neighboring Single Family Homes With Comparable Lot Sizes





A. 1455 Woodside Ave - Double Lot Option

Reference sheet AO-019 for additional details

1. Potential Lot 1: Historic home remains in existing location

   Lot Size: 5297.4 SF

   Per LMC 15-2.16-5 (D), Allowed Footprint: 1966.78 SF

      Footprint of Historic Home: 515.33 SF

      Allowed Footprint of Addition: 1451.45 SF

2. Potential Lot 2:

   Lot Size: 3750 SF

   Per LMC 15-2.16-5 (D), Allowed Footprint: 1518.75 SF

Other Options Shown on Sheets:

Single Lot

- AO-015
- AO-016
- AO-017

3 Lots

- AO-018

4 Lots

- AO-020

Previously Allowed In HRM Zone

B. 1484 Woodside Ave.

Lot Size: 4,356 SF

Building Square Footage: 4,236 SF

Per LMC 15-2.16-5 (D), Allowed Footprint: 1,705 SF

Year Built: 2008

C. 1483 Park Ave.

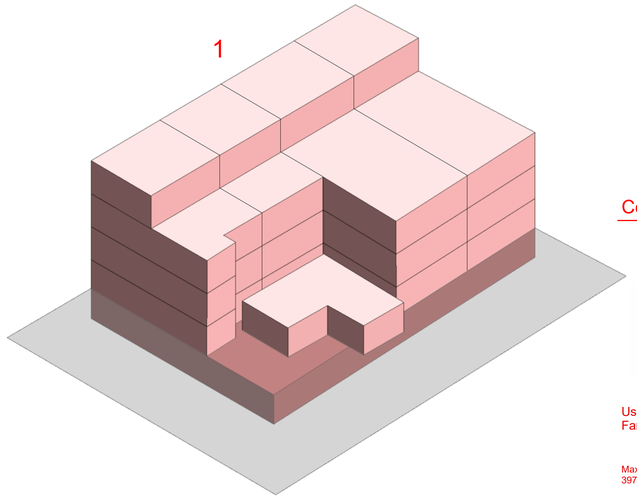
Lot Size: 4,356 SF

Building Square Footage: 4,750 SF

Per LMC 15-2.16-5 (D), Allowed Footprint: 1,705 SF

Year Built: 2005

Multi Family/Condo On Existing Single Lot

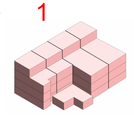


Massing is representative of footprint, setbacks, and height allowances and does not show final design (including roof slopes, transition elements, etc.)

Legend

- Underground Parking Garage
- Lot 1 Use Other Than Single Family/Duplex Residence With Historic House In Original Position
- Building Footprint
- Existing Historic Footprint in Original Location
- Paved Driveway
- Property Line
- Building Pad (Demarcates Setbacks)
- Lot Boundary
- Parking Space

Code Analysis

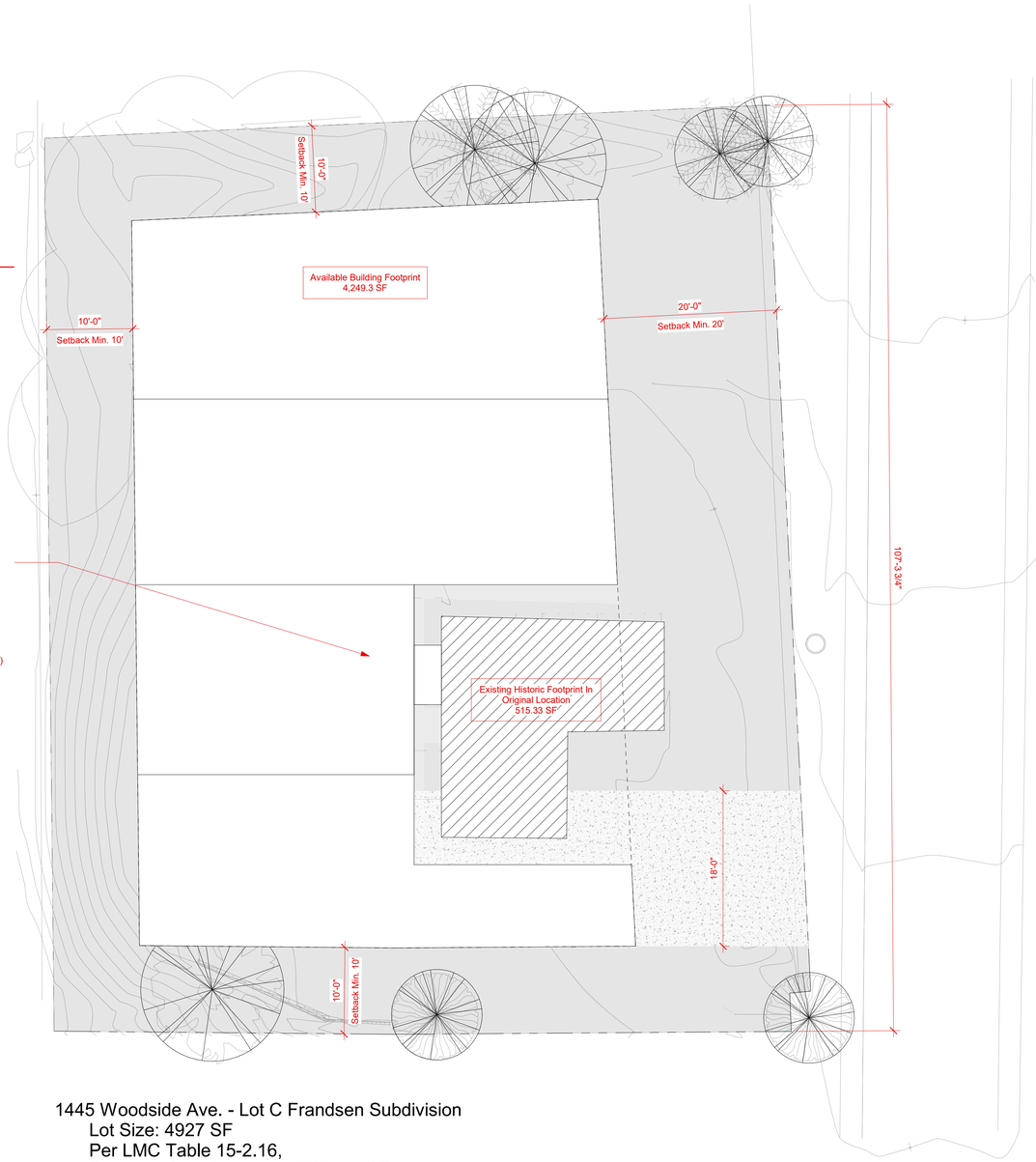


Uses Other Than Single Family/Duplex Dwellings:

Maximum Building Footprint: 4,764.6 SF
3974.22 SF Building Footprint Available

35' Maximum Height

Multi Family Dwelling (Conditional Use)
4 Units Building Footprint:
1195.7 SF
1191.3 SF
707.7 SF
879.5 SF
Parking: 2 Per Dwelling Unit (8 Total)



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4927 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3471 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 3' Min. 6' Total

Lot configurations for illustrative purposes only for single family homes, subject to requirements of Park City Municipal Land Management Code, and all required Park City Municipal approvals. Not to be relied upon by Buyer as representative of any aspect of possible development. Buyer to conduct own due dilligence.

1 Proposed Plan Option 1
1/8" = 1'-0"

0 4' 8' 16'

N

Historic house remains in existing location

Proposed Lot 1

Lot Size: 9047.4 SF
~86' Deep ~107' Frontage

Per LMC 15-2.16-3 (B),
Max. Development Floor Area Ratio: 9047.4 SF

Per LMC 15-2.16-5 (D),
Max. Building Footprint: 4764.63 SF

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

ELLIOTT WORKGROUP

Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

Notice: This design development package is to be used in conjunction with the collective knowledge and expertise of the project team to further develop the project design, details and scope. Estimating and budgets should not be based solely on these documents. No bidding or construction should be based on these documents.

Rev.	Date	Description

ISSUE DATE:	2024.06.10
OWNER PROJECT NO:	.
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Planning Presentation 1

AO-015

16

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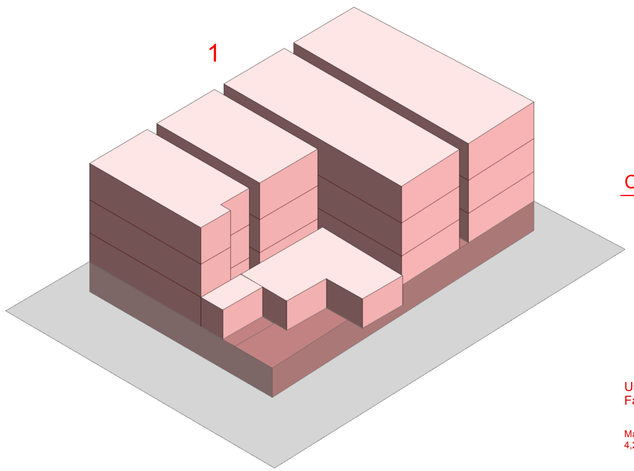
Multi Family/Condo On Existing Single Lot

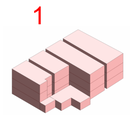


Massing is representative of footprint, setbacks, and height allowances and does not show final design (including roof slopes, transition elements, etc.)

Legend

- Underground Parking Garage
- Lot 1 Use Other Than Single Family/Duplex Residence With Historic House In Original Position
- Building Footprint
- Existing Historic Footprint in Original Location
- Paved Driveway
- Property Line
- Building Pad (Demarcates Setbacks)
- Lot Boundary
- Parking Space

Code Analysis



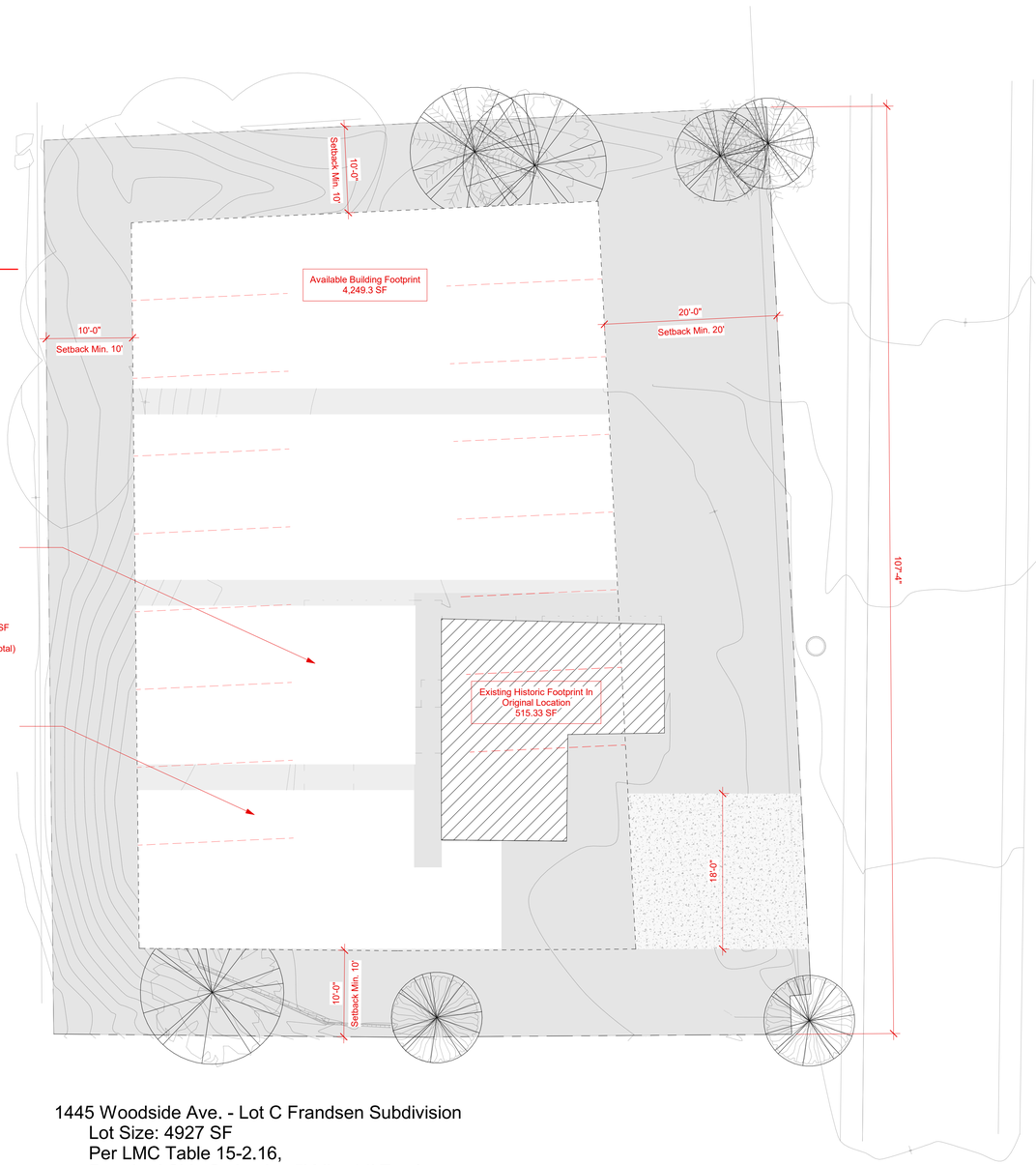
Uses Other Than Single Family/Duplex Dwellings:

Maximum Building Footprint: 4,764.7 SF
4,249.3 Building Footprint Available

35' Maximum Height

Multi Family Dwelling (Conditional Use)
4 Units Building Footprint:
1113 SF
1061 SF
593 SF
1216 SF (515 SF + 701 SF Addition)
Parking: 2 Per Dwelling Unit (8 Total)

Parking: Shared Underground Parking



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4927 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3471 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 3' Min. 6' Total

Lot configurations for illustrative purposes only for single family homes, subject to requirements of Park City Municipal Land Management Code, and all required Park City Municipal approvals. Not to be relied upon by Buyer as representative of any aspect of possible development. Buyer to conduct own due dilligence.

1 Proposed Plan Option 2
1/8" = 1'-0"

0 4' 8' 16'

N

Historic house remains in existing location

Proposed Lot 1

Lot Size: 9047.4 SF
~86' Deep ~107' Frontage

Per LMC 15-2.16-3 (B),
Max. Development Floor Area Ratio: 9047.4 SF

Per LMC 15-2.16-5 (D),
Max. Building Footprint: 4764.63 SF

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Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

Notice: This design development package is to be used in conjunction with the collective knowledge and expertise of the project team to further develop the project design, details and scope. Estimating and budgets should not be based solely on these documents. No bidding or construction should be based on these documents.

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Planning Presentation 2

AO-016

17

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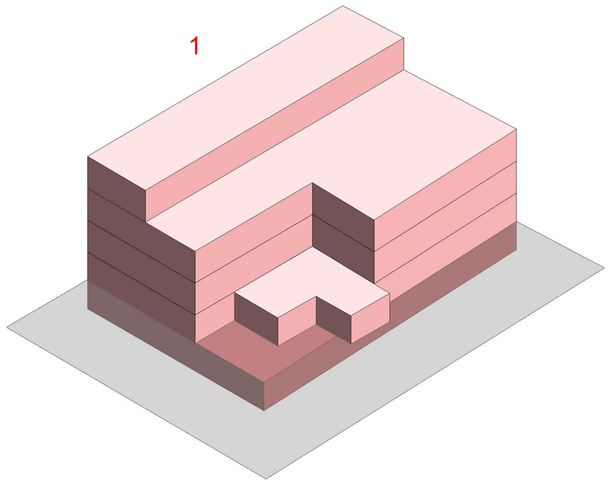
Bed & Breakfast/Hotel Minor On Existing Single Lot

1



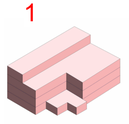
Massing is representative of footprint, setbacks, and height allowances and does not show final design (including roof slopes, transition elements, etc.)

Legend

- Underground Parking Garage
- Lot 1 Use Other Than Single Family/Duplex Residence With Historic House In Original Position
- Building Footprint
- Existing Historic Footprint in Original Location
- Paved Driveway
- Property Line
- Building Pad (Demarcates Setbacks)
- Lot Boundary
- Parking Space

Code Analysis

1



Uses Other Than Single Family/Duplex Dwellings:

Maximum Building Footprint: 4,764.63 SF
4,249.3 Building Footprint Available

35' Maximum Height

Triplex Dwelling
Required Parking: 2 Per Dwelling Unit (6 Total)

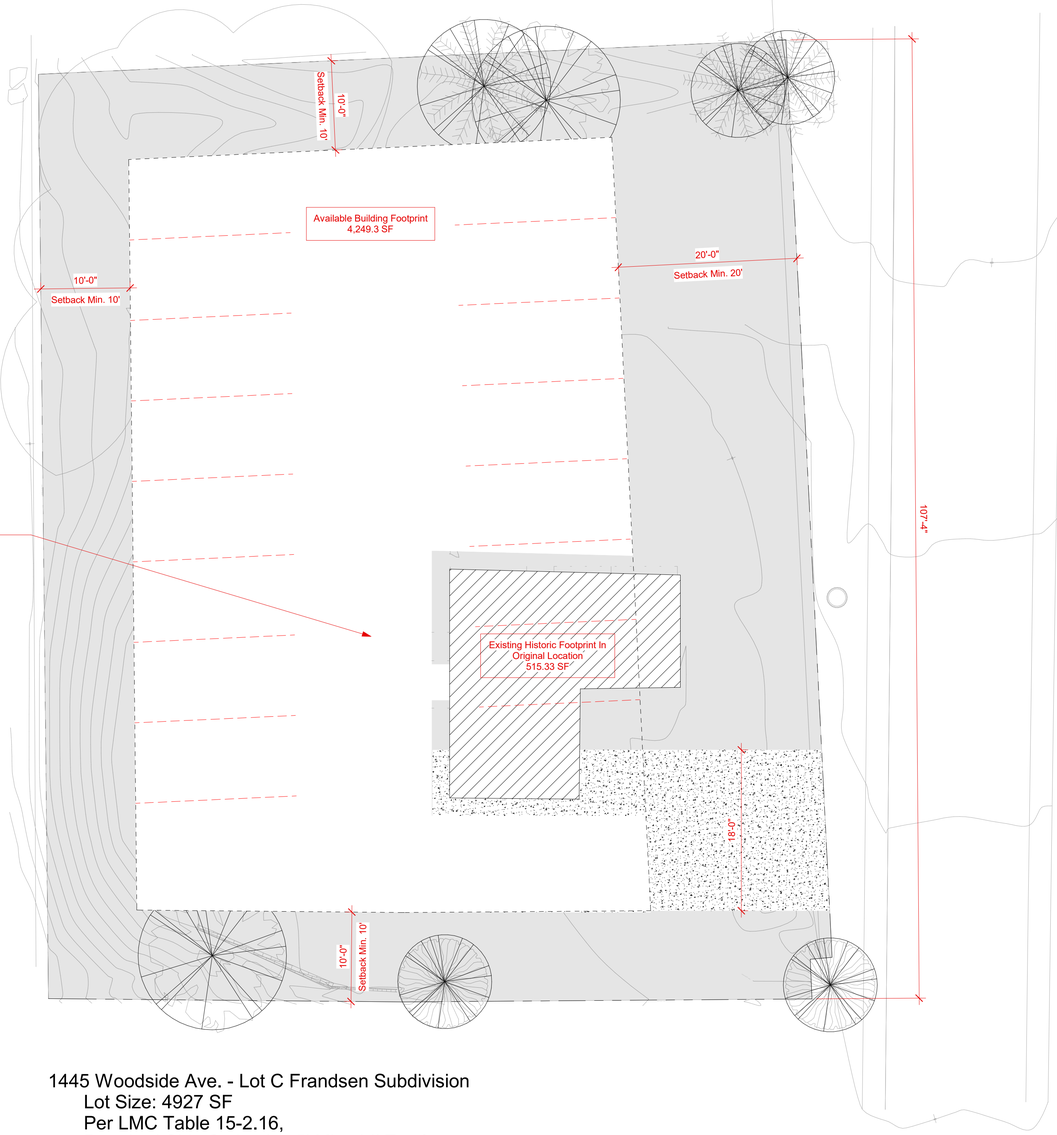
Bed & Breakfast Inn
Up To 10 Bedrooms
Required Parking: 1 Space Per Bedroom + 1 Space Per On Duty Manager

Hotel Minor
Less Than 16 Hotel Rooms
Required Parking: 1 Space Per Room + 1 Space Per 200 SF Of Separately Leasable Commercial Space

Multi Family Dwelling (Conditional Use)
14 Units
Required Parking: 1 Per Dwelling Unit (14 Total)

7-9 Units
Required Parking: 1.5 Per Dwelling Unit (11-14 Total)

4-6 Units:
Required Parking: 2 Per Dwelling Unit (8-12 Total)



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4927 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3471 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 3' Min. 6' Total

Lot configurations for illustrative purposes only for single family homes, subject to requirements of Park City Municipal Land Management Code, and all required Park City Municipal approvals. Not to be relied upon by Buyer as representative of any aspect of possible development. Buyer to conduct own due dilligence.

1 Proposed Plan Option 3
1/8" = 1'-0"

0 4' 8' 16'

N

Historic house remains in existing location

Proposed Lot 1

Total Lot Size: 9047.4 SF
~86' Deep ~107' Frontage

Per LMC 15-2.16-3 (B), Max. Development Floor Area Ratio: 9047.4 SF

Per LMC 15-2.16-3, Max. Building Footprint: 4764.63 SF

General code section. This section doesn't mention max building footprint but it would be within the setbacks

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Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

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Planning Presentation 3

AO-017

18

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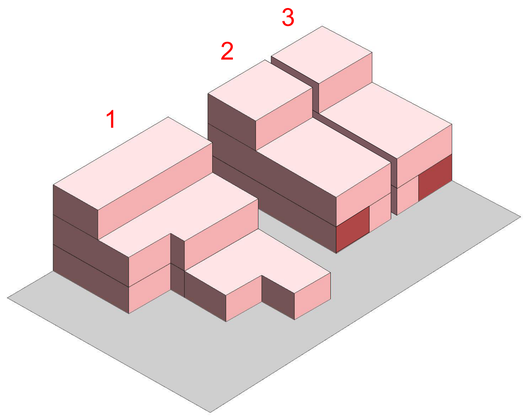
Demo & Addition On Individual Double Wide Lot + Single Family on Individual Single Width Lots

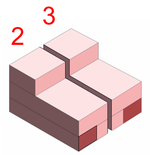


Massing is representative of footprint, setbacks, and height allowances and does not show final design (including roof slopes, transition elements, etc.)

Legend

- Above Ground Parking Garage
- Lot 1 Single Family Residence With Reposition Of Historic House
- Lot 2 Duplex Residence Non-Historic
- Building Footprint
- Paved Driveway
- Property Line
- Building Pad (Demarcates Setbacks)
- Lot Boundary
- Parking Space

Code Analysis

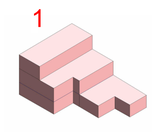


Single Family Dwelling

Maximum Building Footprint:
Lot 2: 1066.67 SF
Lot 3: 941.27 SF

27' Maximum Height

Required Parking: 2 Per Dwelling Unit

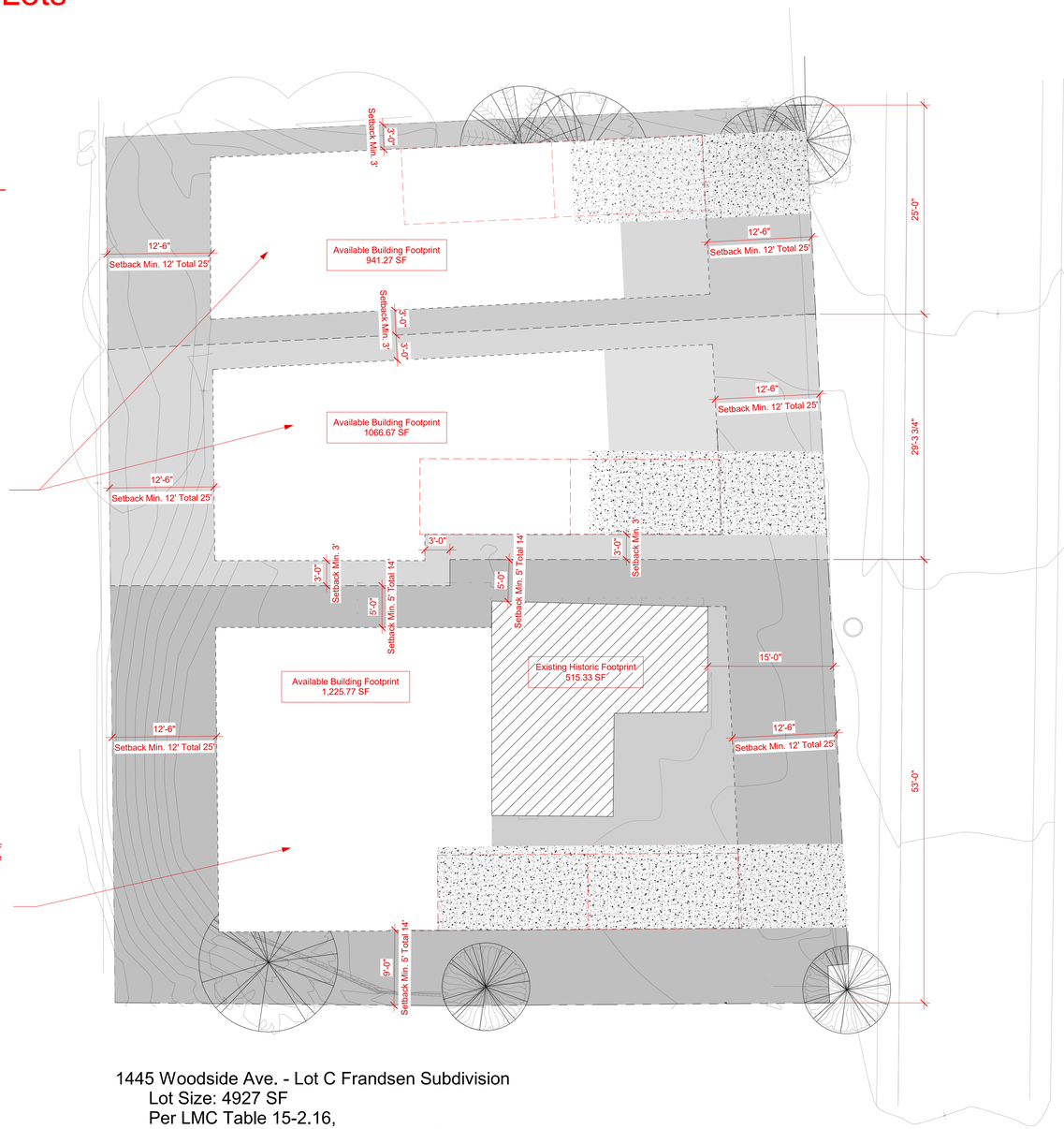


Single Family Dwelling

Maximum Building Footprint: 1741.1 SF
1225.77 SF Building Footprint Available

Proposed Addition
27' Maximum Height

Required Parking: 2 Per Dwelling Unit



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4927 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3471 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 3' Min. 6' Total

Lot configurations for illustrative purposes only for single family homes, subject to requirements of Park City Municipal Land Management Code, and all required Park City Municipal approvals. Not to be relied upon by Buyer as representative of any aspect of possible development. Buyer to conduct own due dilligence.

1 Proposed Plan Option 4
1/8" = 1'-0"

0 4' 8' 16'

N

Historic house remains in existing location allowing for 2 additional single family/residential lots

Proposed Lot 3

Lot Size: 2120.78 SF
~84' Deep 25' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
941.27 SF

Proposed Lot 2

Lot Size: 2447.79 SF
~85' Deep ~29' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1066.67 SF

Proposed Lot 1

Lot Size: 4478.69 SF
~87' Deep 53' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1741.1 SF

Allowable Lot Size for a Single Family Dwelling per LMC 15-2.16-5 (A):

Single Lot = 1875 SF =
25' x 75' lot

Double Lot = 3750 SF =
50' x 75' lot

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Newlands

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Park City, UT 84060

Project Status

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Planning Presentation 4

AO-018

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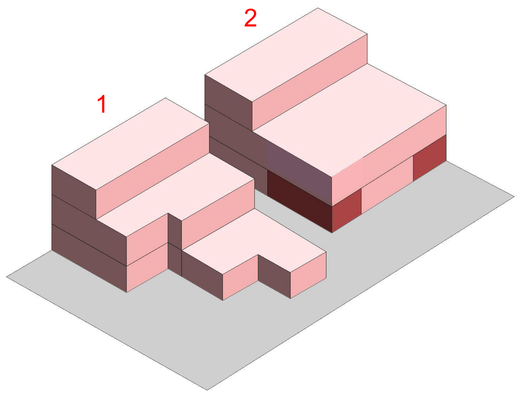
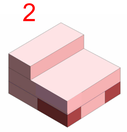
Demo & Addition On Individual Double Wide Lot + Duplex On Individual Double Wide Lot



Massing is representative of footprint, setbacks, and height allowances and does not show final design (including roof slopes, transition elements, etc.)

Code Analysis

2



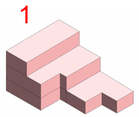
Single Family Dwelling

Maximum Building Footprint: 1518.75 SF

27' Maximum Height

Required Parking: 2 Per Dwelling Unit

1



Single Family Dwelling

Maximum Building Footprint: 1966.78 SF
1451.45 SF Building Footprint Available

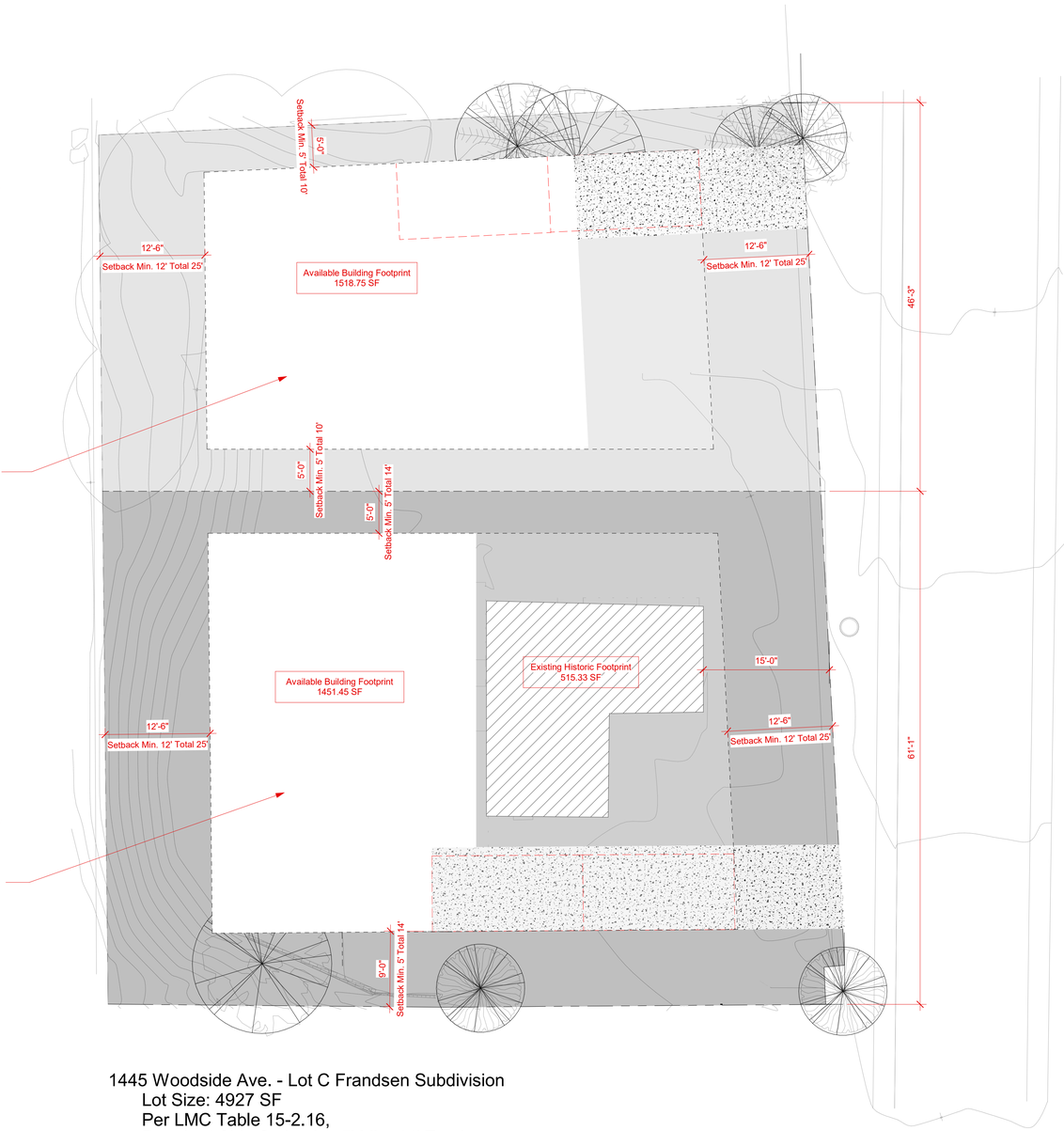
Proposed Addition
27' Maximum Height

Required Parking: 2 Per Dwelling Unit

Legend

- Above Ground Parking Garage
- Lot 1 Single Family Residence With Reposition Of Historic House
- Lot 2 Duplex Residence Non-Historic
- Building Footprint
- Paved Driveway
- Property Line
- Building Pad (Demarcates Setbacks)
- Lot Boundary
- Parking Space

Lot configurations for illustrative purposes only for single family homes, subject to requirements of Park City Municipal Land Management Code, and all required Park City Municipal approvals. Not to be relied upon by Buyer as representative of any aspect of possible development. Buyer to conduct own due dilligence.



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4927 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3471 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 3' Min. 6' Total

1 Proposed Plan Option 5
1/8" = 1'-0"

0 4' 8' 16'

N

Historic house remains in existing location allowing for 1 additional single family/residential lot

Proposed Lot 2

Lot Size: 3750 SF
83'-86' Deep ~46' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1518.75 SF

Proposed Lot 1

Lot Size: 5297.4 SF
~87' Deep ~61' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1966.78 SF

Allowable Lot Size for a Single Family Dwelling per LMC 15-2.16-5 (A):

Single Lot = 1875 SF = 25' x 75' lot

Double Lot = 3750 SF = 50' x 75' lot

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Newlands

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Planning Presentation 5

AO-019

20

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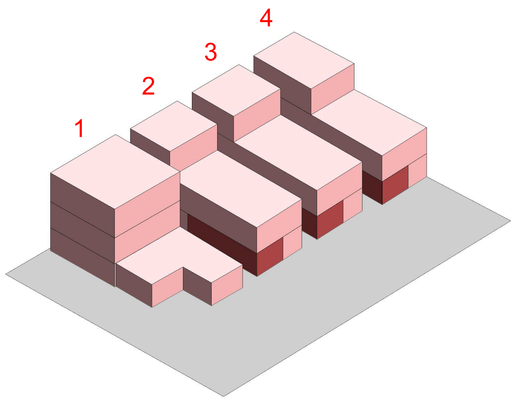
Demo & Addition On Individual Single Wide Lot Including Relocation of Historic Home + Single Family On Individual Single Wide Lots



Massing is representative of footprint, setbacks, and height allowances and does not show final design (including roof slopes, transition elements, etc.)

Legend

- Above Ground Parking Garage
- Lot 1 Single Family Residence With Reposition Of Historic House
- Lot 2-4 Single Family Residence Non-Historic
- Building Footprint
- Paved Driveway
- Property Line
- Building Pad (Demarcates Setbacks)
- Lot Boundary
- Parking Space

Code Analysis

4

Single Family Dwelling

Maximum Building Footprint: 893.3 SF

27' Maximum Height

Required Parking: 2 Per Dwelling Unit

3

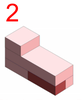
Single Family Dwelling

Maximum Building Footprint: 943.2 SF

27' Maximum Height

Required Parking: 2 Per Dwelling Unit

2



Single Family Dwelling

Maximum Building Footprint: 952.5 SF

27' Maximum Height

Required Parking: 2 Per Dwelling Unit

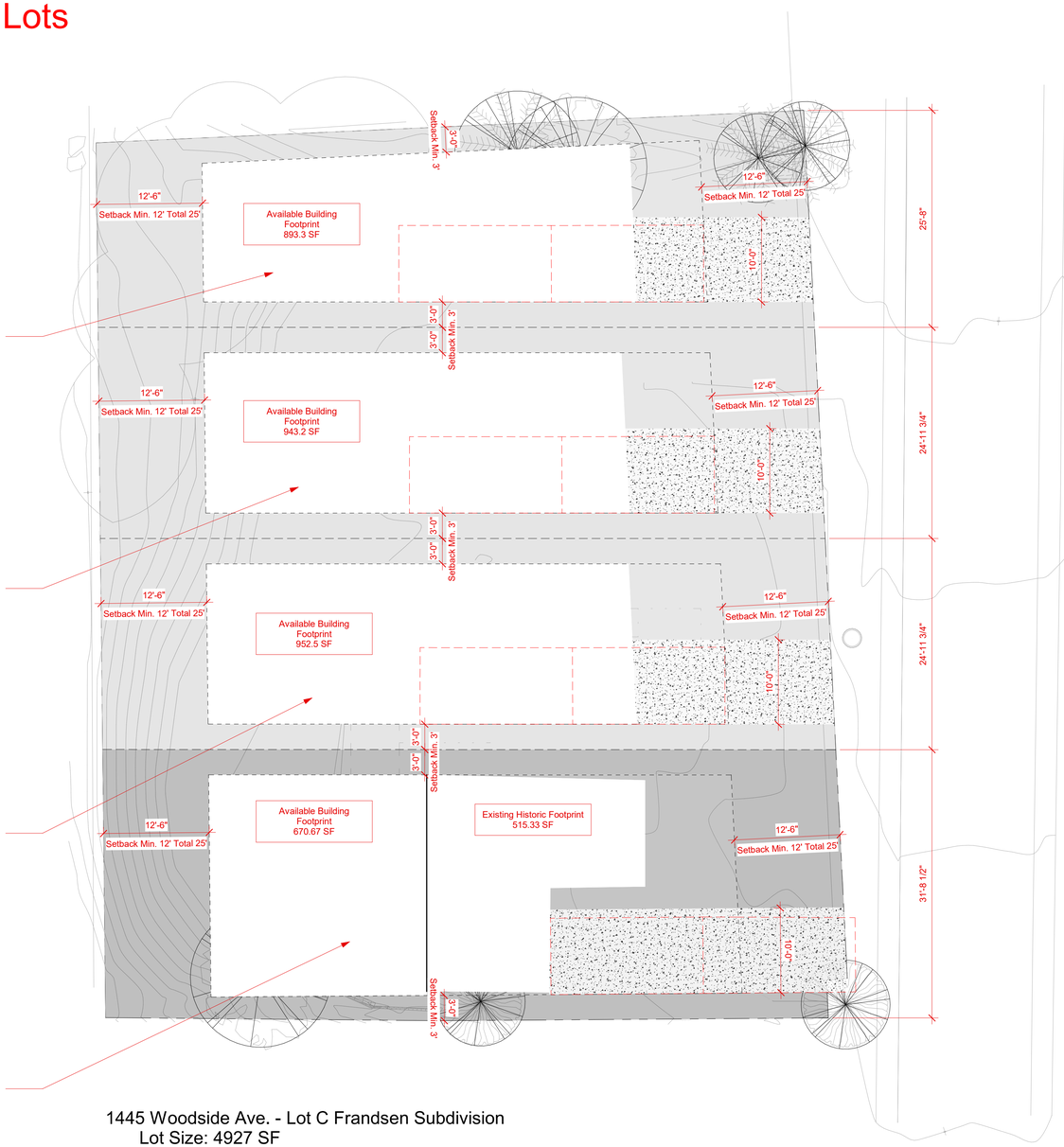
1

Single Family Dwelling

Maximum Building Footprint: 1,186 SF
670.67 SF Building Footprint Available

Proposed Addition
27' Maximum Height

Required Parking: 2 Per Dwelling Unit



1445 Woodside Ave. - Lot C Frandsen Subdivision
Lot Size: 4927 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 5' Min. 14' Total

1439 Woodside Ave. - Lot A Frandsen Subdivision
Lot Size: 3471 SF
Per LMC Table 15-2.16,
Required Side Setbacks: 3' Min. 6' Total

Lot configurations for illustrative purposes only for single family homes, subject to requirements of Park City Municipal Land Management Code, and all required Park City Municipal approvals. Not to be relied upon by Buyer as representative of any aspect of possible development. Buyer to conduct own due dilligence.

1 Proposed Plan Option 6
1/8" = 1'-0"

0 4' 8' 16'

N

Historic house moves 19'-5 1/4" South allowing for 3 additional single family/residential lots

Proposed Lot 4

Lot Size: 1998.93 SF
~84' Deep ~25' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
893.3 SF

Proposed Lot 3

Lot Size: 2126.73 SF
~85' Deep ~25' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
943.2 SF

Proposed Lot 2

Lot Size: 2150.13 SF
~86' Deep 25' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
952.5 SF

Proposed Lot 1

Lot Size: 2771.61 SF
~87' Deep ~32' Frontage

Per LMC 15-2.16-5 (D),
Max. Building Footprint:
1186 SF

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Newlands

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Planning Presentation 6

AO-020

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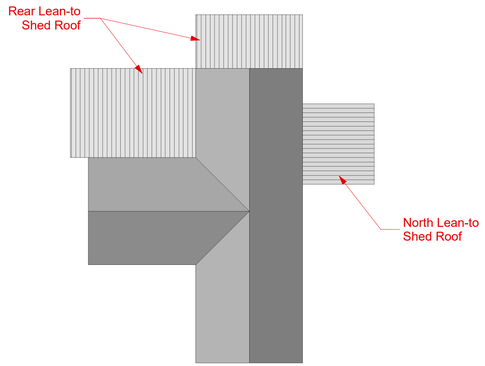
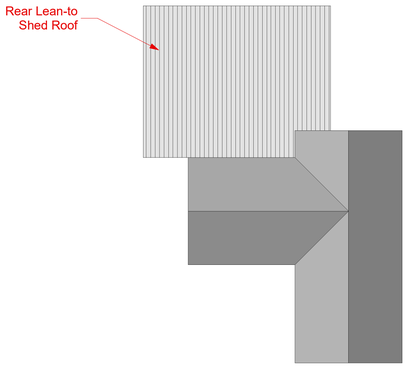
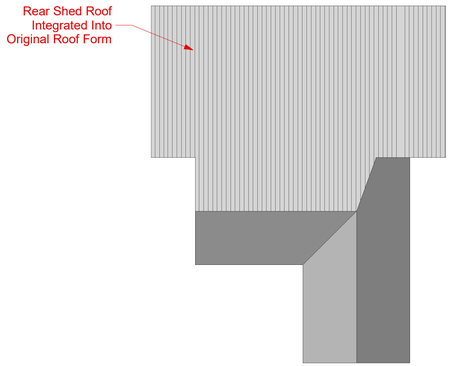
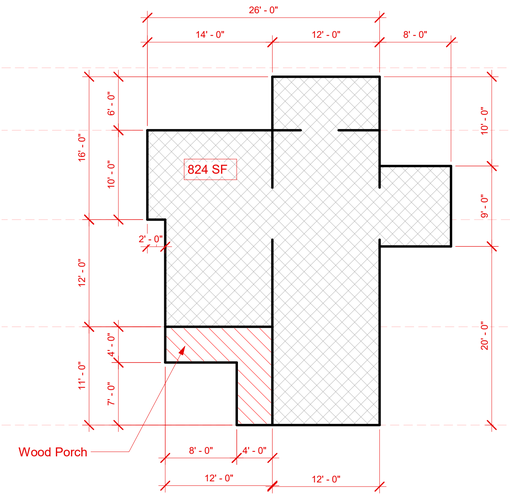
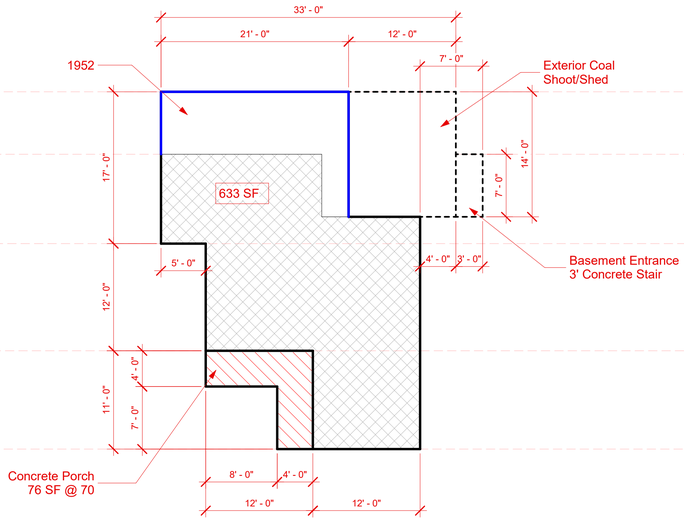
Timeline Evidence of Sanborn Map and Tax Cards

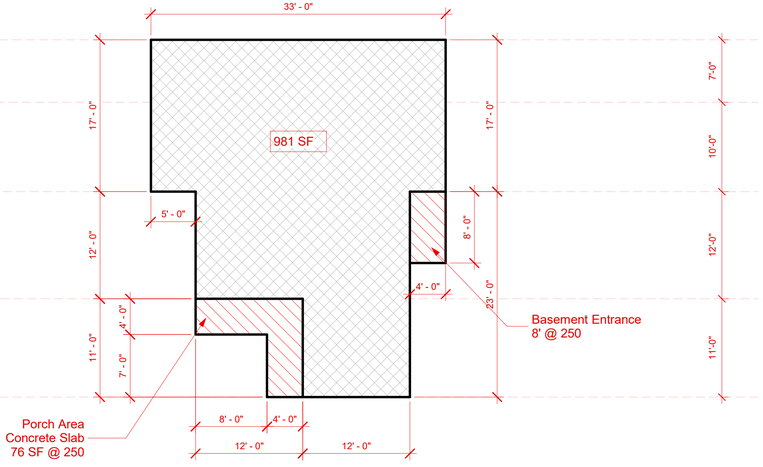


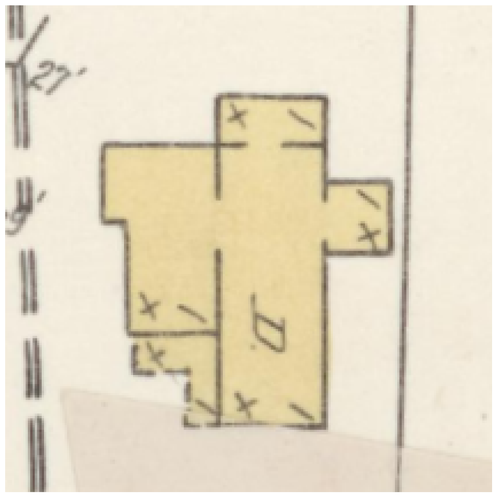




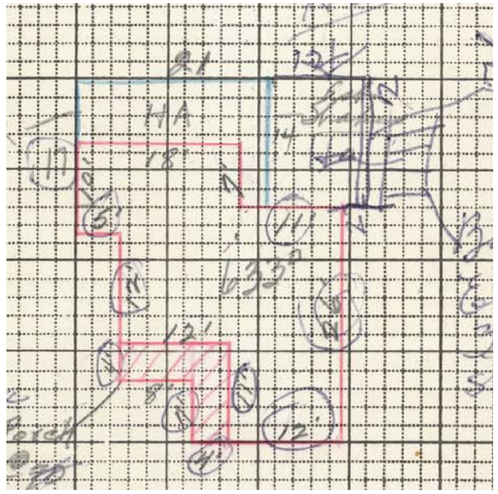




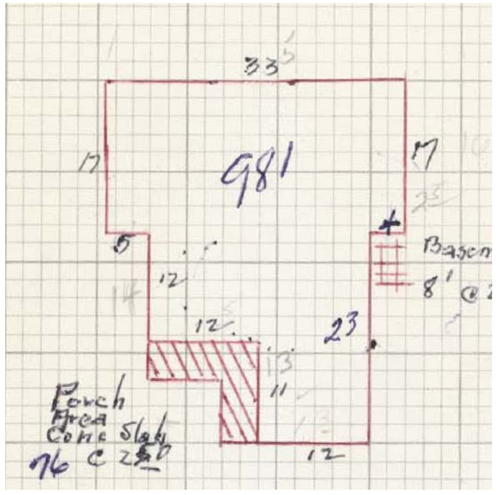




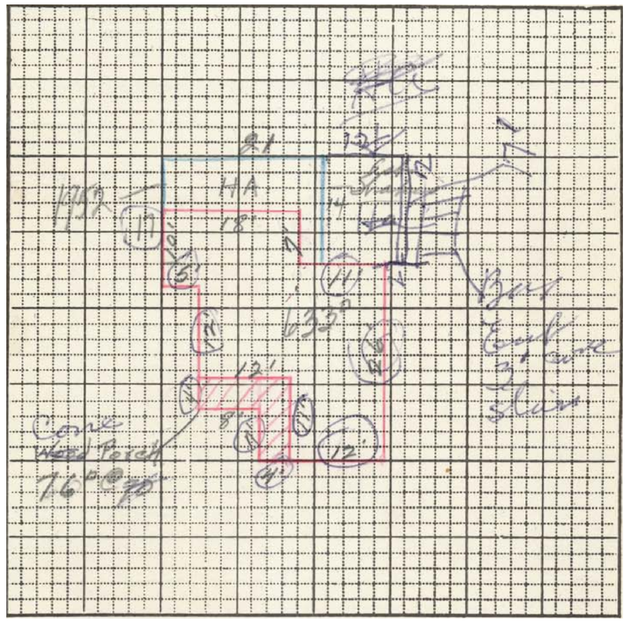
1907 Sanborn Map



1949/1952 Tax Card



1968/1969 Tax Card



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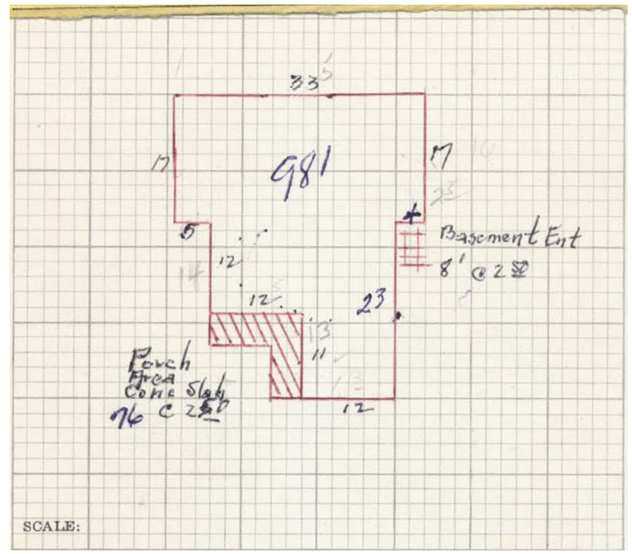
for this time period



1949/1952 Tax Card

Res Schedule 1 Class 3
Stories 1
4 + Bath
633 SF
Condition: Good
Ext Walls Siding
No foundation
Gable roof shingles
Porches 76 70
No Basement
No Attics
Plumbing: Class, tub, toilet
Heat: stove coal
Finish Fir
Floors Fir
Cabinets 1
Lighting drops
Lumber and wall bd lined

45 years old
37 years in 1941

9/30/49

1958 Tax Card

Res Schedule 1 Class 3 Type 4
Stories 1
4 + Bath
801 SF

Ext Walls Siding and ash shakes
No Foundation
Gable roof CI
Porches 76 125 250
No Basement
No Attics
Plumbing: Class 2, tub, basin sink, toilet
Heat: H.A., Blr., Oil, Gas
Finish Fir
Floors Fir
Cabinets 1

Metal D #2 1
54 years old
45 years in 1949
Garage Class 3 Cars 2 Floor C Walls C Bl
Roof Pat Doors 2 Size 24 x 24 Age 3
4/28/58

1968/1969 Tax Card

Res Schedule 1 Class 3 Type 4
Stories 1

981 SF

Ext Walls Siding and ash shakes
No Foundation
Gable roof pat shake
Porches 76 250
Basement Entrance 8' @ 250
No Attics
Plumbing: Class 2, tub, basin sink, toilet
Heat: H.A., FA, Gas

Metal D #2 1
Year built 1904

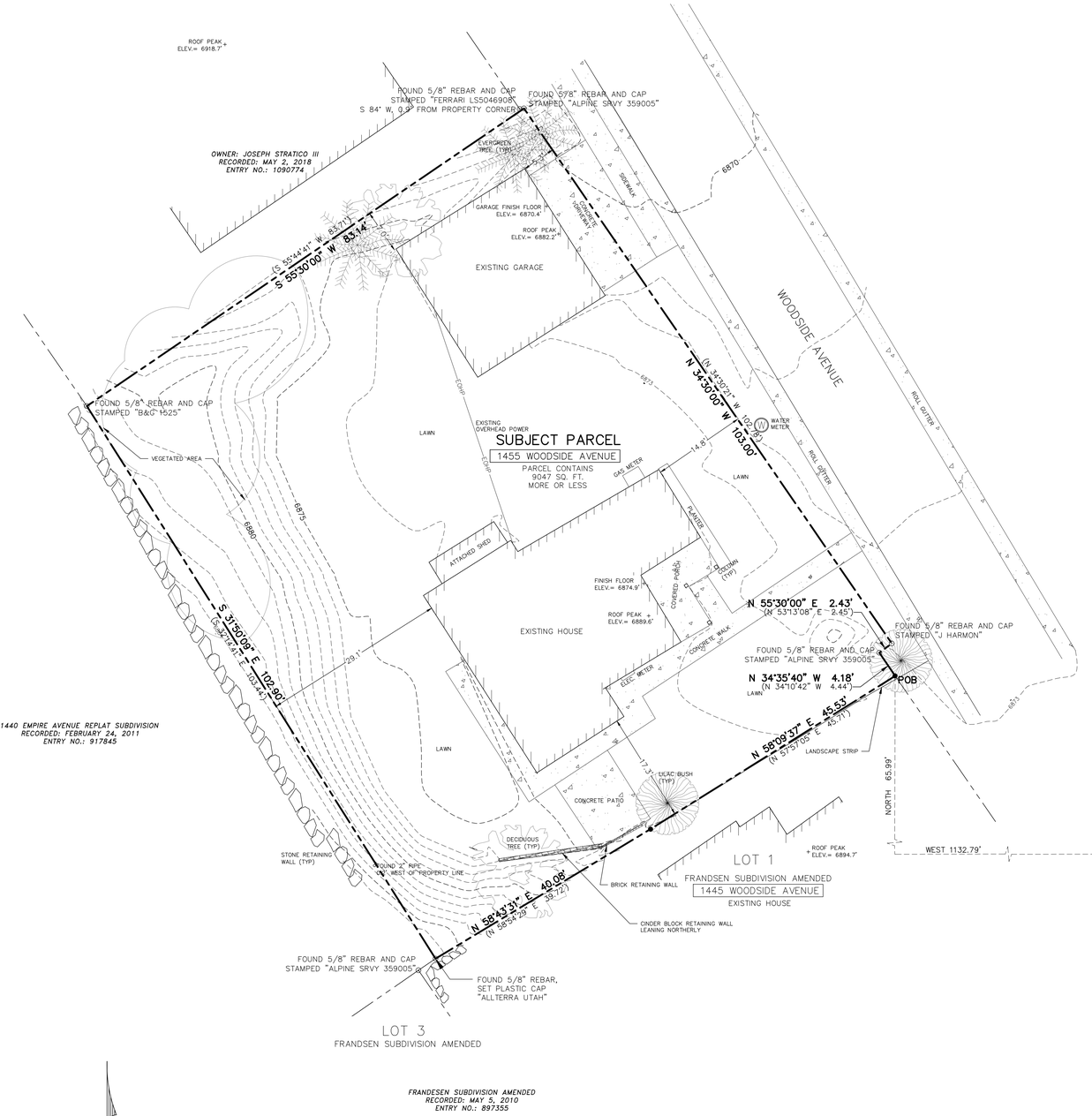
Total value from reverse side: Garage

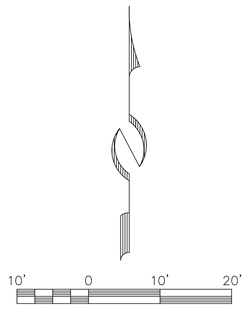
17/9/68 stamped Jan 7 1969

Site Photos - 1455 Woodside Ave

1455 WOODSIDE AVENUE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9
AND THE NORTHWEST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
SUMMIT COUNTY, UTAH





LEGEND

- ⊙ Found Monument (As-Noted)
- Found Section monument (As-Noted)
- ● Found Rebar and Cap "DIAMOND LS515276"

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

PROFESSIONAL LAND SURVEYOR
No.7248891
CHARLES
GALATI
09/13/2021
State of Utah

EXISTING DEED DESCRIPTION

ENTRY #307560

BEGINNING at a point 1398 feet East of the Southwest corner of Section 9, Township 2 South, Range 4 east, Salt Lake Base and Meridian; thence due West 65 feet; thence Northerly 34°30' West 80 feet; thence Northerly 55°30' West 183 feet; thence Southerly 34°30' east 117 feet; thence Southerly 55°30' West 130 feet to the place of BEGINNING. EXCEPTING THEREFROM a strip of land 14 feet wide off the Northerly side of said tract.

ALSO EXCEPTING THEREFROM:
BEGINNING 1398 feet East of the Southwest corner of Section 9, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence West 65 feet; thence North 34°30' West 73 feet more or less to an existing fence line; thence North 55°30' East 100 feet; thence South 31°56' east 104.24 feet; thence South 55°33' West 38.46 feet to the place of BEGINNING.

NEWLAND PARCEL DESCRIPTION

BOUNDARY LINE ADJUSTMENT AGREEMENT ENTRY #1169519

A PARCEL OF LAND LOCATED IN A PORTION OF LOT 1, FRANDSEN SUBDIVISION AMENDED, AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AS ENTRY #987355, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR AND CAP MARKED 'DIAMOND', SAID POINT BEING ON THE NORTHEASTERLY LINE OF SAID LOT 1, SAID POINT BEING SOUTH 34°35;40" EAST 4.54 FEET FROM THE NORTHERLY CORNER OF LOT 1, MARKED BY A REBAR AND CAP MARKED 'ALPINE SURVEY LS359005;, SAID NORTHERLY CORNER OF LOT 1, BEING NORTH 89°54'20" EAST 1398.00 FEET ALONG THE SECTION LINE AND NORTH 55°24'20" EAST 127.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 9 AND RUNNING; THENCE NORTH 34°35'40" EAST 4.18 FEET ALONG THE NORTHEASTERLY LINE OF LOT 1 TO THE SOUTHWESTERLY LINE OF LOT 1; THENCE NORTH 55°30'00" EAST 2.43 FEET; THENCE NORTH 34°30'00" WEST 103.00 FEET; THENCE SOUTH 55°30'00" WEST 83.14 FEET TO THE EASTERLY LINE OF 1440 EMPIRE AVENUE REPLAT AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ON ENTRY #917845; THENCE SOUTH 31°50'09" EAST 102.90 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 58°43'31" EAST 40.08 FEET TO A REBAR CAP MARKED 'DIAMOND'; THENCE NORTH 58°09'37" EAST 45.53' TO THE POINT OF BEGINNING.

NOTES

1. Field work for this survey was completed September 8, 2021 and is in compliance with generally accepted industry standards for accuracy.
2. The survey was requested by Diane Newland to perform a boundary, topography and existing conditions survey for the possibility of future improvements to the property.
3. A Title Report was not provided to the surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
4. County tax maps, recorded deeds, 1440 Empire Replat Subdivision, Frandsen Subdivision Amended, Records of Survey Nos. s-8428, s-965, s-8419, s-1284, s-2389 and s-6816, Boundary Line Adjustment Agreement Entry No. 1169519 (all aforementioned documents on file and of record in the Summit County Recorder's Office), an unrecorded survey dated March 25, 2021 performed by Nate Weber and physical evidence found in the field were used to determine the boundary as shown on this plat.
5. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
6. Property corners were found as shown.
7. The Basis of Bearing for this survey is between the found section monuments as shown on this plat.
8. Measured bearings and distances, when different than record, are shown in parenthesis. ( )

REVISIONS

9/14/21 – At client's request, surveyor added parcel square footage and dimensions to buildings.

PROFESSIONAL LAND SURVEYING AND CONSULTING ALLTERRA UTAH, LLC *435-640-4200* 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036	STAFF: CHARLES GALATI JASON WYNNE DATE: 9/13/21	EXISTING CONDITIONS & TOPOGRAPHIC MAP 1455 WOODSIDE AVENUE CLIENT: DIANE NEWLAND PROJECT.: 21004 C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\21004-1455 Woodside\21004-1455 Woodside RO...c	SHEET 1 OF 1

Historic House @ Front With Non-Historic Porch

View of Non-Historic Front Porch

South View of Historic House and Non-Historic Addition

Non-Historic Addition @ Rear

West View of Non-Historic Addition @ Rear

North View of Historic House and Non-Historic Addition

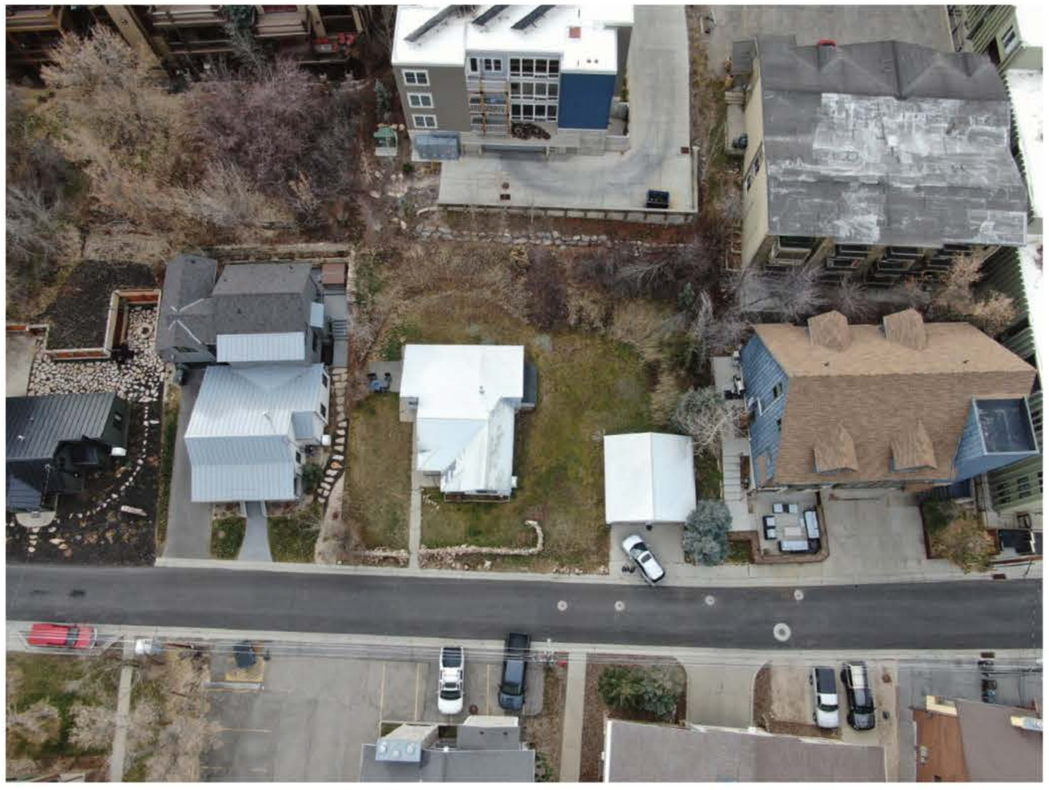
North East View @ Front With Non-Historic Addition

South Yard With Concrete Pad

Non-Historic Garage @ Front

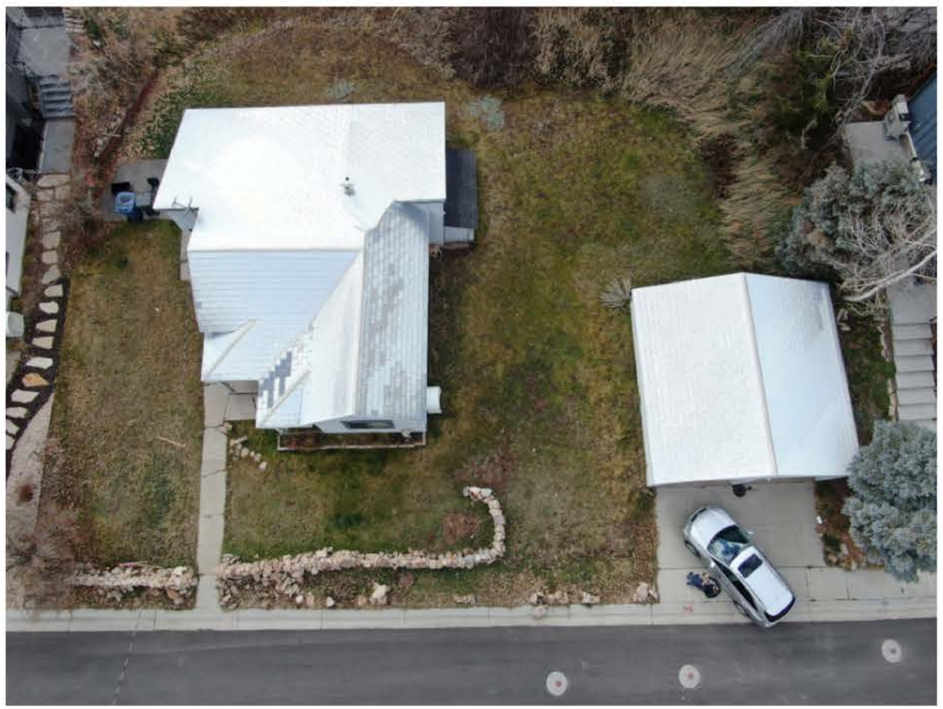
Non-Historic Garage @ Rear

North View of Yard @ Rear



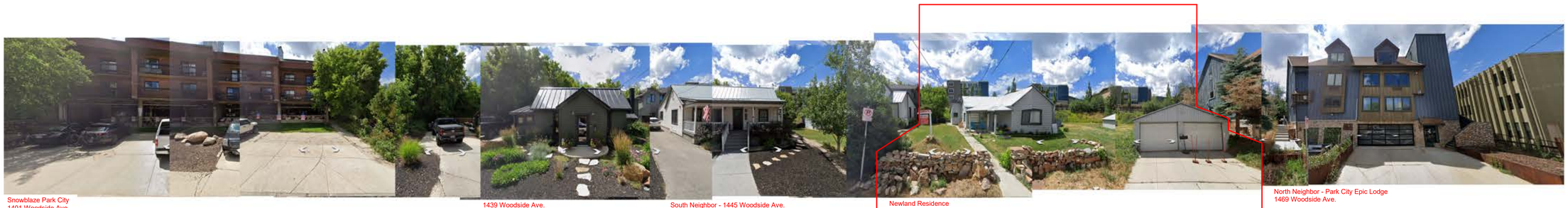
Aerial View @ Neighborhood For Context

Aerial View @ Site For Context



Aerial View @ Site

Wide View @ Street



Snowblaze Park City
1401 Woodside Ave.

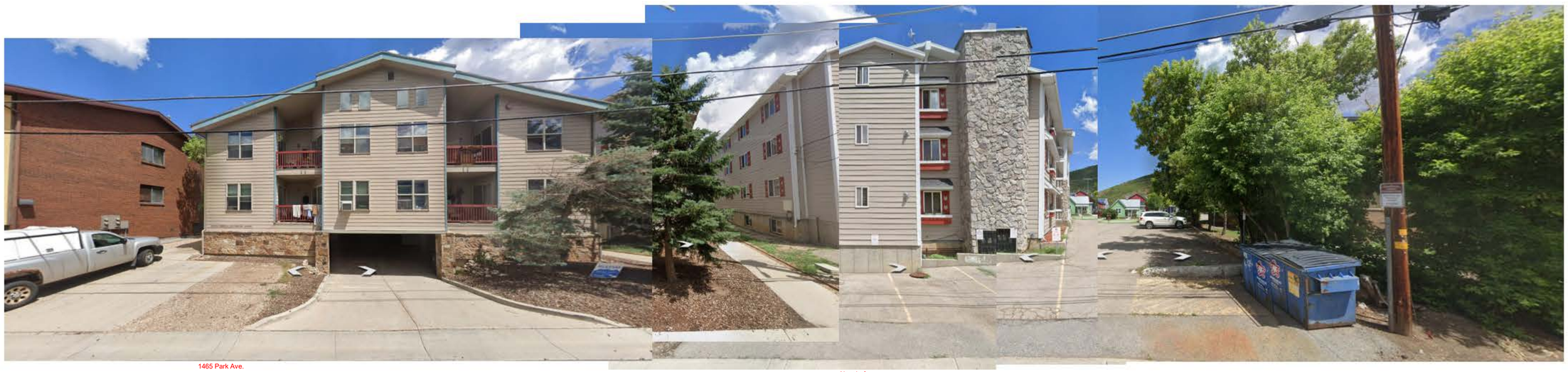
1439 Woodside Ave.

South Neighbor - 1445 Woodside Ave.

Newland Residence
1455 Woodside Ave.

North Neighbor - Park City Epic Lodge
1469 Woodside Ave.

Streetscape Looking West



1465 Park Ave.

Alpenhof
1451 Park Ave.

Streetscape Looking East (Across the Street from 1455 Woodside)

Newlands

Newland Residence

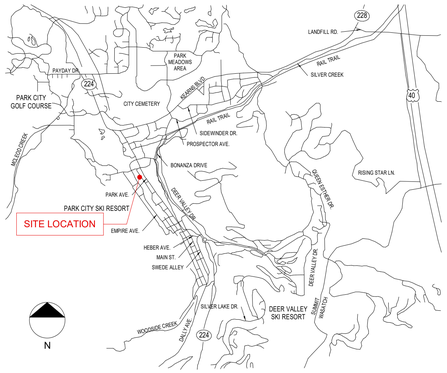
1455 Woodside Ave
Park City, UT 84060

Newland Residence
HDDR Application

2024.06.10

EWG Project # 2024.12

VICINITY MAP



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Diane and Bill Newland 1455 Woodside Ave. Park City, UT 84060 435.640.8224 Contact: Diane Newland	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Craig Elliott, AIA	Name Address City, State Zip 801.415.1839 Contact: Person
CIVIL ENGINEER	**INTERIOR DESIGN**	**LANDSCAPE ARCHITECTURE**
Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person
STRUCTURAL ENGINEER	**PLUMBING ENGINEER MECHANICAL ENGINEER**	**ELECTRICAL ENGINEER**
Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person	Name Address City, State Zip 801.415.1839 Contact: Person

SERVICE CONTACTS

Rocky Mountain Power
201 South Main St, Suite 2300
Salt Lake City, UT 84111
(866) 870.3419

Comcast Service Center
1890 Bonanza Dr, Suite 101
Park City, UT 84098
(435) 649.4020

Park City Fire District
730 W Bitner Road
Park City, UT 84098
(435) 940-2500

Park City Municipal Corp
445 Marsac Avenue
Park City, UT 84060
(435) 658.9471

Park City School District
2700 Kearns Blvd.
Park City, UT 84060
(435) 645.5600

Century Link
4160 Atkinson Road
Park City, UT 84098
(435) 645.5600

Old Town Post Office
450 Main St
Park City, Ut
(800) 275.8777

Questar Gas
P.O. Box 45360
Salt Lake City, UT 84145
(800) 323.5517

Snyderville Basin Water Reclamation District
2800 Homestead Rd
Park City,UT84098
(435)649-7993

Summit County
60 N. Main Street
Coalville, UT 84017
(435) 336.3200

Qwest Phone Company
Salt Lake City, UT
(800) 922.7387

Utah Division of Water Quality
288 North 1460 West
Salt Lake City, UT 84116
(801) 536.4300

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G-002	General Notes & Conventions
G-003	Code Analysis
G-004	Code Analysis
G-005	IECC Code Analysis
G-CMP	Construction Mitigation Plan
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C-001	Survey
ARCHITECTURAL DRAWINGS	
AD-001	Demolition
AO-001	Option 1a
AO-002	Option 1b
AO-003	Option 2
AO-004	Option 3a
AO-005	Option 3b
AO-006	Option 4
AO-007	Option 5
AO-008	Option 6a
AO-009	Option 6b
AO-010	Base Options
AS-001	Site Photos
AS-002	Aerial Photos
AS-003	Streetscape Looking West
AS-004	Streetscape Looking East
AS-005	Existing Site Plan
AS-006	Roof Over Topo
AS-007	Demo Site Plan
AS-008	Proposed Historic Site Plan
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AD-101	Demo Roof Plan
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AX-104	Proposed Historic Floor Plan
AX-105	Proposed Roof Plan
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A-202	Demo Elevations
A-203	Proposed Historic Elevations
A-204	Proposed Historic Streetscape Elevation
A-301	Building Sections
A-302	Proposed Historic Building Sections
A-401	Enlarged Plans & Int. Elevations
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A-602	Door & Window Details
A-608	General Flashing Details
A-609	General Details
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A-621	Foundation Details
A-631	Wall and Ceiling Details
A-641	Roof Details
A-701	Schedules
A-801	Enlarged Stair and Elevator Plans
A-900	Reflected Ceiling Plan
STRUCTURAL DRAWINGS	
S-001	Unnamed
MECHANICAL DRAWINGS	
M-001	Unnamed
ELECTRICAL DRAWINGS	
E-001	Unnamed

ELLIOTT WORKGROUP

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

Newland Residence

HDDR Application

2024.06.10

Newlands
Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

Notice: This design development package is to be used in conjunction with the collective knowledge and expertise of the project team to further develop the project design, details and scope. Estimating and budgets should not be based solely on these documents. No bidding or construction should be based on these documents.

Rev.	Date	Description

ISSUE DATE:	2024.06.10
OWNER PROJECT NO:	.
CONTRACT NO:	.
DRAWN BY:	Author
CHECKED BY:	Checker
DESIGNED BY:	Designer
EWG PROJECT NO:	2024.12

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SHEET TITLE

Cover Sheet

G-001

Autodesk Docs://2024-12 1455 Woodside/2024-12 1455 Woodside.rvt

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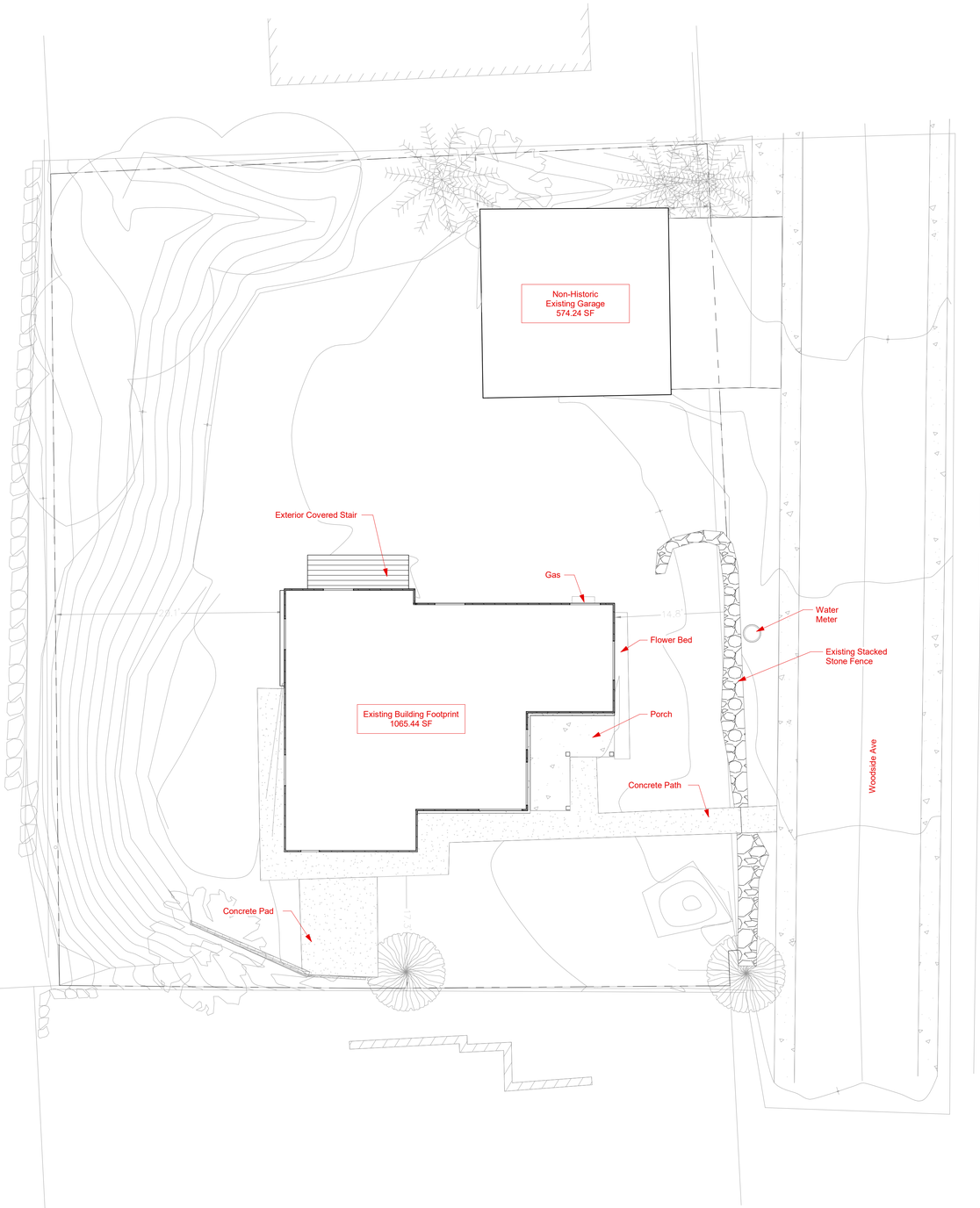

1 Existing Site Plan

1/8" = 1'-0"

0 4' 8' 16'

N

General Notes - Site Plan

1. Refer to Sheet G-002 for General Project Notes and Sheet G-003 for Architectural Notes.

2. Before Digging or Trenching, Contact 'Blue Stakes' to Locate Underground Utilities.

3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately ---.

4. Building is not Located within the Flood Hazard Zone as Defined by Fema.

5. Surface Water shall Drain Away from the House at All Points. Direct Drainage Water to the Street or an Approved Drainage Course but not onto Neighboring Properties. The Grade shall Fall a Minimum of 6 Inches within the First 10 Feet. -IRC R401.3

6. Refer to Site Survey on Sheet SV-1 for Reference Information.

Notes

1. Overall Fairway Springs Site Plan as Previously Approved by Others, for Reference only.

2. Scope of Work is Limited to Building Project Area, See Site Plan.

3. Refer to Area Plan Sheet G-004 for Additional Building Square Footage Analysis.

Legal Description

Parcel xx, According to the Official Master Development Plat There of, Duly Recorded as Entry No. 573023, In The Official Records Of The Recorder of the County of Summit, State Of Utah. (Parcel I.D. #xxx)

Datum Reference

Architectural Elevation 100' - 0" = USGS xxxx' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
435-649-0092 or 801-415-1839
elliottworkgroup.com

ELLIOTT WORKGROUP

Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

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DRAWN BY:	Author
CHECKED BY:	Checker
DESIGNED BY:	Designer
EWG PROJECT NO:	2024.12

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SHEET TITLE

Existing Site Plan

AS-005

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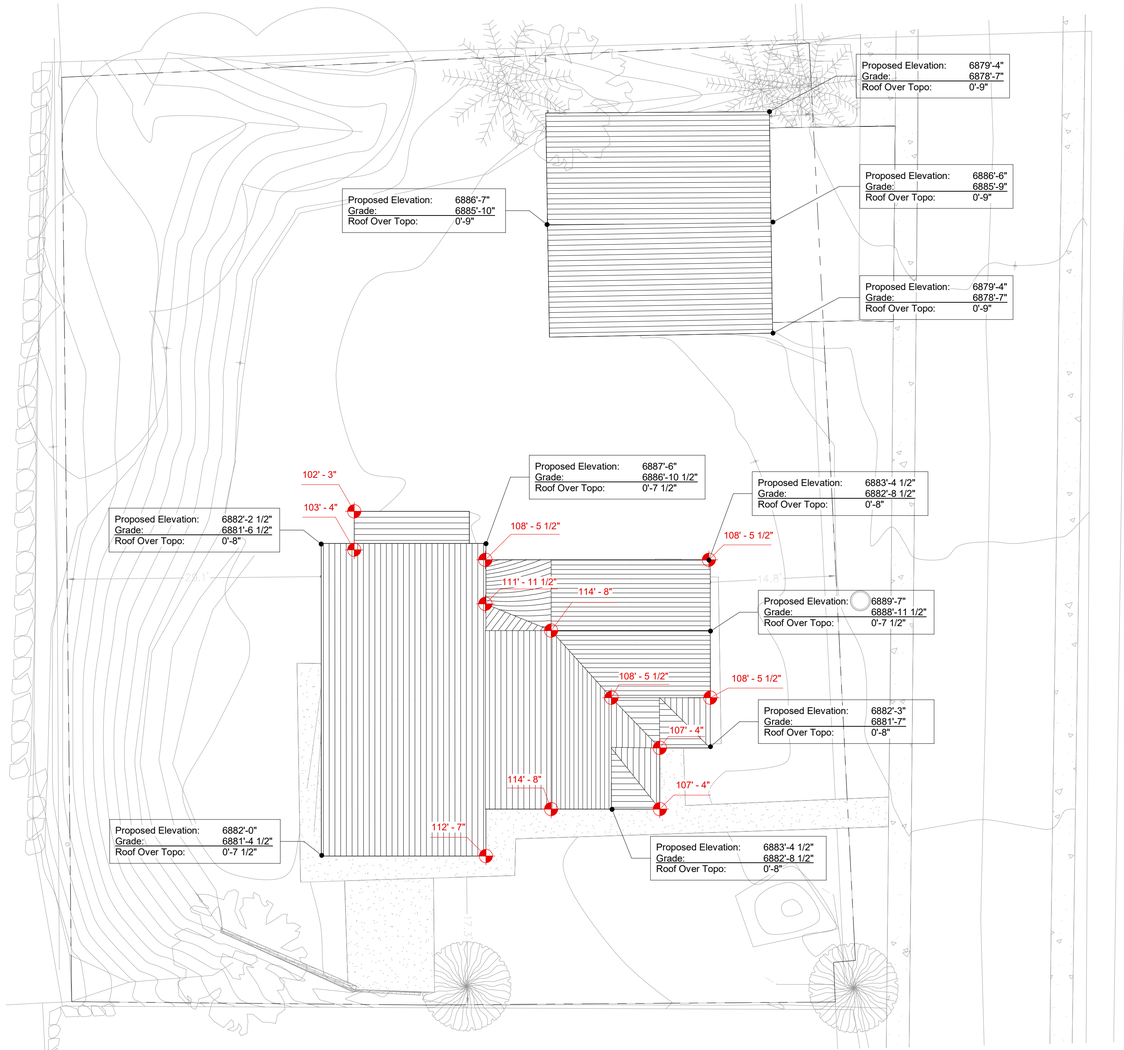

1 Roof Over Topo Plan

1/8" = 1'-0"

0 4' 8' 16'

N

General Notes - Site Plan

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Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

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435-649-0092 or 801-415-1839
elliottworkgroup.com

ELLIOTT WORKGROUP

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DRAWN BY:	Author
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DESIGNED BY:	Designer
EWG PROJECT NO:	2024.12
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SHEET TITLE

Roof Over Topo

AS-006

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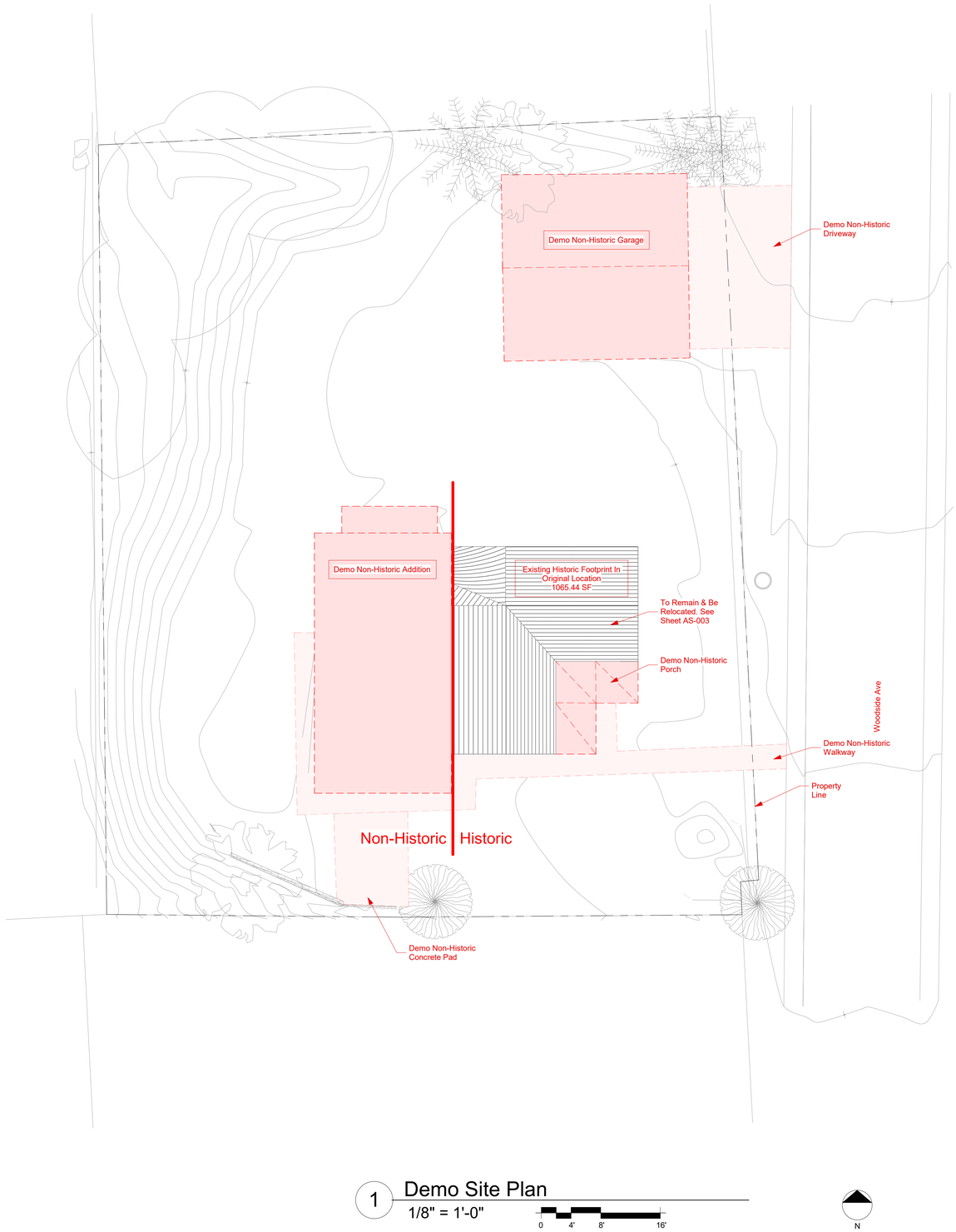

1 Demo Site Plan

1/8" = 1'-0"

0 4' 8' 16'

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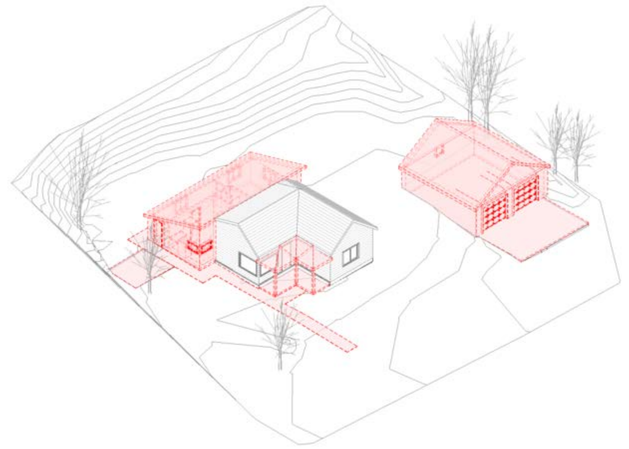

General Notes - Site Plan

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3. L.O.D. (Limits of Disturbance) shall be Defined by the Area Contained within All Property Lines of the Site and shall Also Include Driveway and Areas of Utility Connection within Right-Of-Way. Total L.O.D. Area is Approximately ---.

4. Building is not Located within the Flood Hazard Zone as Defined by Fema.

5. Surface Water shall Drain Away from the House at All Points. Direct Drainage Water to the Street or an Approved Drainage Course but not onto Neighboring Properties. The Grade shall Fall a Minimum of 6 Inches within the First 10 Feet. -IRC R401.3

6. Refer to Site Survey on Sheet SV-1 for Reference Information.

Notes

1. Overall Fairway Springs Site Plan as Previously Approved by Others, for Reference only.

2. Scope of Work is Limited to Building Project Area, See Site Plan.

3. Refer to Area Plan Sheet G-004 for Additional Building Square Footage Analysis.

Legal Description

Parcel xx, According to the Official Master Development Plat There of, Duly Recorded as Entry No. 573023, In The Official Records Of The Recorder of the County of Summit, State Of Utah. (Parcel I.D. #xxx)

Demo Key

Existing Building Elements to Remain

Existing Building Elements to be Removed

Datum Reference

ArchiteDemoElevation 100' - Note Indicates Elements are to be Removed and Disposed of. Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Salvage
Arch. 100'-0" = xxxx (Final Si Note Indicates Elements are to be Removed, Protected and Retained. AAA (Utah Engineering)

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Newlands

Newland Residence

1455 Woodside Ave
Park City, UT 84060

Project Status

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SHEET TITLE

Demo Site Plan

AS-007

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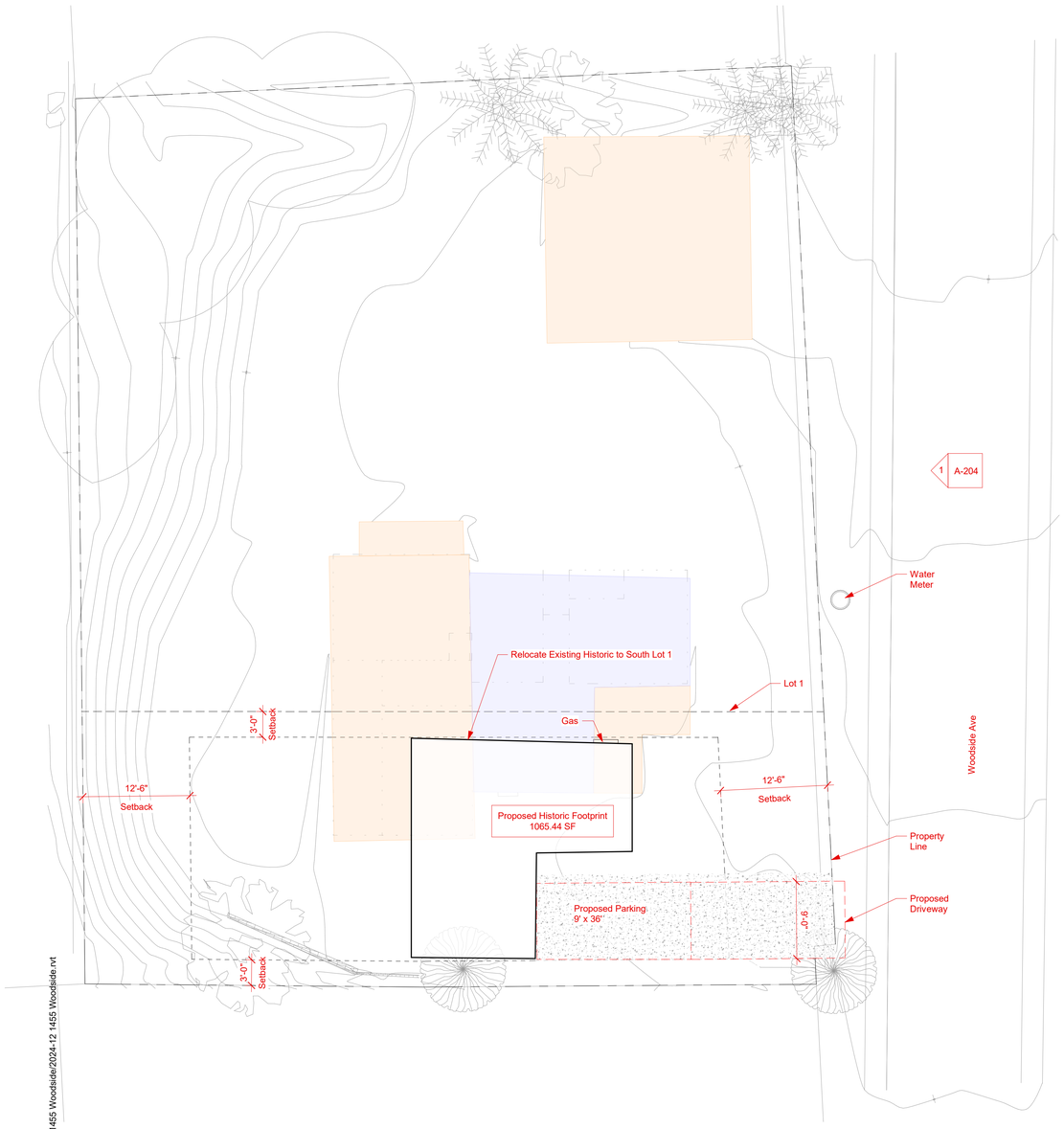
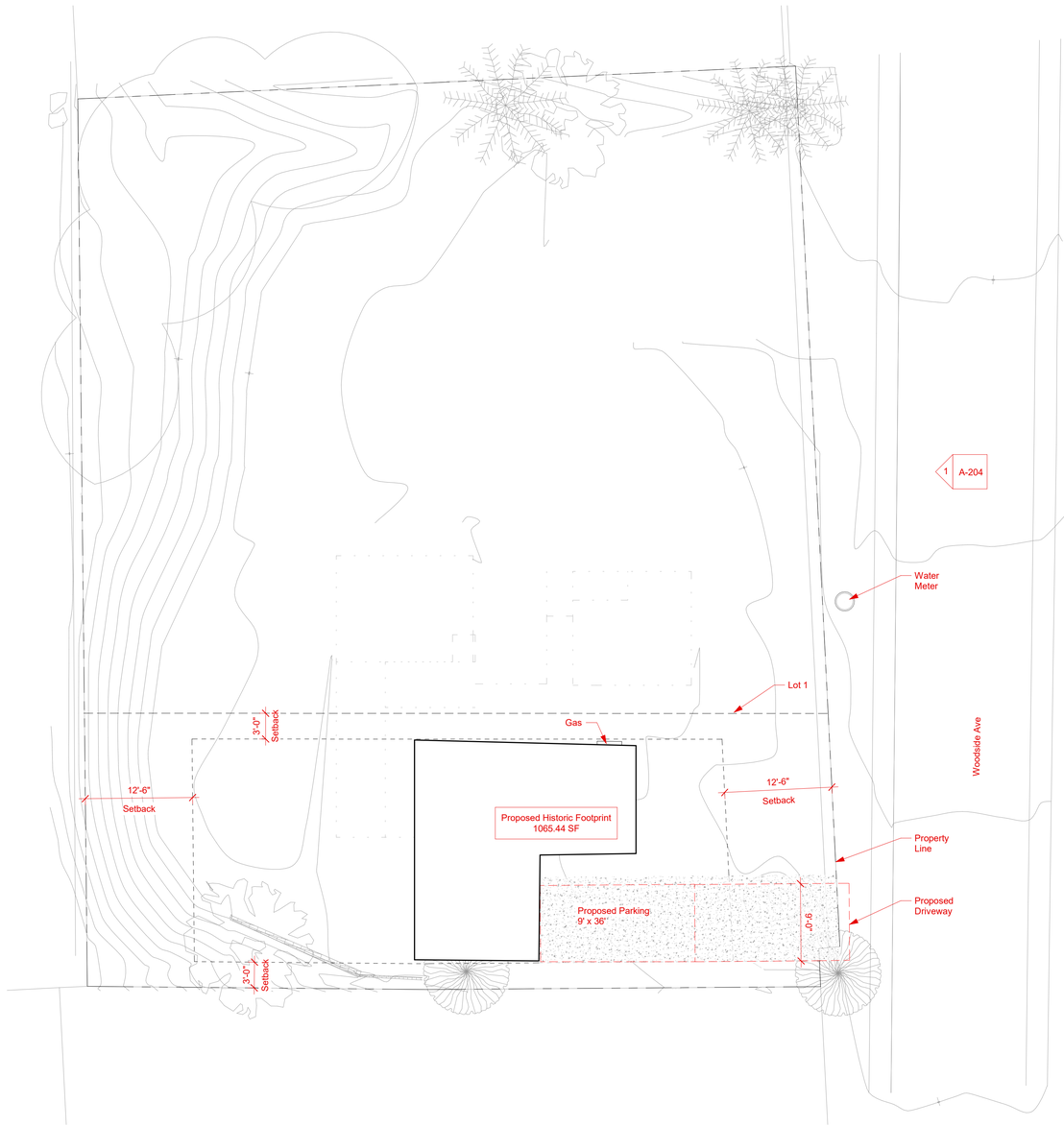


1 Proposed Historic Site Plan

1/8" = 1'-0"

0 4' 8' 16'

N



2 Relocated Historic Site Plan

1/8" = 1'-0"

0 4' 8' 16'

N

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Proposed Historic Site Plan

AS-008

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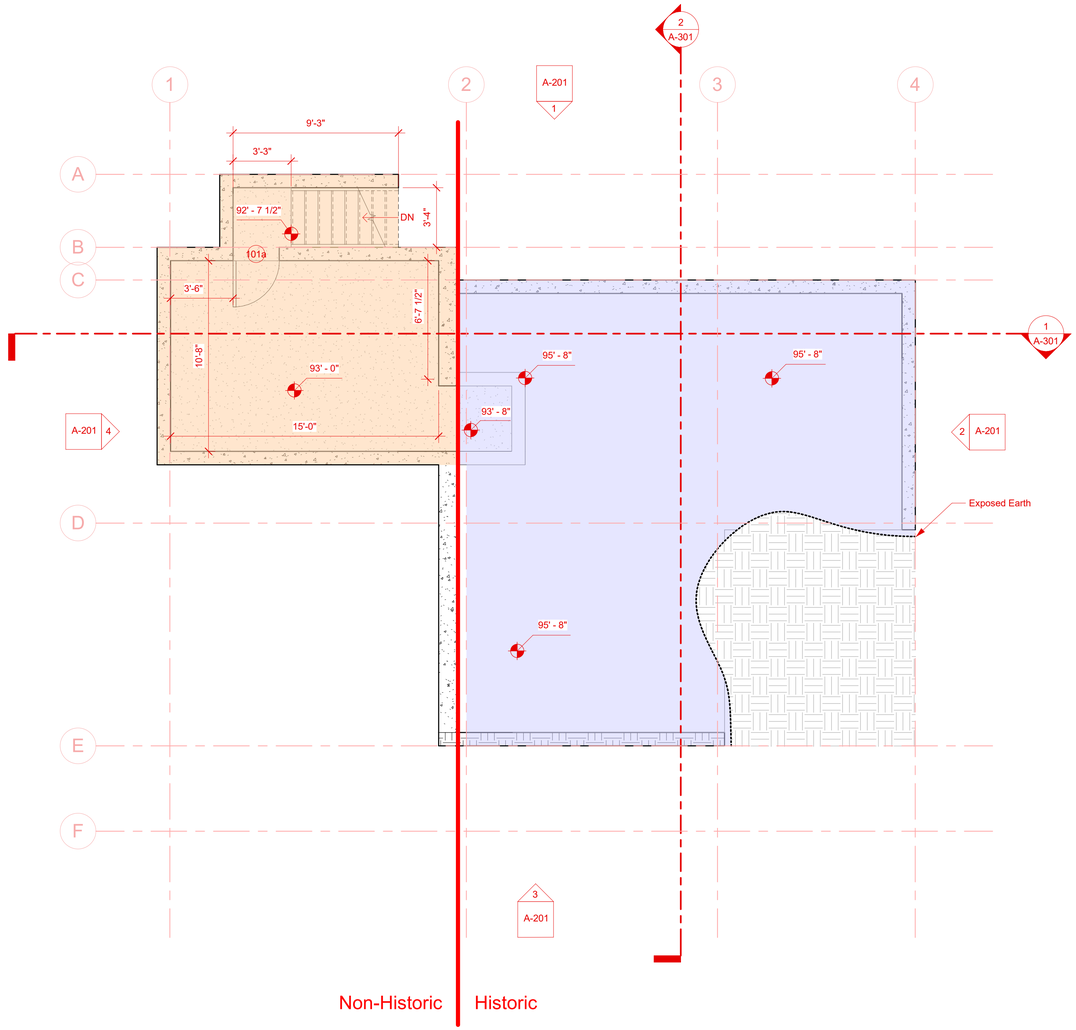

Legend

- 1t — Window Tag- Refer To Window
- 101 — Door Tag- Refer To Door Schedule
- Room name / 101 — Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

1. Refer to Sheet G-002 for Architectural Notes.

2. Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/CMU.

3. Refer to Electrical, Mechanical & Plumbing Sheets for Aditional Information and Requirements.

4. See Structural Plans for Additional Information, Details and Requirements.

5. Provide Blocking or other Approved Method for Support at All Locations of TV. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.

6. Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.

7. Coordinate Utility Connections with Civil Drawings.

Wall Types

- C — Concrete Foundation Wall, Refer to Structural
- E6E — 2x6 Wood Stud - EIFS / GWB
- E6H — 2x6 Wood Stud - Horizontal Siding / GWB
- i6 — 2x6 Wood Stud Interior Wall
- i4 — 2x4 Wood Stud Interior Wall

Key

- Historic To Be Preserved
- Proposed Non-Historic Demo

1 Existing Basement Plan

1/4" = 1'-0"

0 2' 4' 8'

N

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SHEET TITLE

Existing Basement Plan

AX-100

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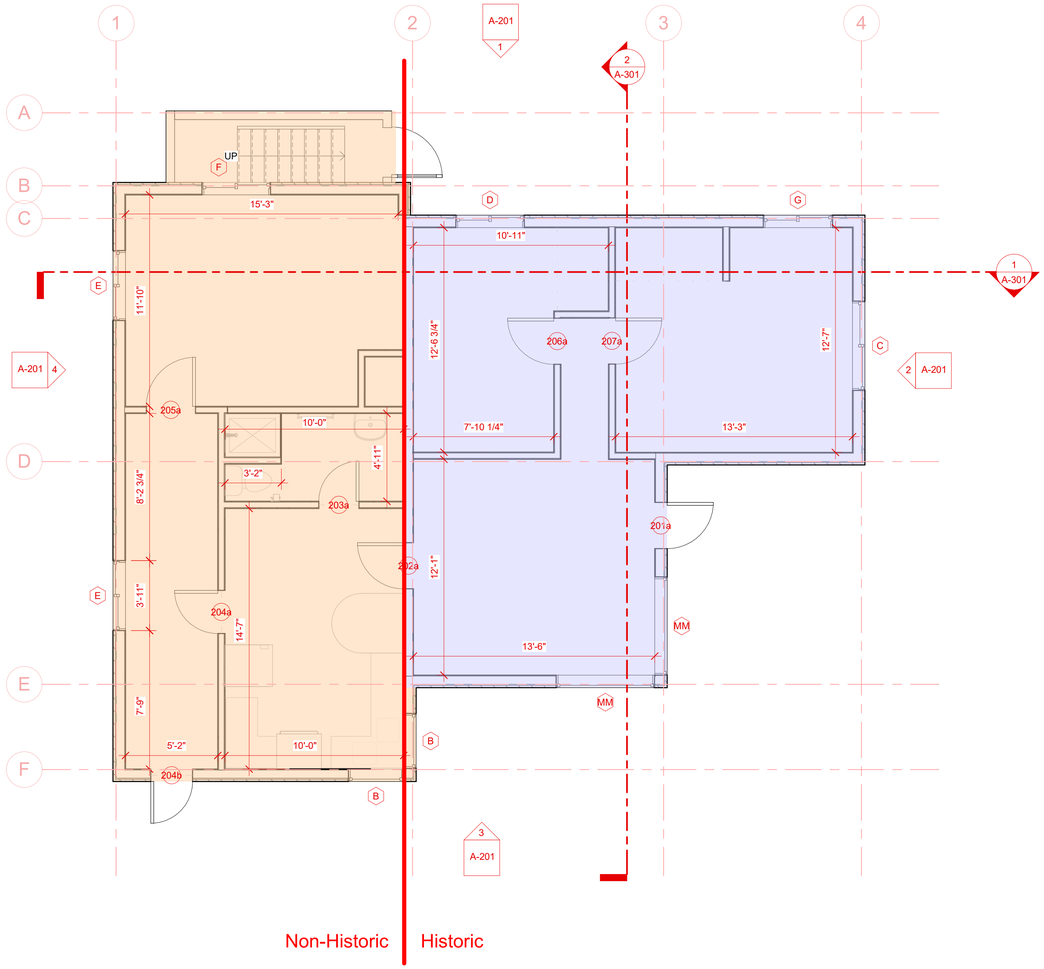

1 Existing Level 1 Floor Plan

1/4" = 1'-0"

0 2' 4' 8'

N

Legend

- 1t — Window Tag- Refer To Window
- 101 — Door Tag- Refer To Door Schedule
- Room name / 101 — Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

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Wall Types

C		Concrete Foundation Wall, Refer to Structural
E6E		2x6 Wood Stud - EIFS / GWB
E6H		2x6 Wood Stud - Horizontal Siding / GWB
i6		2x6 Wood Stud Interior Wall
i4		2x4 Wood Stud Interior Wall

Key

- Historic To Be Preserved
- Proposed Non-Historic Demo

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Existing Floor Plan

AX-101

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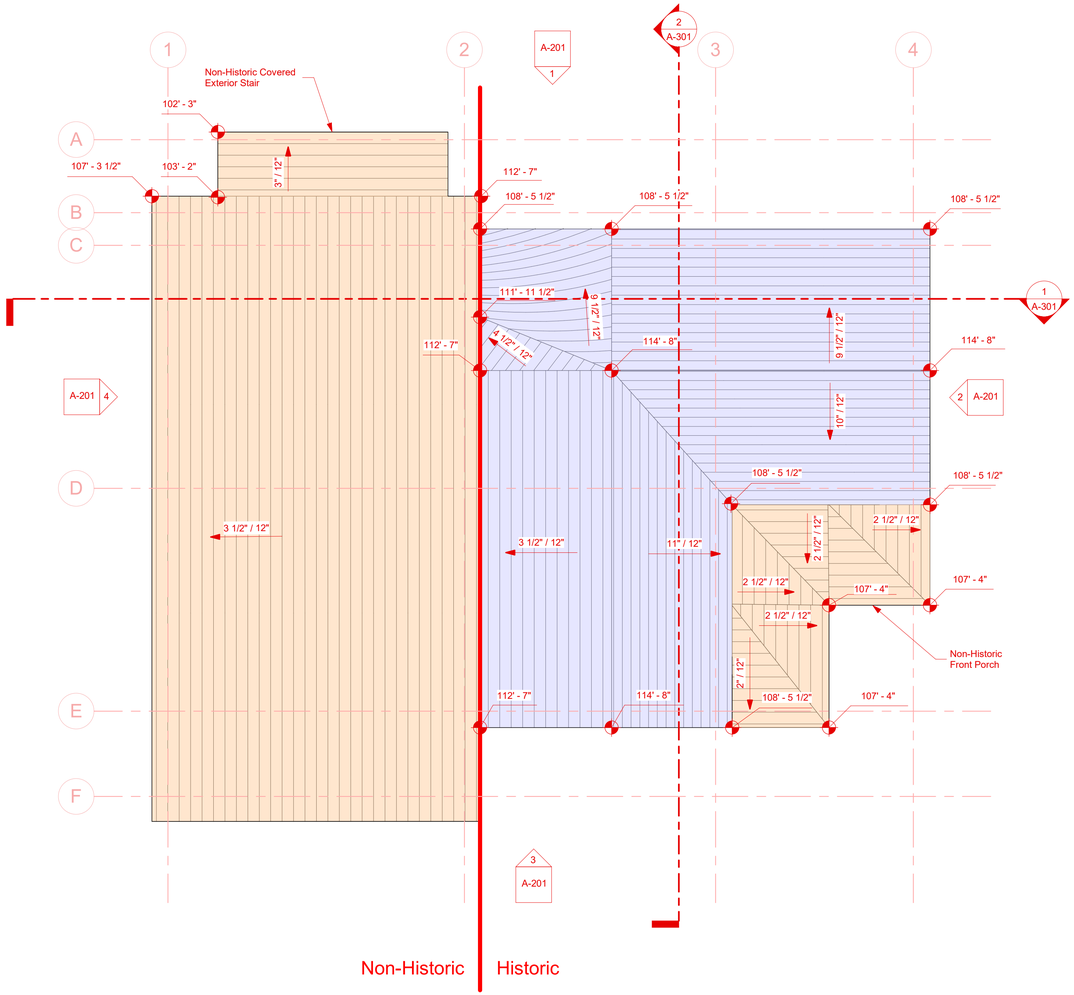

1 Existing Roof

1/4" = 1'-0"

0 2' 4' 8'

N

General Notes - Roof

1. Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not Install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.

2. Ice & Water Shield (CCW-300Ht, or Owner Approved Equal) under All Standing-Seam Roofs. Do not Install within 3'0" of any Ridge. Vent-Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment on All 3:12 Roofs

3. The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).

4. Non Vented Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.

5. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.

6. Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.

7. All Vents, Flues & Exhaust Pipes Penerating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).

8. See Electrical Roof Plan for Heat Cable Locations and Requirements.

Keynotes - Roof

1	Line of Building Below
2	Chimney
3	Prefinished Metal Downspout, Coord. w/Arch.
4	Prefinished Metal Gutter, Coord. w/Arch.
5	Rigid Ridge Vent Under Asphalt Shingles

Legend - Roof Materials

50 Year Asphalt Shingle Roof, See Specifications

Standing Seam Metal Roof, See Specifications

Roof Cricket With 40 Year Asphalt Roof Shingles

Key

Historic To Be Preserved

Proposed Non-Historic Demo

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Existing Roof Plan

AX-102

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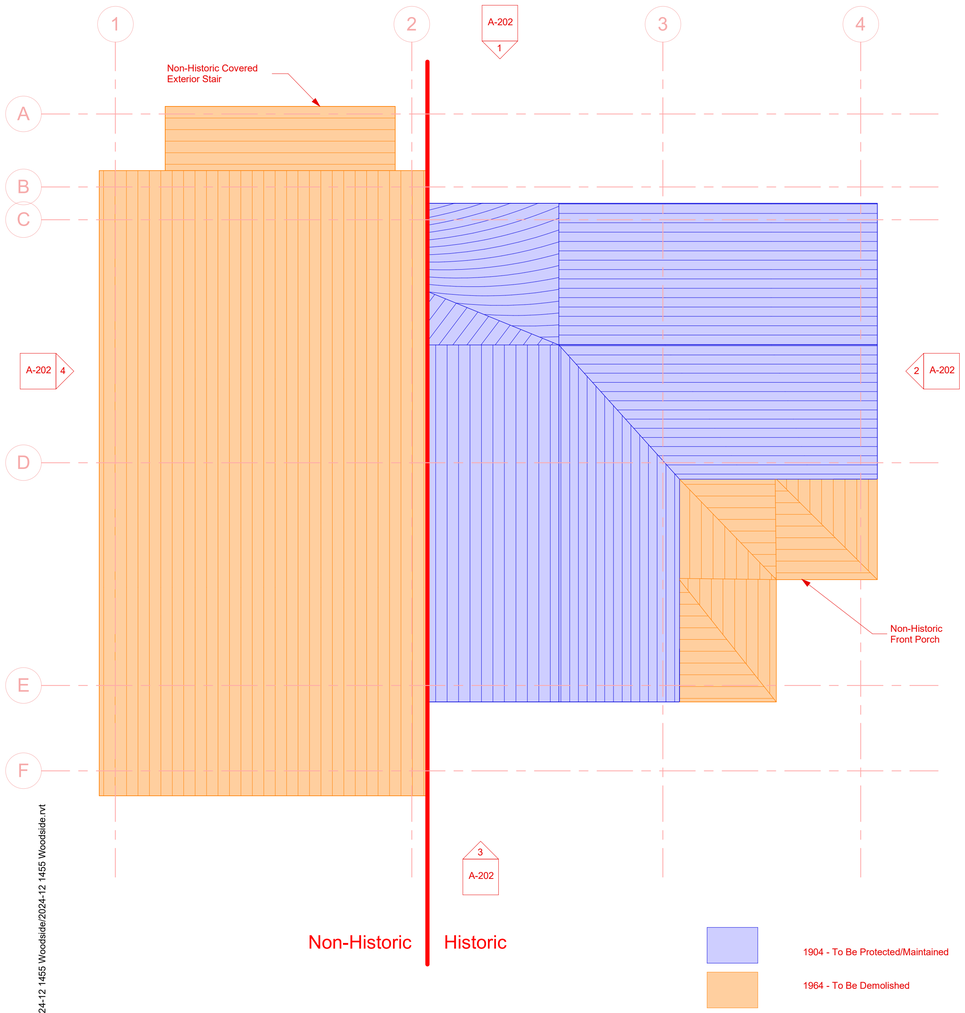

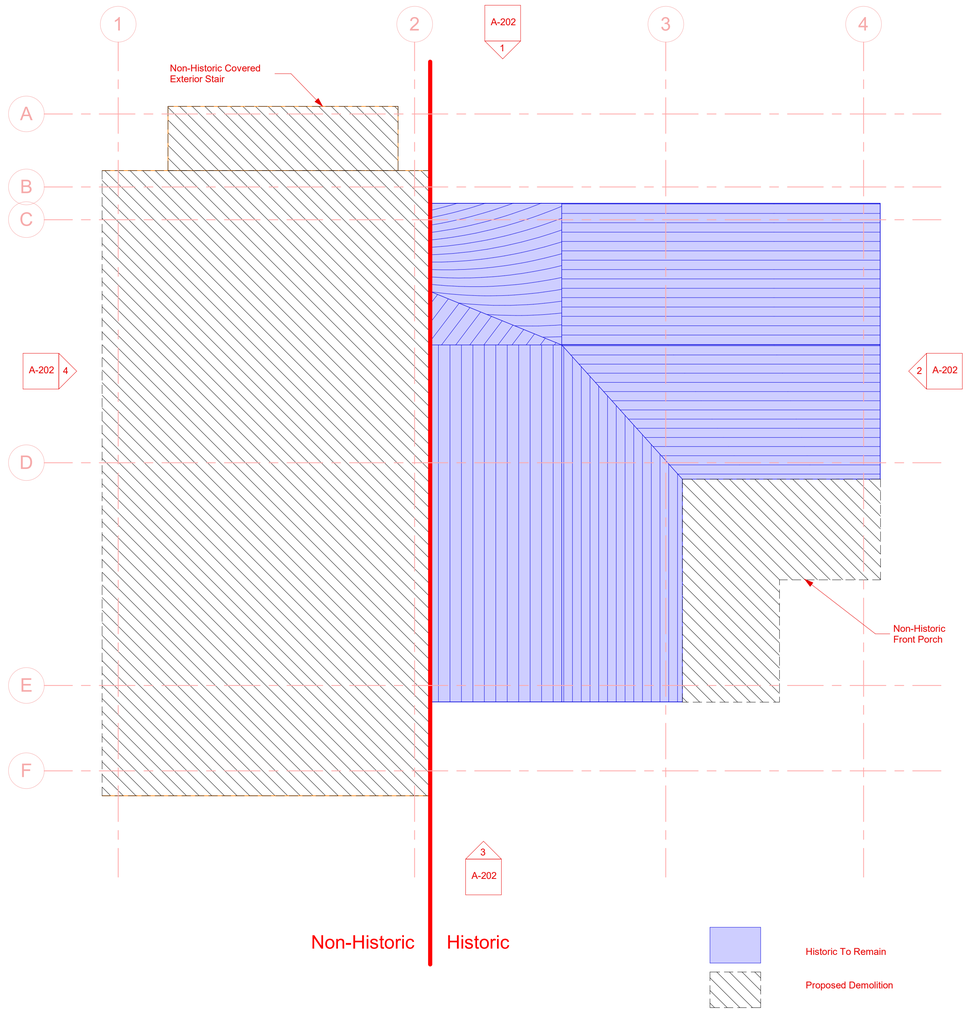

2 Existing Roof Historic Timeline

1/4" = 1'-0"

0 2' 4' 8'

N

1 Existing Roof Historic Proposed changes

1/4" = 1'-0"

0 2' 4' 8'

N

General Notes - Roof

1. Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not Install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.

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3. The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).

4. Non Vented Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.

5. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.

6. Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.

7. All Vents, Flues & Exahaust Pipes Penerating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).

8. See Electrical Roof Plan for Heat Cable Locations and Requirements.

Keynotes - Roof

1	Line of Building Below
2	Chimney
3	Prefinished Metal Downspout, Coord. w/Arch.
4	Prefinished Metal Gutter, Coord. w/Arch.
5	Rigid Ridge Vent Under Asphalt Shingles

Legend - Roof Materials

50 Year Asphalt Shingle Roof, See Specifications

Standing Seam Metal Roof, See Specifications

Roof Cricket With 40 Year Asphalt Roof Shingles

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Historic Timeline Roof

AX-103

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Legend

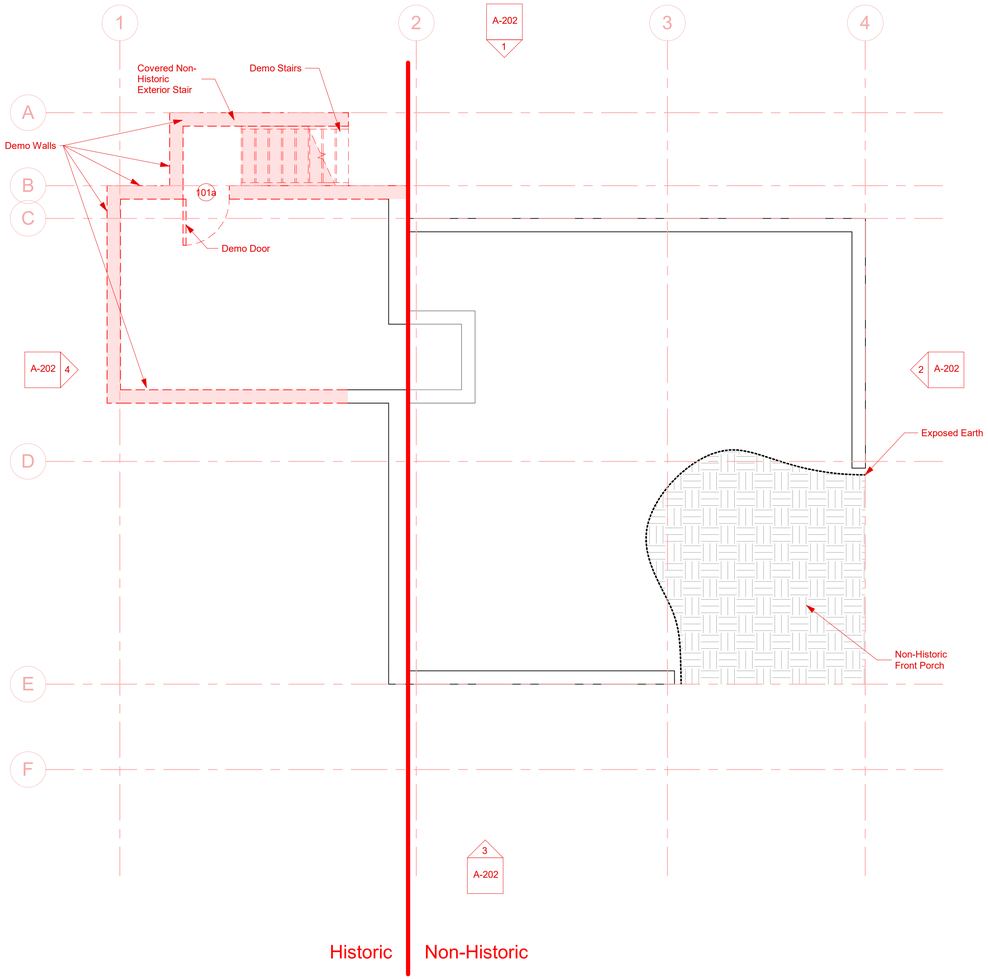
- 1t — Window Tag- Refer To Window Schedule
- 101 — Door Tag- Refer To Door Schedule
- Room name / 101 — Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

General Notes - Plan

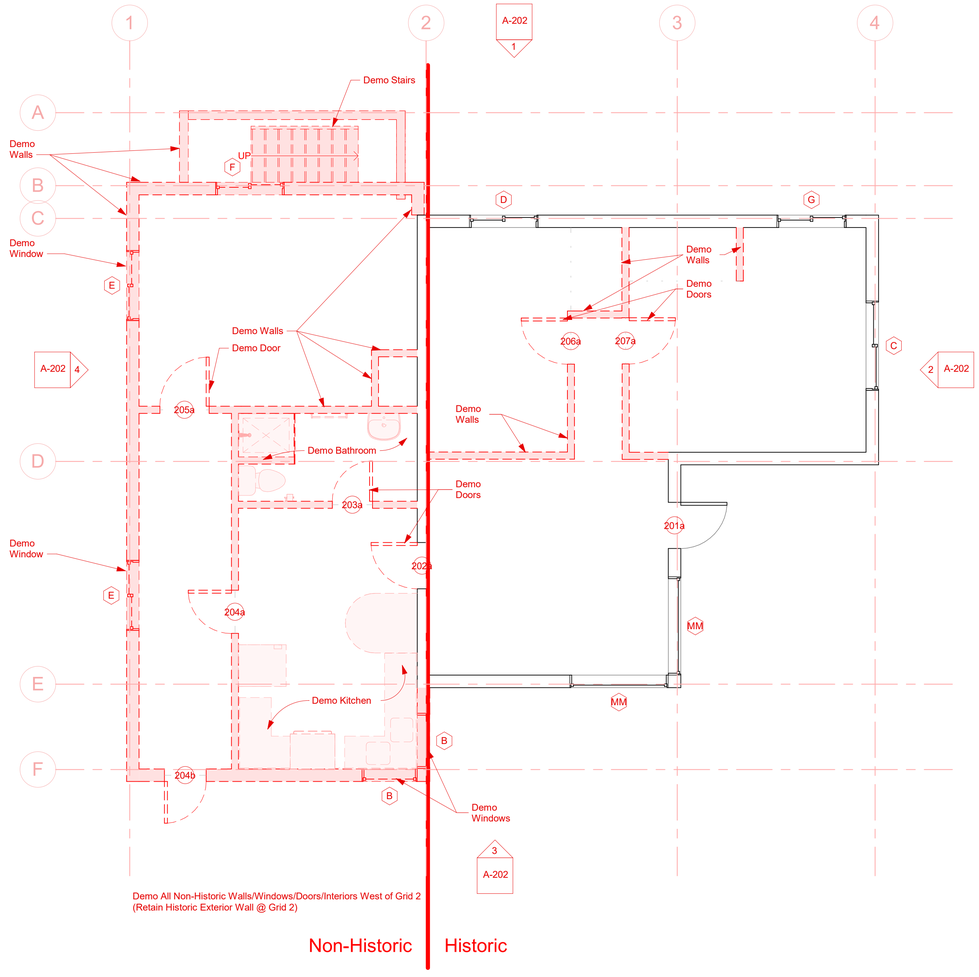
1. Refer to Sheet G-002 for Architectural Notes.
2. Unless Noted Otherwise, Wall Dimensions are to Face of Stud and Face of Concrete/CMU.
3. Refer to Electrical, Mechanical & Plumbing Sheets for Aditional Information and Requirements.
4. See Structural Plans for Additional Information, Details and Requirements.
5. Provide Blocking or other Approved Method for Support at All Locations of TV. Outlets to Accommodate Mounting of Flat Panel Televisions. Coordinate with Interior Elevations and Electrical Plans.
6. Coordinate Kitchen Equipment and Layouts with Mechanical, Electrical & Plumbing Plans. Provide Required Blocking for Fixtures and Casework.
7. Coordinate Utility Connections with Civil Drawings.

Demo Key

- Existing Building Elements to Remain
- Existing Building Elements to Remain
- Existing Building Elements to be Removed
- Existing Building Elements to be Removed
- Existing Floor Surfaces to be Removed
- Salvage — Note Indicates Elements are to be Removed, Protected and Retained.
- Demo — Note Indicates Elements are to be Removed and Disposed of.



1 Basement Demo Plan
1/4" = 1'-0"



2 Level 1 Demo Plan
1/4" = 1'-0"

N

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Proposed Demo Plans

AD-100

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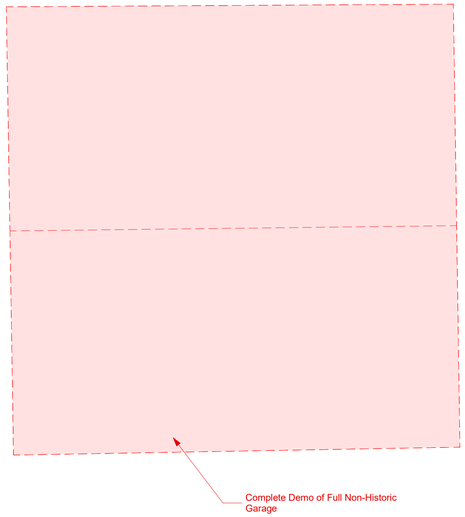
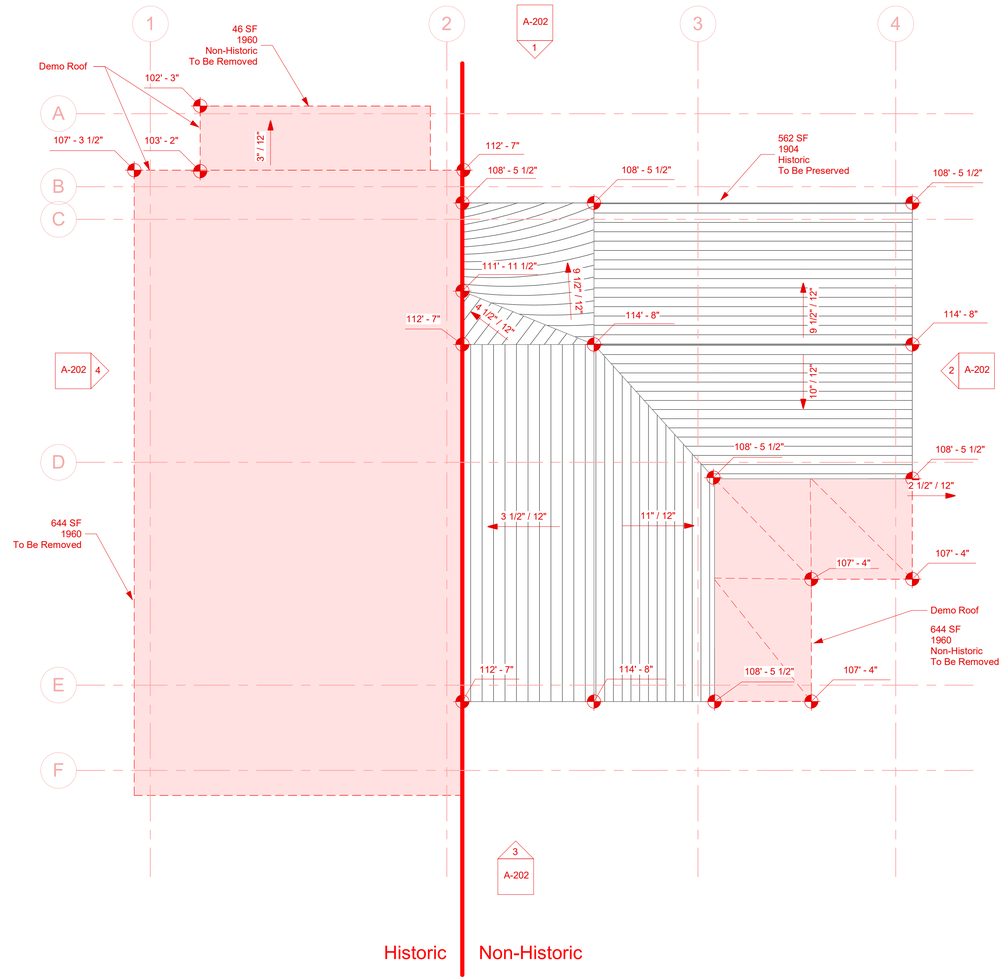


2 Garage Demo Plan
1/4" = 1'-0"
0 2' 4' 8'



1 Demo Roof Plan
1/4" = 1'-0"
0 2' 4' 8'

N

General Notes - Roof

1. Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not Install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.

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3. The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).

4. Non Vented Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.

5. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.

6. Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.

7. All Vents, Flues & Exahaust Pipes Penerating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).

8. See Electrical Roof Plan for Heat Cable Locations and Requirements.

Keynotes - Roof

1	Line of Building Below
2	Chimney
3	Prefinished Metal Downspout, Coord. w/Arch.
4	Prefinished Metal Gutter, Coord. w/Arch.
5	Rigid Ridge Vent Under Asphalt Shingles

Legend - Roof Materials

50 Year Asphalt Shingle Roof, See Specifications

Standing Seam Metal Roof, See Specifications

Roof Cricket With 40 Year Asphalt Roof Shingles

Demo Key

	Existing Building Elements to Remain
	Existing Building Elements to be Removed
Demo	Note Indicates Elements are to be Removed and Disposed of.
Salvage	Note Indicates Elements are to be Removed, Protected and Retained.

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SHEET TITLE

Demo Roof Plan

AD-101

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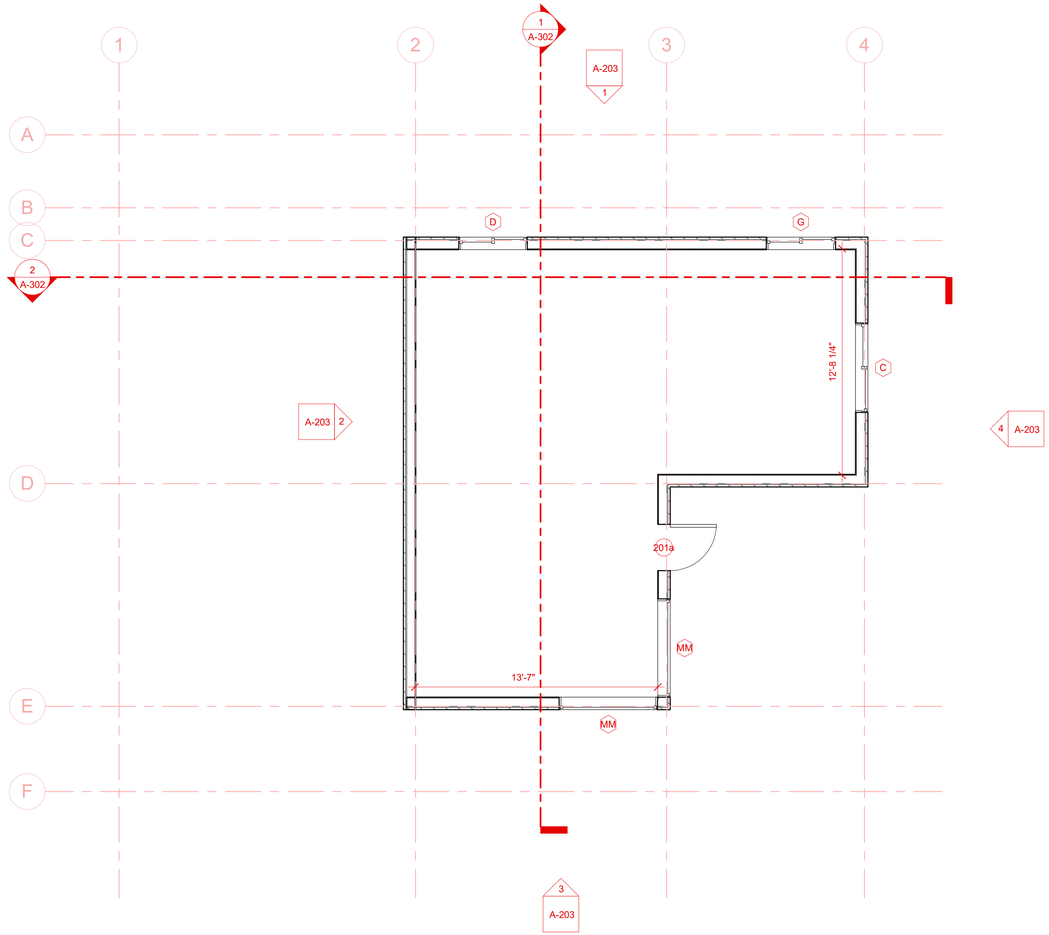

1 Proposed Historic Floor Plan

1/4" = 1'-0"

0 2' 4' 8'

N

Legend

- 1t — Window Tag- Refer To Window
- 101 — Door Tag- Refer To Door Schedule
- Room name / 101 — Room Name And Number- Refer To Room Finish Schedule
- Spot Elevation Marker
- Edge Of Roof Above

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Wall Types

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E6E		2x6 Wood Stud - EIFS / GWB
E6H		2x6 Wood Stud - Horizontal Siding / GWB
i6		2x6 Wood Stud Interior Wall
i4		2x4 Wood Stud Interior Wall

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Proposed Historic Floor Plan

AX-104

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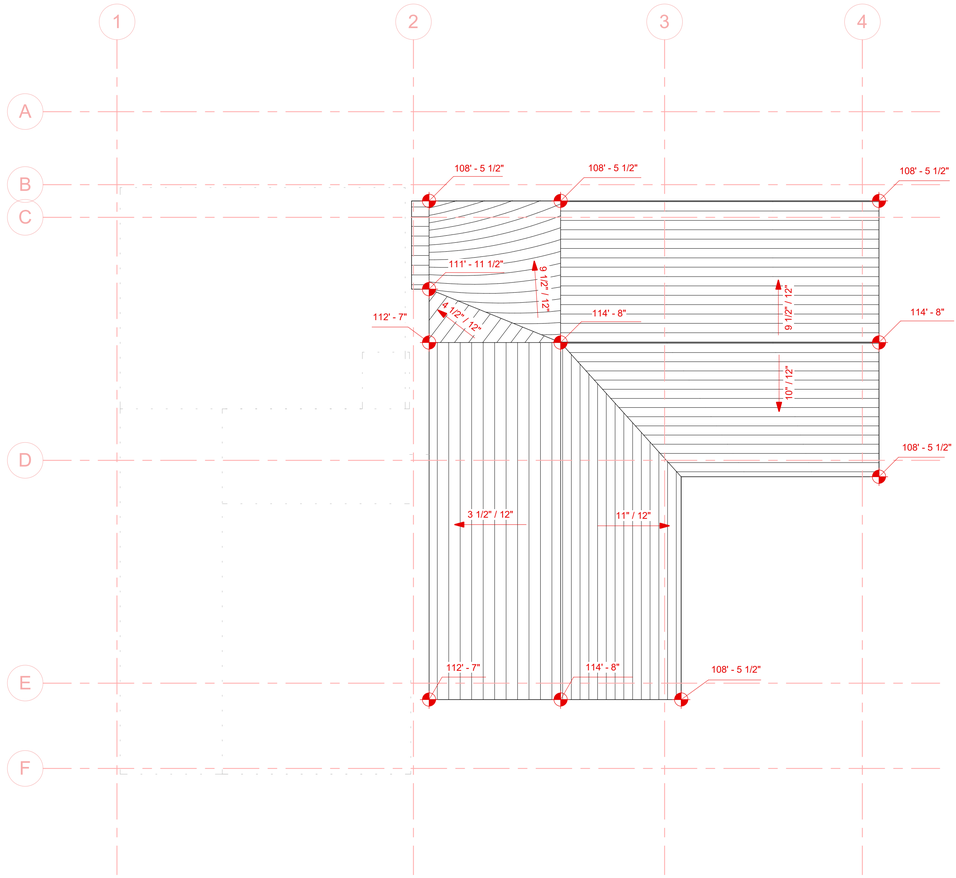

1 Proposed Historic Roof Plan

1/4" = 1'-0"

0 2' 4' 8'

N

General Notes - Roof

1. Ice & Water Shield (CCW-403 or Owner Approved Equal) under All Asphalt Shingle Roofing. Do not Install within 3'-0" of any Ridge. Vent - Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment Required on All 3:12 Roofs.

2. Ice & Water Shield (CCW-300Ht, or Owner Approved Equal) under All Standing-Seam Roofs. Do not Install within 3'0" of any Ridge. Vent-Use 15# Felt (Lapped over Ice & Water Shield) in these Areas. Double Layer of Underlayment on All 3:12 Roofs

3. The Net Free Ventilating Area shall not be less than 1/150 of the Area of Space Ventilated (50% of Required Ventilation at Ridge & 50% at Soffit).

4. Non Vented Roof for Cathedral Ceilings, See Sections and Insulation Requirements for R-49 Roof.

5. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.

6. Chimney, See Details. Field Coordinate Direct Vent Fireplace Flue.

7. All Vents, Flues & Exahaust Pipes Penerating Roof should be Ganged Together and Located in Chimney (where Possible, Coord. With Architect).

8. See Electrical Roof Plan for Heat Cable Locations and Requirements.

Keynotes - Roof

1	Line of Building Below
2	Chimney
3	Prefinished Metal Downspout, Coord. w/Arch.
4	Prefinished Metal Gutter, Coord. w/Arch.
5	Rigid Ridge Vent Under Asphalt Shingles

Legend - Roof Materials

50 Year Asphalt Shingle Roof, See Specifications

Standing Seam Metal Roof, See Specifications

Roof Cricket With 40 Year Asphalt Roof Shingles

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Project Status

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Proposed Roof Plan

AX-105

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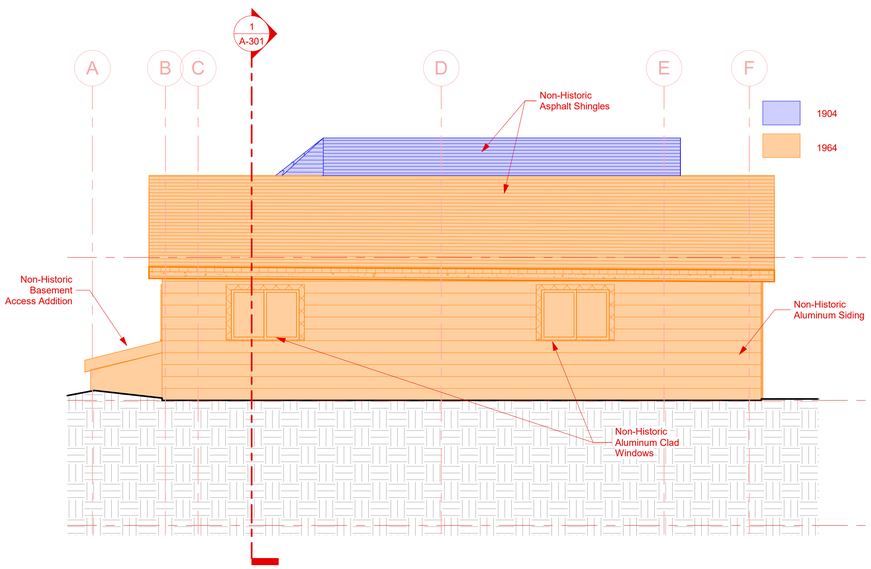
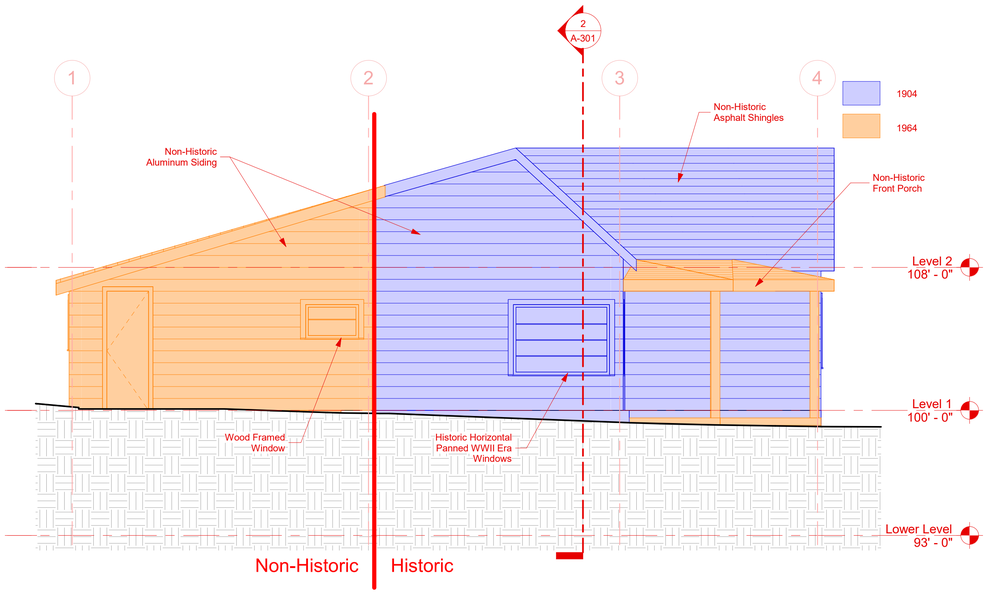


4 West Elevation

1/4" = 1'-0"

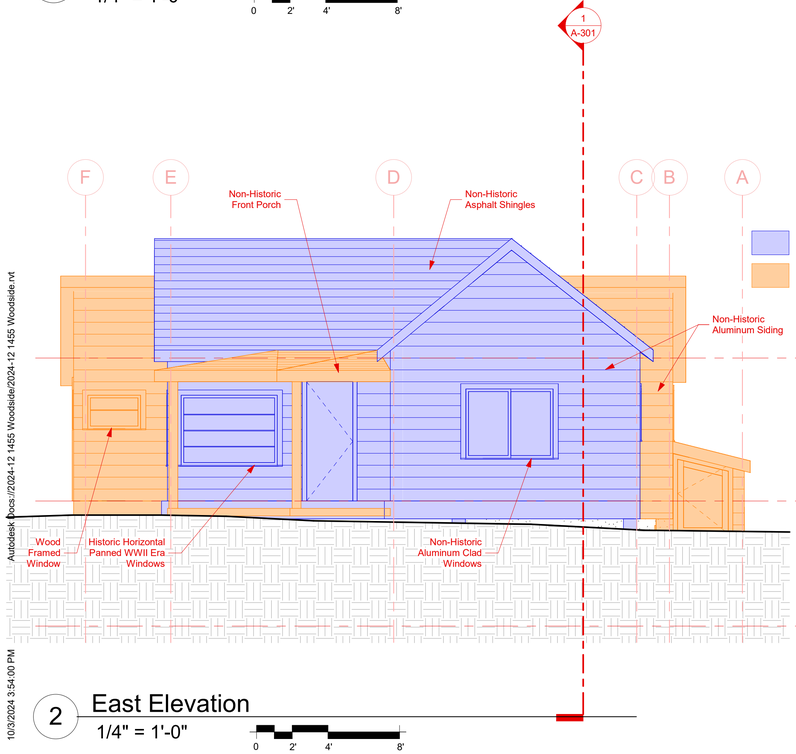
0 2' 4' 8'



3 South Elevation

1/4" = 1'-0"

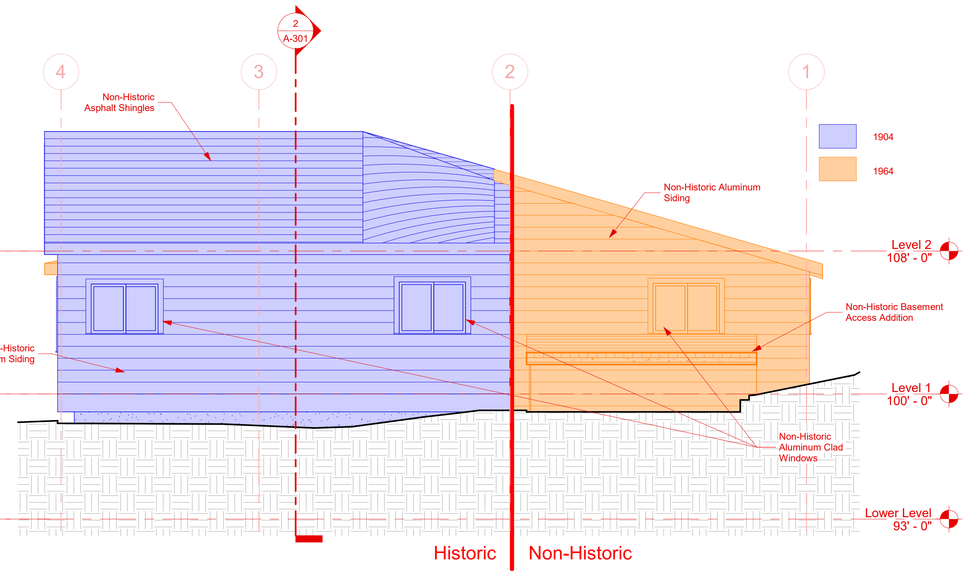
0 2' 4' 8'



2 East Elevation

1/4" = 1'-0"

0 2' 4' 8'



1 North Elevation

1/4" = 1'-0"

0 2' 4' 8'

General Notes - Elevations

1. See Electrical for Exterior Lighting.

2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.

3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.

4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Possible).

Datum Reference

Architectural Elevation 100' - 0" = USGS xxxx' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

Keynotes - Elevations

1	Natural Thin Stone Veneer
2	Stained Cedar Wood Siding
3	Stucco Veneer
4	Standing Seam Metal Roofing
5	50-Yr. Asphalt Shingles
6	Stained Cedar Wood Shingle Siding
7	Wood Timber Column (Doug-Fir) See Struct.
8	Wood Timber Truss (Doug-Fir), See Struct.
9	Wood Timber Beam (Doug-Fir), See Struct.
10	Pre-Finished Metal Clad Wood Window
11	2x6 Stained Cedar Wood Trim
12	Natural Stone Cap
13	42" Cedar Wood/Metal Railling
14	2x8 Stained Cedar Wood Door / Window Trim
15	2x6 Staind Cedar Wood Door / Window Trim
16	6x6 Angled Kicker Brace (Doug-Fir) Coord W/Arch
17	2x10 Stained Cedar Wood Trim
18	Down-Lit Address Sign, Coord. W/Architect & Electrical Eng.
19	Dashed Line Here Represents Foundations Below Grade
20	36" Metal Railling

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Existing Elevations

A-201

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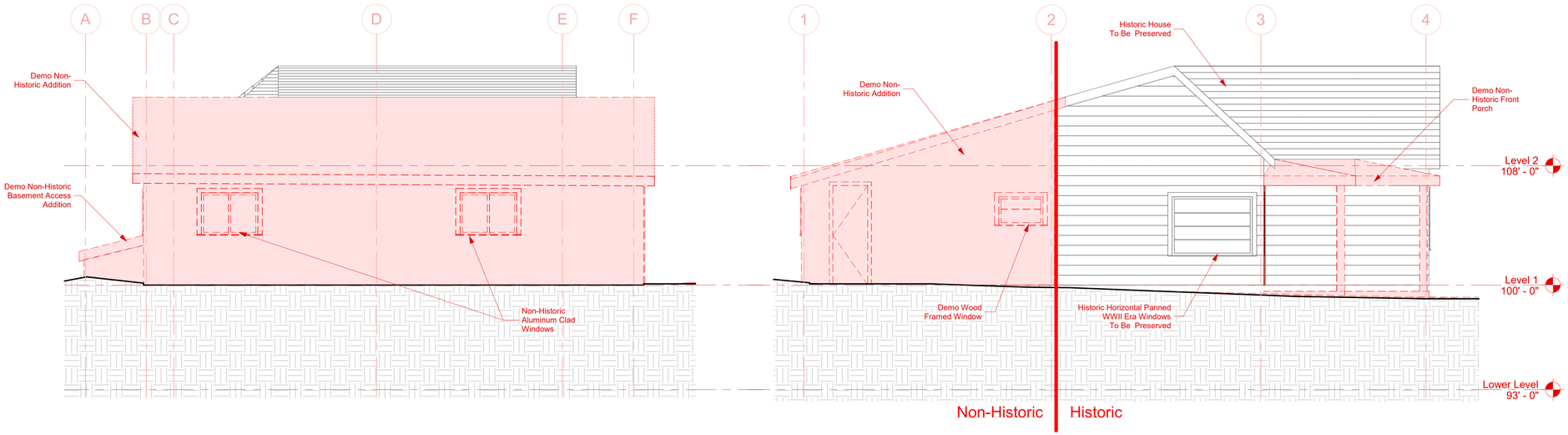
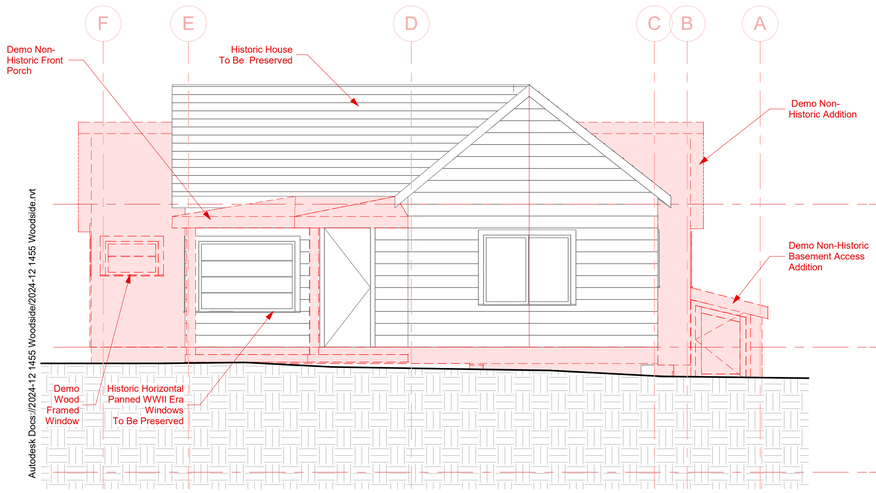


4 Demo West Elevation

1/4" = 1'-0"

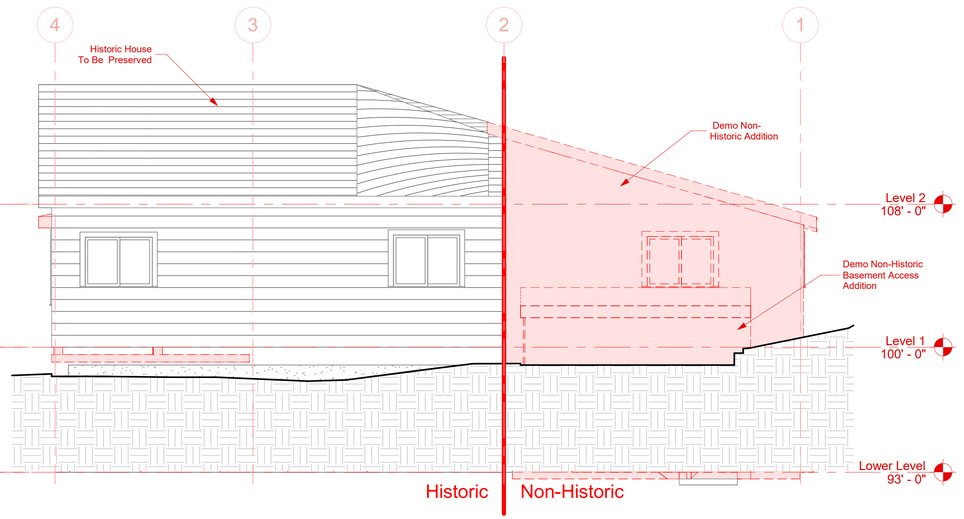
3 Demo South Elevation

1/4" = 1'-0"



2 Demo East Elevation

1/4" = 1'-0"



1 Demo North Elevation

1/4" = 1'-0"

Datum Reference

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Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

Demo Key

	Existing Building Elements to Remain
	Existing Building Elements to be Removed
Salvage	Note Indicates Elements are to be Removed, Protected and Retained.
Demo	Note Indicates Elements are to be Removed and Disposed of.

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Demo Elevations

A-202

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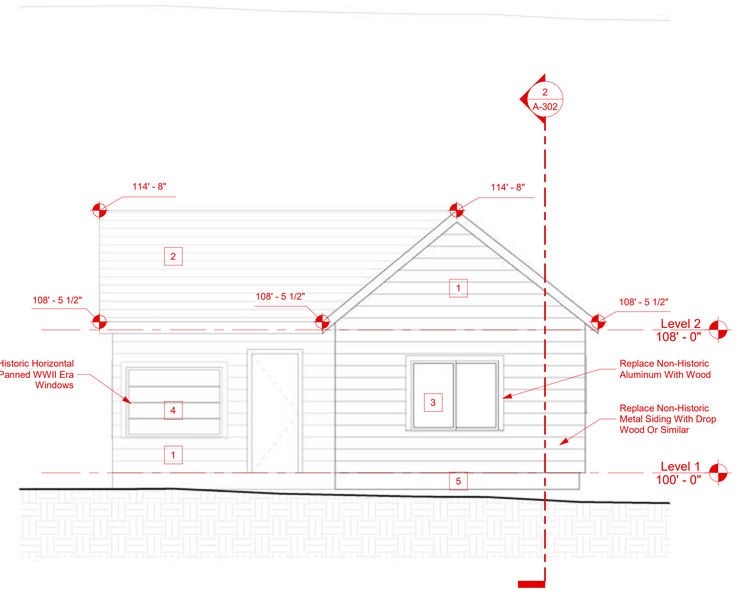
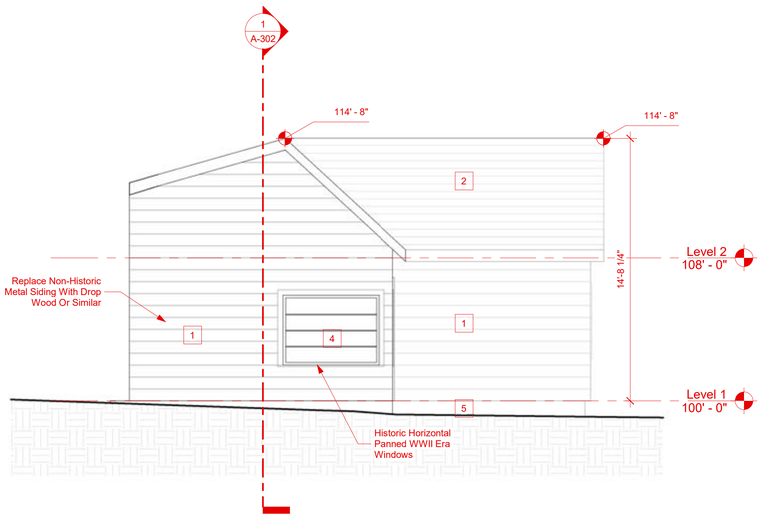


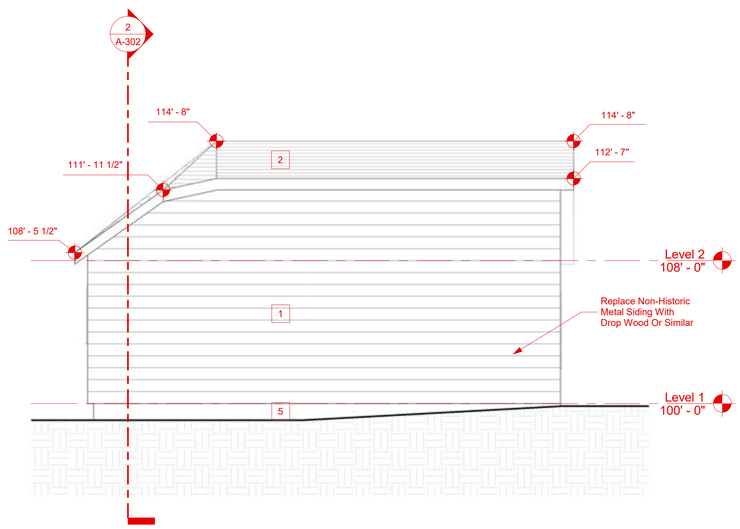
4 Historic East Elevation

1/4" = 1'-0"



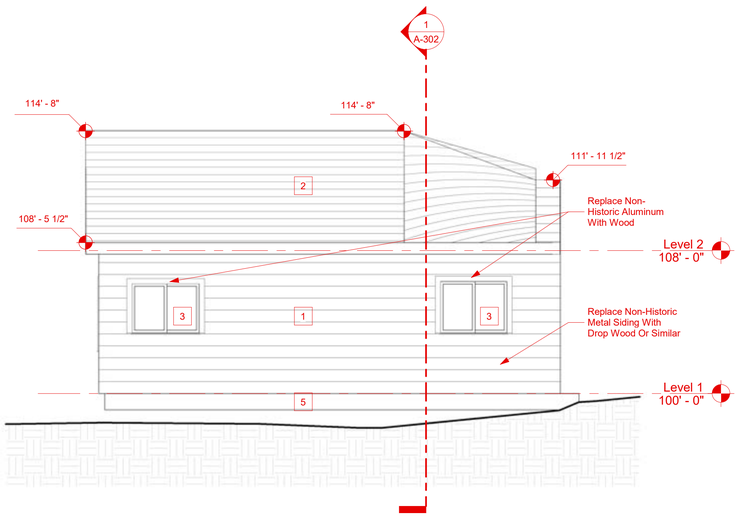
3 Historic South Elevation

1/4" = 1'-0"



2 Historic West Elevation

1/4" = 1'-0"



1 Historic North Elevation

1/4" = 1'-0"

General Notes - Elevations

1. See Electrical for Exterior Lighting.

2. Height of Chimney, Mechanical Features are Approximate Coordinate Actual Heights with Architect.

3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.

4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure (Coordinate with Architect if not Posssible).

Datum Reference

Architectural Elevation 100' - 0" = USGS xxxx' (Final Site Plan)

Note: USGS Aligns with Approved Final Site Plan Elevations. There is a +4'-6" Difference as Referenced in the Alliance Engineering Field Survey.

Arch. 100'-0" = xxxx (Final Site Plan) = xxxx (Civil Engineering)

Keynotes - Elevations

1	Aluminum/Vinyl Siding
2	Asphalt Roof Shingles
3	Aluminum Replacement Windows
4	Horizontal Panned WWII Era Window
5	Poured Concrete Foundation

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Proposed Historic Elevations

A-203

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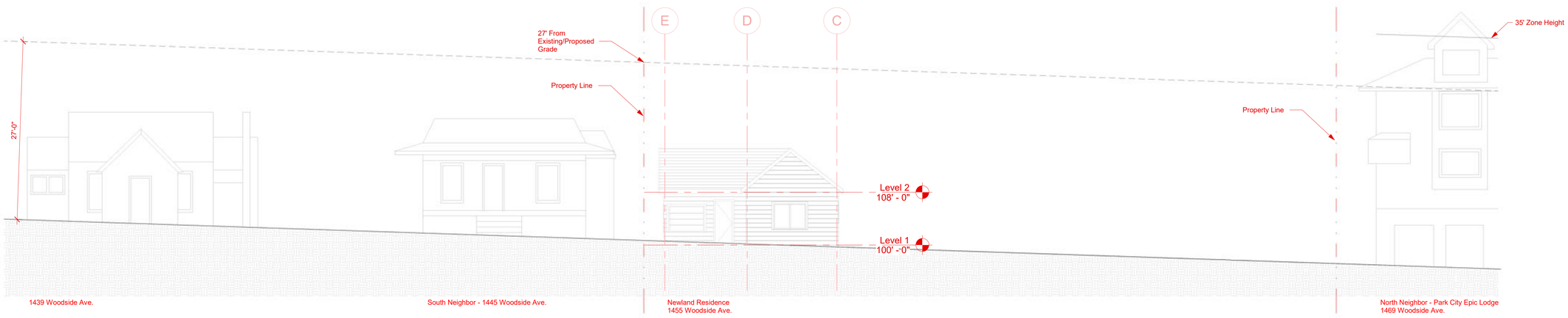
Historic House @ Front With Non-Historic Porch

Wide View @ Street

Non-Historic Garage @ Front

Aerial View @ Neighborhood For Context

Streetscape Looking West



1 Proposed Historic Streetscape Elevation
1/8" = 1'-0"

0 4' 8' 16'

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Proposed Historic
Streetscape Elevation

A-204

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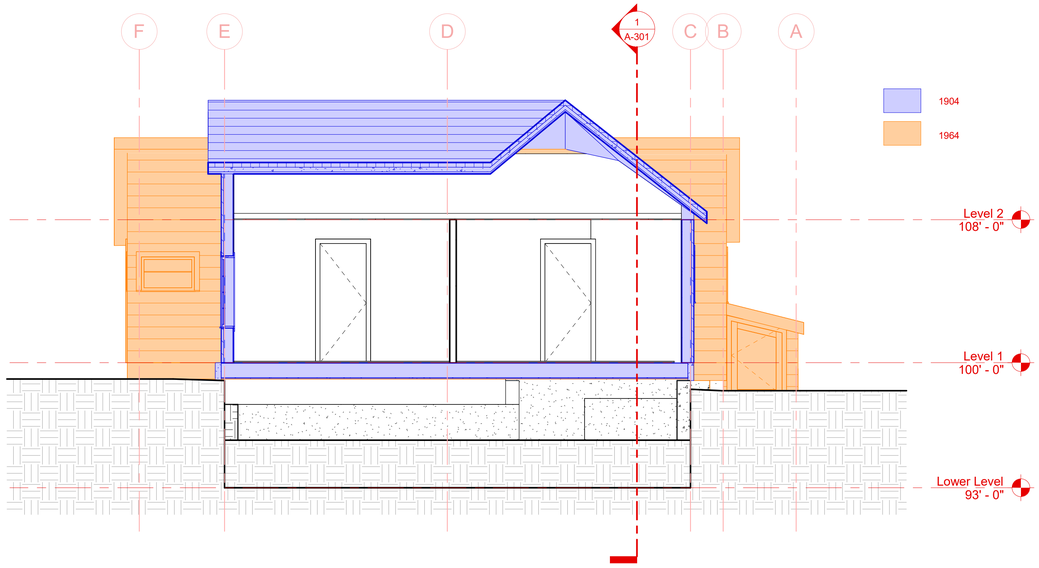
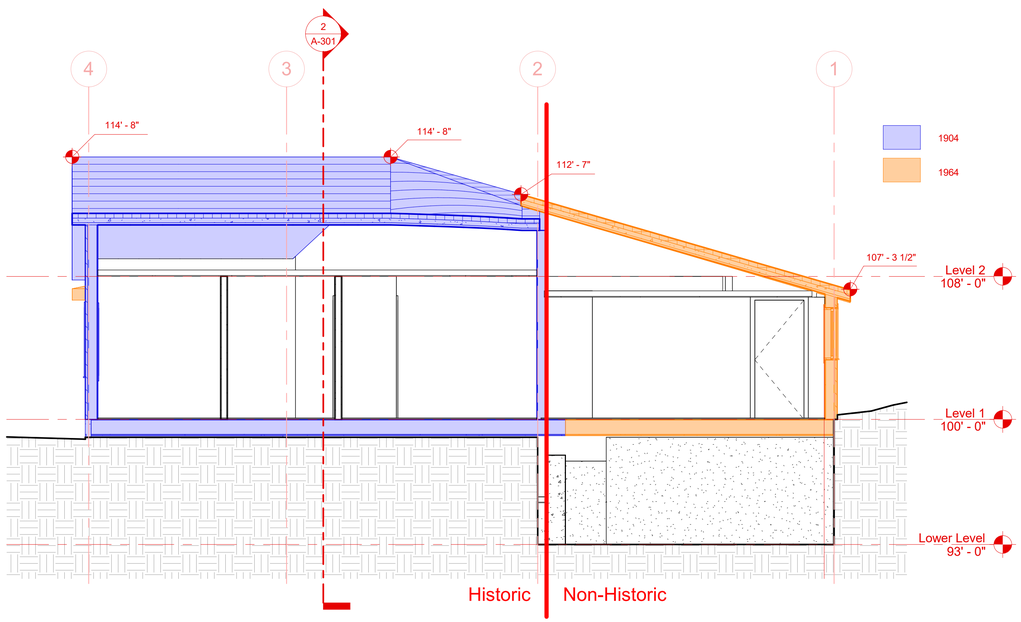


2 E-W Section Through Historic

1/4" = 1'-0"



1 S-N Section Through Historic & Addition

1/4" = 1'-0"

General Notes

1. See Electrical for Exterior Lighting
2. Heights of Chimneys, Mechanical Features are Approximate. Coordinate Actual Heights with Architect.
3. Final Colors & Materials to be Approved by Architect Prior to Commencement of Work.
4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure. (Coordinate with Architect if not Possible).
5. Refer to IECC Code Analysis for Insulation Requirements, See General Information Sheet.

Section Keynotes

1 Natural Thin Stone Veneer on Water-Resistant Barrier & Exterior Sheating as Scheduled
2 Stained Cedar Wd. Siding or Shingles on Water-Resistant Barrier & Exterior Sheathing as Scheduled
3 Stucco Veneer on Water-Resistant Barrier & Exterior Sheathing as Scheduled
4 Standing Seam Metal Roofing on Ice & Water Shield/15# Felt & Sheathing as Scheduled
5 Asphalt Shingles on Ice & Water Shield/15# Felt & Sheathing as Scheduled
6 Pre-Manufact. Truss, See Struct.
7 Wood Timber Column (Doug-Fir), See Struct.
8 Wood Timber Truss (Doug-Fir), See Struct.
9 Wood Timber Beam (Dou-Fir), See Struct.
10 Pre-Finished Metal Clad Wood Window/Door as Scheduled
11 2x6 Stained Cedar Wood Trim
12 Natural Stone Cap
13 42" Cedar Wood/Metal Railing
14 2"X 7-1/2" Stained Cedar Wood Door/Window Trim
15 1-1/2"X 5-1/2" Staind Cedar Wood Door/Window Trim
16 6"X 6" Angled Brace (Doug-Fir) Coord w/Arch
17 Floor/ Roof Framing as Scheduled, See Struct.
18 Structural Beam, See Struct.
19 Footing/ Foundation as Sched. See Struct.
20 Concrete Slab as Scheduled, See Struct.
21 2x6 Trex Decking or Solid Surface Deck w/ Architects Approval
22 1x6 T&G Soffit Boards
23 Foundation Waterproofing & Drainage as Scheduled
24 Insulation as Sched. (R-21 in Exterior Walls, R-49 in Roof, & R10 under Slab U.N.O.)
25 Gravel Base, See Struct.
26 Chimney Cap, See Detail
27 Alder Wood Box Beam/Truss, See Rcp's
28 Stained Cedar Fascia as Scheduled
29 Furred down Ceiling, See RCP
30 Wood Stairs, Finish as Scheduled
31 36" Guard/Handrail as Scheduled

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Building Sections

A-301

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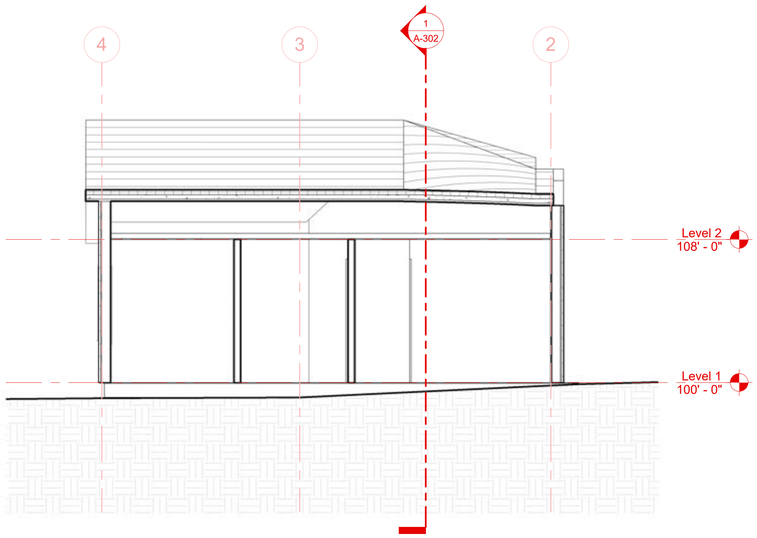
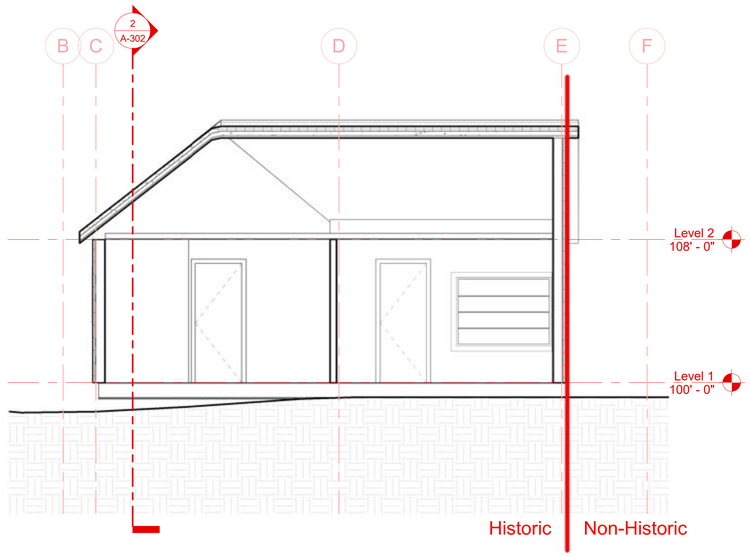


2 E-W Historic Section

1/4" = 1'-0"



1 N-S Historic Section

1/4" = 1'-0"

General Notes

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4. All Exposed Roof Penetration shall be 'Ganged' Together & Located in Chimney Structure. (Coordinate with Architect if not Possible).
5. Refer to IECC Code Analysis for Insulation Requirements, See General Information Sheet.

Section Keynotes

1	Natural Thin Stone Veneer on Water-Resistant Barrier & Exterior Sheating as Scheduled
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5	Asphalt Shingles on Ice & Water Shield/15# Felt & Sheathing as Scheduled
6	Pre-Manufact. Truss, See Struct.
7	Wood Timber Column (Doug-Fir), See Struct.
8	Wood Timber Truss (Doug-Fir), See Struct.
9	Wood Timber Beam (Dou-Fir), See Struct.
10	Pre-Finished Metal Clad Wood Window/Door as Scheduled
11	2x6 Stained Cedar Wood Trim
12	Natural Stone Cap
13	42" Cedar Wood/Metal Railing
14	2"X 7-1/2" Stained Cedar Wood Door/Window Trim
15	1-1/2"X 5-1/2" Staind Cedar Wood Door/Window Trim
16	6"X 6" Angled Brace (Doug-Fir) Coord w/Arch
17	Floor/ Roof Framing as Scheduled, See Struct.
18	Structural Beam, See Struct.
19	Footing/ Foundation as Sched. See Struct.
20	Concrete Slab as Scheduled, See Struct.
21	2x6 Trex Decking or Solid Surface Deck w/ Architects Approval
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Proposed Historic Building Sections

A-302

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Historic Preservation Board
Staff Report

Subject: **Material and Opacity Regulations for Residences in Historic Districts**
Application: **PL-25-06407**
Author: **Planning Team**
Date: **February 5, 2025**
Type of Item: **Work Session – Potential Land Management Code Amendment**

Recommendation
Review material and opacity regulations for residential infill in Historic Districts and provide input for continued discussion scheduled for March 5, 2025.

Background
The Historic Preservation Board in part:

- Preserves the City's unique Historic character and encourages compatible design and construction through periodic updates to the Historic District regulations.
- Recommends to the Planning Commission and City Council ordinances that may encourage Historic preservation.
- Communicates the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors, and tourists.[1]

Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations.[2] Objective 15B is to maintain the character with compatible infill development and additions.[3] Community Planning Strategy 15.4 is to annually review the regulations for Historic Districts to maintain regulatory consistency.[4] The LMC implements the goals and policies of the General Plan, in part to protect and enhance the City's Historic Character.[5]

The General Plan describes Historic District compatibility as the relationship between new additions, infill, and existing Historic Structures including texture, material, and architectural style. "While new construction and additions should complement existing [Historic Structures], they must also be seen as a product of their own time. Compatibility does not mean that new infill or additions must duplicate existing structures."[6]

In November of 2022, SWCA provided a technical memorandum (Opacity Memo) on

[1] LMC § 15-11-5
[2] General Plan, Historic Character, p. 106
[3] *Id*. p. 107
[4] *Id*. p. 108
[5] LMC § 15-1-2(B)
[6] General Plan, Historic Character, p. 122

paint and stain regulations for the Historic Districts (Exhibit A). The Opacity Memo concludes wood in Historic Districts should be painted opaque for main structures, but rustic, bare wood may be appropriate for accessory buildings.

The Board reviewed the Opacity Memo and discussed potential updates to the LMC related to materials and opacity requirements for residential development in Historic Districts:

- June 7, 2023 (Packet, Item 6.B; Minutes, p. 13)
- December 6, 2023 (Packet, Item 6.C; Minutes, p. 10)
- April 3, 2024 (Packet, Item 7.A: Minutes, p. 7)

Input to date has been clear: Regulations regarding Historic Structures should remain – Historic materials should be preserved and repaired with wood painted opaque. The question is: ***Should the LMC be updated to allow new materials and opacity flexibility for additions and new residential infill in the Historic Districts?***

Analysis

The Historic District regulations are enacted in part to:

- Meet the needs of various interests in the community by providing guidance on the suitability and architectural compatibility of proposed projects, while allowing for reasonable changes to buildings to meet current needs.
- Provide guidance on projects sympathetic to the unique architectural and cultural qualities of Park City.
- Offer a framework for evaluating projects to ensure decisions are not arbitrary or based on personal taste.
- Afford residents the benefit of knowing what to expect when a project is proposed in their neighborhood.[7]

The Historic District Regulations were comprehensively updated in 2019 (Ordinance No. 2019-06) with minor updates each year since. The current regulations related to materials and opacity are outlined below:

(I) Material limitations that apply citywide apply in Historic Districts.

For both additions to Historic Structures and new homes in Historic Districts, the following regulations apply:

- No more than three siding materials per structure.
- Materials should be simple.
- The following materials are prohibited:
  - Thick shake shingles
  - Ceramic tiles
  - Slump bloc, weeping mortar
  - Plastic or vinyl siding
  - Used brick

[7] LMC Section 15-13-1

- Synthetic stone products
- Lava rock
- Asphalt
- Plywood
- Aluminum
- Vinyl[8]

(II) Historic Structure materials must be preserved unless beyond repair. When materials are beyond repair, there is flexibility if certain sustainability thresholds are met.

Historic materials must be preserved and repaired:

- Historic materials, including wood siding (drop siding, clapboard, and board and batten), must be preserved and repaired.
- Paint color is not regulated but should reflect the style and period of the Historic Structure.
- Materials like wood that were traditionally painted must be opaque rather than transparent.
- Architectural metals, including lead, tin, zinc, copper, bronze, brass, iron, steel, nickel alloys, stainless steel, and aluminum may be used for architectural features like cornices, roofs, and roof cresting if used historically.[9]

When Historic materials are beyond repair, substitute materials are allowed:

- Substitute materials like fiber cement or plastic-wood composite siding may be used if made of 50% recycled and/or reclaimed material, the physical properties are the same, and it will not damage Historic materials.
- Substitute materials may be used on primary and secondary facades if the physical properties of the new materials are the same, and it results in a greater than 30% energy efficiency gain.

(III) Material regulations for additions to Historic Structures are more flexible than for new homes.

In addition to the citywide material regulations outlined in Section (I) above, materials for additions to Historic Structures are below:

- Vinyl and aluminum siding are prohibited.[10]
- Additions must be a contemporary interpretation of the Historic Structure's architecture style and "shall not be designed to contrast starkly with the [Historic Structure]; an acceptable design shall be compatible in . . . design details. It shall not detract from the Historic District's or Structure's character."

[8] LMC Section 15-5-5
[9] LMC Section 15-13-6
[10] LMC Section 15-13-2(B)(2)(a)(7)

- Painting an addition a different color than the Historic Structure to differentiate them is encouraged.[11]
- The code is silent on whether wood cladding on additions to Historic Structures must be painted opaque.

(IV) Material regulations for new homes in Historic Districts are stricter than those for additions to Historic Structures.

In addition to the citywide material regulations outlined in Section (I) above, materials for new homes in Historic Districts are below:

- Exterior elements must be of human scale and compatible with neighboring Historic Structures.
- New materials should reflect the character of the Historic District.[12]
- Materials must be compatible in scale, proportion, texture, finish, and color to Historic Structure materials. “The dimensions of masonry units, wood siding, and other building materials shall be similar to those used historically.”
- Primary siding material “shall appear similar” to those on Historic Structures in the streetscape or character area.
    - The most common material was painted horizontal lap siding with a reveal between 6 to 8 inches.
- Materials, such as wood, that are traditionally painted shall have an opaque rather than transparent finish.
- Rustic, unfinished wood siding is generally not appropriate on homes but may be on accessory structures.
    - Secondary structures like barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.
    - A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.
- Alternative materials may be used when they:
    - Have a minimum 50-year lifespan
    - Improve energy performance
    - Are climate durable
    - Provide environmental benefit
    - Are compatible with the Historic District character[13]
- Synthetic materials like fiber cement or plastic-wood composite siding may be used:
    - If they contain a minimum of 50% recycled and/or reclaimed material, the material will not diminish the historic character, and they appear similar in appearance and profile to historic siding.

[11] LMC Section 15-13-6
[12] LMC Section 15-13-8(A)
[13] LMC Section 15-13-8(A)

- "Synthetic materials shall be applied as traditional materials were historically; it is not appropriate to introduce artificial patterns."[14]

More flexibility in materials for newly constructed homes may have a more drastic impact on the Historic District overall, especially over time. Additions to historic homes are unique in the way that they relate to the Historic Structure, versus newly constructed homes that stand on their own. Additions are required to be 'compatible with the Historic Structure, whereas new residential homes are required to be compatible with the Historic District, streetscape and character area. Theoretically, if new homes are allowed to incorporate non-historic elements in their design, and more and more of those new homes are constructed on a streetscape or in a character area, the non-historic elements of those homes may eventually define the character area.

This is not to say that some degree of flexibility could still be applied to new homes, but that there may need to be extra care taken when considering new materials for newly constructed homes in the Historic Districts.

Recap of Historic Preservation Board Input

During the July 2023 meeting, Board members reached consensus that there should be no opacity requirement for additions and new residential infill in Historic Districts. However, during the more recent April 3rd, 2024 meeting, the discussion focused not only on paint opacity versus natural wood but also the potential benefits and risks of allowing more flexibility in the use of new materials for additions and newly constructed homes in Historic Districts.

Broadly speaking, as one Board member remarked, too much regulation results in projects that all look the same, which is not desirable. On the other hand, as other Board members weighed in, too much flexibility in regulation leads to increased difficulty in interpreting and applying design standards to achieve 'compatibility' with Historic Structures and Districts.

In previous discussions, the Board identified the following potential benefits of allowing rustic natural wood siding on additions or new homes:

1) By allowing new homes and additions to use natural wood siding, Historic Structures would stand out.
2) The use of stained natural wood siding allows for a change in the vertical patterns in the building, providing contrast and interest.

Likewise, the Board provided similar input regarding the potential for more flexibility in the use of new materials for additions and new homes:

1) By allowing new materials to be used for additions and new buildings, it provides contrast with Historic Structures.

[14] LMC Section 15-13-8(B)(4)

2) Flexibility in the use of new materials allows for creativity and artistic endeavors.

In general, the consensus at the April 3rd, 2024 meeting was to allow more flexibility in the use of non-historic materials for additions and new homes.

Design Professional Focus Group

On January 24, 2025, the Historic Preservation team met with design professionals who often work in the Historic Districts to discuss materials and opacity. Recommendations include:

- Clarifying that opacity is for Historic siding, and not necessarily for doors.
- Allowing for more fire-resistant materials like fiber cement and metal.
- Considering Shou Sugi Ban – charred wood that creates a dark and textured surface.
- Considering acetylated wood (pickled wood) – wood with a washed-out appearance that showcases its natural grain.
- Considering PVC composite products.
- Allowing products to be in their natural state – for example, do not require wood grain on non-wood products.
- Updating sustainability criteria to consider cradle-to-grave for materials, and not just the content of the materials.
- Considering a blue ribbon committee or other review panel of design professionals to help staff and the historic preservation consultant to create a list of allowable materials that is updated regularly (annually) for consistency, to reflect the most up-to-date materials, and to streamline the review process.

Additional input beyond materials and opacity includes:

- Establishing flexibility in Historic Districts for renovations to non-historic homes that reflect the era in which they were constructed – for example: an A-frame constructed in the 1960s should not be subject to the same infill requirements new homes are required to meet. The home should be allowed to be updated within a style true to its original construction, while also considering overall Historic District compatibility.
- Consider updating the solid-to-void ratio (2:1) for new homes in Historic Districts to allow more flexibility for glazing.
- Consider updates to the allowable exposed foundation (no more than 24 inches) and how this translates to projects on steep slopes.

Questions for Discussion

The purpose of today's discussion is to better understand what information the Board needs to make an informed decision and narrow down topics for further research.

Based on the input from the design professionals focus group regarding the myriad methods for treating or finishing wood used for external siding, the question of allowing more flexibility in opacity may be not be as simple to answer. If wood is not painted opaque, the question then becomes how the wood is finished, such as applying a stain or

pre-treatment, and whether that finish is compatible or complementary to the Historic District and Structures.

Additionally, during the April 3rd HPB work session, the Board discussed the potential for allowing other non-historic materials, such as metal panels and how they can be utilized to enhance transitional elements between a Historic Structure and an addition.

Below is a list of potential research topics to better understand the various materials, pros and cons of certain materials and their potential to be compatible or complementary with the Historic Districts.

Potential Research Topics –

- What are possible wood finishes and treatments that could be compatible with Historic Districts?
- Wat are possible metal materials, treatments and finishes that could be compatible with Historic Districts?
- What other materials, such as concrete fiber or plastic composite, could be compatible?
- How do other comparable mining towns treat new materials in their Historic Districts?
- What materials are fire resistant?
- Which materials are more sustainable?
- Are there other topics the Board would like to have more information on?

The code already allows for alternative materials if they are sustainable, non-toxic, and compatible.

Question: Would the Board want to consider updating the sustainability criteria, as part of this effort, to consider cradle-to-grave for materials, and not just the content of the materials?

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website on January 17, 2025. The *Park Record* published courtesy notice on January 22, 2025.[15]

Exhibit

Exhibit A: SWCA Technical Memorandum on Paint and Stain Design Code

[15] LMC § 15-1-21

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TECHNICAL MEMORANDUM

To: Gretchen Milliken, Planning Director
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah 84060

From: Christina Olson, Lead Architectural Historian, SWCA Environmental Consultants
Trevor Mark, Assistant Staff Architectural Historian, SWCA Environmental Consultants

Date: November 22, 2022

Re: **Park City Design Review Team – Paint and Stain Design Code / SWCA Project No. 00026949-005-SLC**

OVERVIEW

Historic preservation is a core value outlined in the Park City General Plan. Park City's historic character is defined by "more than 400 historic sites, including two National Register Historic Districts" (Park City Planning Department 2022). The Main Street Historic District was listed in the National Register of Historic Places in 1979; the Mining Boom Era Residences Thematic District, which comprises historically significant residential structures built during the mining boom period of 1872 to 1929, was listed in 1984 (Park City Planning Department 2022).

Park City has pursued protection of historic resources though local designation on their Historic Site Inventory and through Historic District Design Guidelines (design guidelines), initially adopted in 1983. In 2009, Park City completed a total update of the regulating documents for the historic districts, including an updated Historic Site Inventory, new design guidelines, and amendments to the land management code (LMC); the design guidelines were updated again and incorporated into the LMC in 2019 (Park City Planning Department 2022).

Recently, the Park City Design Review Team (DRT) has been confronted by applicants with questions regarding the use of natural and reclaimed wood siding on new infill in the historic districts. Several infill buildings within both historic districts have been sided with natural and reclaimed wood despite guidance in the LMC against the use of such siding. To address the apparent inconsistencies in the use of natural and reclaimed wood siding within the historic districts, the DRT asked SWCA Environmental Consultants to draft a memorandum outlining best practices as appropriate to the design guidelines and LMC.

HISTORIC CONTEXT

The first patent for ready-mixed paint was issued in 1867 to the Averill Chemical Company (Moss 1981:11). Prior to this, paint production involved multiple ingredients mixed separately in specific custom batches and required a chemist or trained artisan. As ready mixed paint became more stable and transportation times lessened with more railroads, easier-to-use paint could be acquired even in far-flung parts of the American frontier. Although paint had been applied for centuries before, the last decades of the 19th century saw a rapid advancement in the use of paints because of advancements in chemistry as well as transportation (Moss 1981:10). During the early years of the development of the paint industry, Park City was a small encampment in an otherwise untraveled valley of the eastern Wasatch foothills. As the encampment became a town advertisements and accolades for the use of paint began to appear in local newspapers. As early as 1880, when Park City was realizing a more urban appearance, paint was mentioned as an important addition to two important buildings: "The Park City hotel is being dressed with a new coat of paint on the outside and presents a very neat appearance. McGrath's saloon is being treated likewise" (*Park Record* 1880a).

That same day in 1880, an advertisement for paints, oils, varnishes, brushes, and other items appeared as available at the City Drug Store operated by J. T. Beers and Company (*Park Record* 1880b). A few weeks later a painter named John A. Lenzi advertised in the *Park Record,* indicating that an application of paint would aid in fireproofing a building, commentary doubtlessly taken seriously by a fire-conscious population in a wooden fire-prone frontier town (Figure A-1, Appendix A) (*Park Record* 1880c). That same year, a pamphlet was published called *House Painting Plainly Taught,* an early guide for the do-it-yourself painter that listed numerous recipes for a variety of colors and textures. Nearly all the paints listed were for exterior purposes and were opaque. Those that were clear or transparent (also called varnishes) were generally indicated to be best for interior application (DeWitt Publishers1880). A guide to house painting published by two New York–based architects in 1883 entitled *Modern House Painting* provides some insight into the late 19th century definition and position on the use of stains, an alternative to painting:

> A stain goes into the wood and does not hide the grain. The wood remains the same as it was before, only darkened and colored…The weather acts on a stain to wash out the color. All colors are more fugitive when used as a stain than when they are employed as paint, and for this reason it is best to use more of the color. It will fade to lighter tones. This is the objection to staining the exterior. It is also a merit, for this weathering process results in new tones and softening effects that is impossible to get with ordinary paint. (Rossiter and Wright 1883)

Aside from hundreds of newspaper advertisements for paints and paint products in Park City hardware and drug stores during the 1880s and 1890s, mentions of paint always appeared in commentary on the improvement of the appearance of buildings. In 1887 and again in 1889 the *Park Record* commented briefly that a new coating of paint on the Park City Hotel gave it a "creditable appearance" (*Park Record* 1887) and in 1889 "greatly improved the appearance" (*Park Record* 1889). These aesthetic decisions are not only reserved for the Victorian era but remain true today; coatings of new paint, then as now, indicate maintenance and care. Additionally, paint provided protection from water infiltration, a trait so integral to the purpose that it was often left out of paint treatises during the late 19th century. By the early 20th century, a familiar name in the world of paint appeared in a *Park Record* notice: "Protect your house from the weather by giving it a coat of Sherwin-Williams ready mixed paint" *(Park Record* 1905).

This advertisement was also one of Park City's first to specifically mention ready mixed paint, indicating how long it took to perfect the technology from its first patent in 1867. The value of paint continued to remain present when a local opined for tidiness in the form of paint during the spring of 1915: "It will soon be time for a general clean up and in order to make it a success a general paint-up movement should

be included. Residence and business property can be made to reflect a more prosperous condition if treated to a new coat of paint" (*Park Record* 1915). The basic utility of paint has remained unchanged even as technology continued to advance, and lead-based paint gave way to latex in the later 20th century.

GUIDELINES AND INTERPRETATION

The intent of the design guidelines is to protect the historic character of Park City. Period photographs clearly illustrate that part of that character was a pattern of painted horizontal wood siding for most residences and commercial buildings and unpainted wood siding, often of wider boards installed vertically, for many outbuildings (Figure A-2 through Figure A-5 in Appendix A). Based on that knowledge, the following guidelines regarding wood siding and wood construction materials have been written into the LMC (Park City Planning Department 2019):

- 15-13-6 Treatment of Historic Building Materials

  Although paint color is not dictated by the design guidelines, paint colors should be appropriate to the historic style and period of the historic structure being painted. Materials, such as wood, that were traditionally painted shall have an opaque rather than transparent finish. A rustic, bare-wood look is generally not appropriate on historic residential and commercial structures but may be appropriate on accessory structures. A transparent or translucent weather-protective finish shall be applied to wood surfaces that were not historically painted.

- 15-13-8 Design Guidelines for New Residential Infill Construction in Historic Districts

  Building materials should be compatible in scale, proportion, texture, finish, and color to materials used on historic structures in the historic district. The dimensions of wood siding should be like those used historically. The primary siding material for new structures should appear similar to those on historic structures in the Streetscape or character area. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures, such as barns and sheds, typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.

  Paint color is not regulated by the design guidelines; however, materials, such as wood, that are traditionally painted should have an opaque rather than transparent finish. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to non-historic buildings. A transparent or translucent weather-protective finish should be applied to wood surfaces that were not historically painted.

- 15-13-9 Design Guidelines for Historic Commercial Infill Construction

  Building materials shall be compatible in scale, proportion, texture, finish, and color to materials used on historic structures in the Main Street Historic District. The dimensions of masonry units, wood siding, and other building materials shall be like those used historically. The primary siding material for new buildings shall appear like those on historic commercial structures in the historic districts. Historically, the most common material on primary structures was painted horizontal lap siding with a reveal between 6 to 8 inches. Secondary structures such as barns and sheds typically had siding of unpainted wood (horizontal lap or vertical board and batten) or corrugated metal panels.

  Paint color is not regulated by the design guidelines; however, materials, such as wood, that are traditionally painted should have an opaque rather than transparent finish. Rustic, unfinished wood siding is generally not appropriate on houses, but may be appropriate on accessory structures or additions to non-historic buildings. A transparent or translucent weather-protective finish should be applied to wood surfaces that were not historically painted.

Since the update of the design guidelines in 2009 and through the 2019 incorporation of the design guidelines into the LMC, the DRT has been consistent in its review of natural and reclaimed wood siding on new infill in the historic districts in accordance with these guidelines. Although there are several primary infill structures within the two historic districts with natural or reclaimed wood siding that is unpainted and/or not finished with an opaque coating, these design changes were likely made during construction and after proposed designs were reviewed and approved by the DRT. New secondary infill structures (outbuildings) with unpainted or unfinished natural or reclaimed wood siding do meet the current design guidelines and LMC.

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APPENDIX A

Historical Photographs

Figure A-1. Early advertisement for paint services touting fire safety as a selling point (Park Record 1880c).

Figure A-2. Park City, view of upper town from Hillside Avenue, ca. 1900 (Park City Museum 2022).

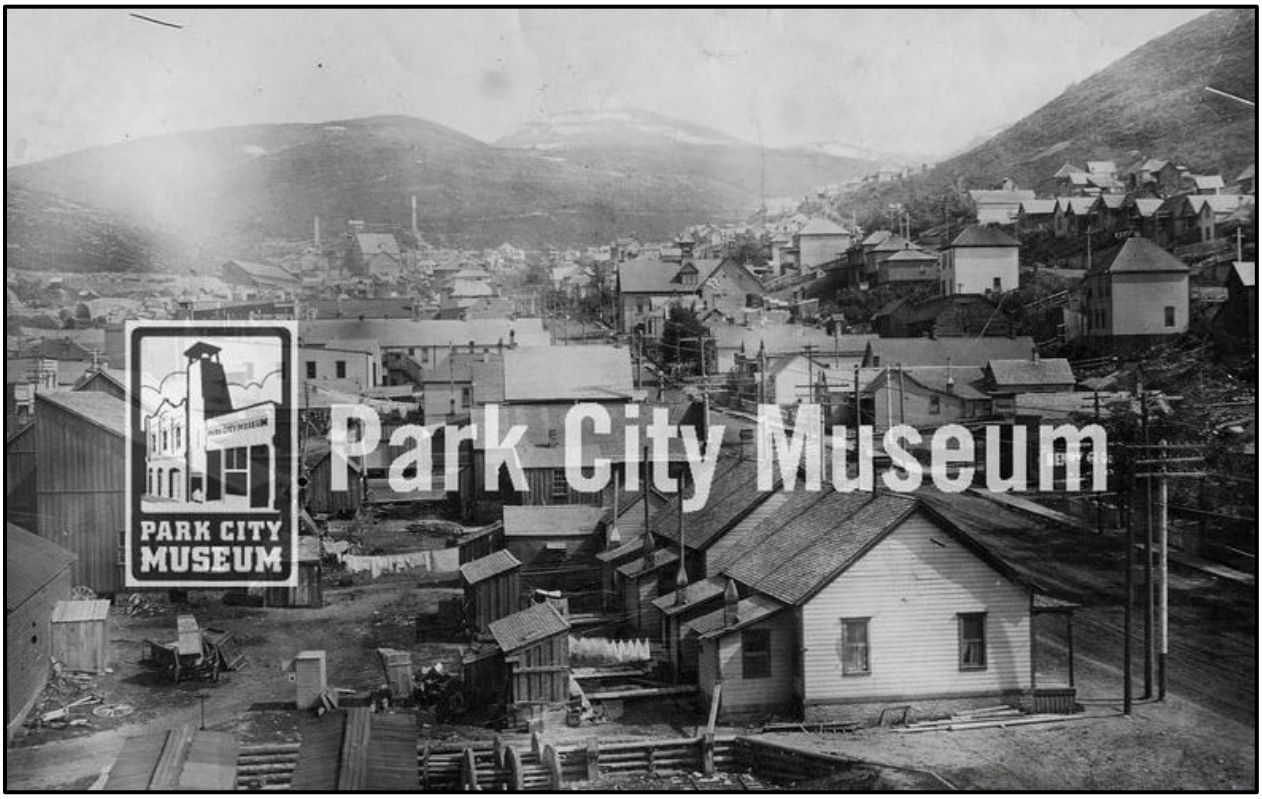

Figure A-3. Park City; view facing south, ca. 1900 (Park City Museum 2022).

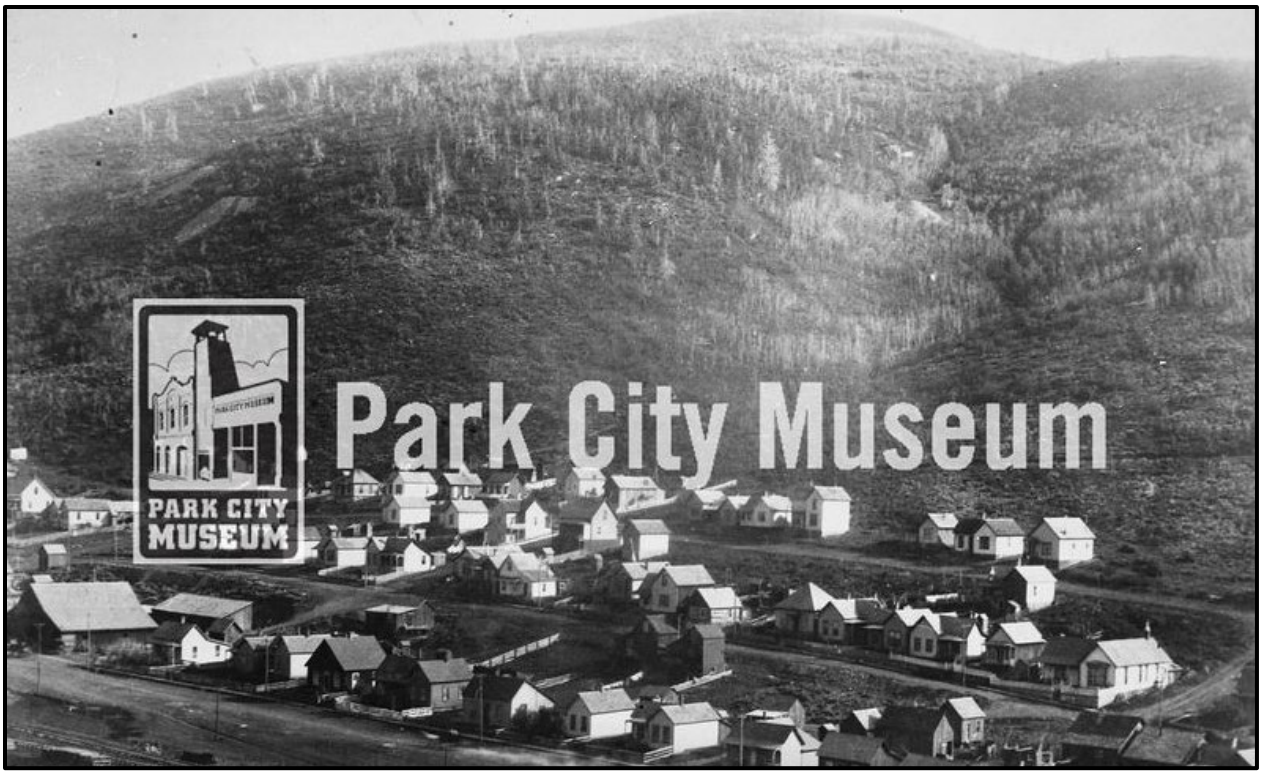

Figure A-4. Park City, lower town along Park Avenue, ca. 1889 (Park City Museum 2022).

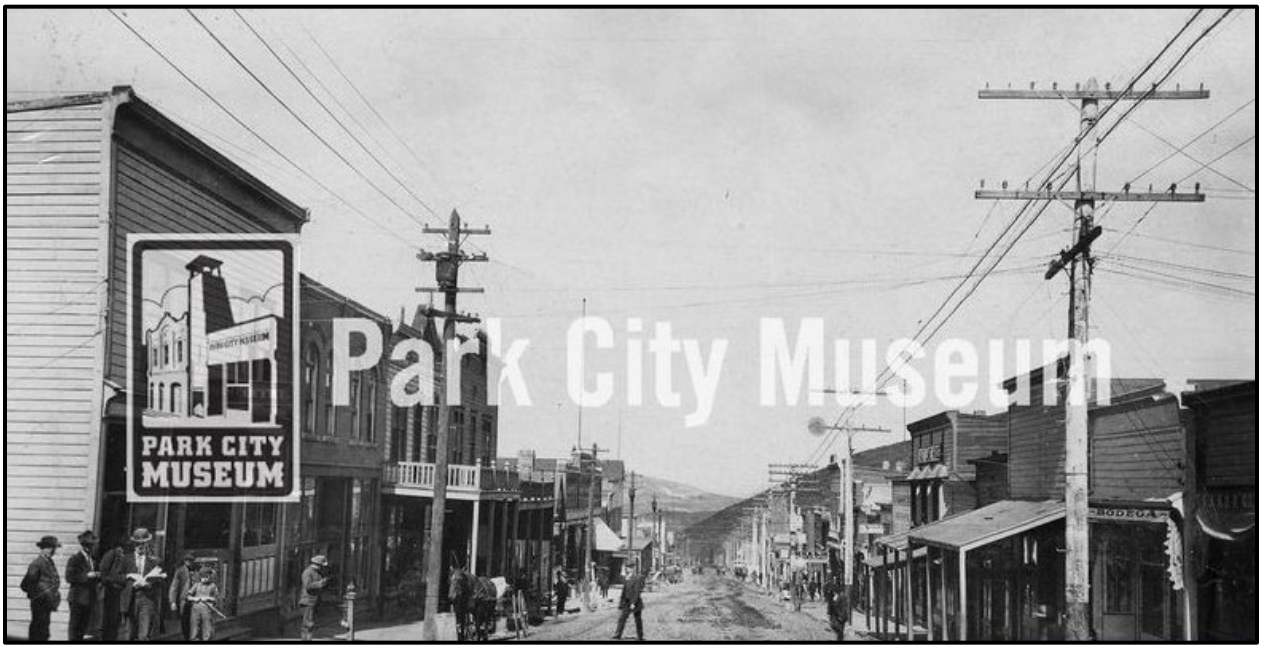

Figure A-5. Park City, Main Street, ca. 1910 (Park City Museum 2022).

Historic Preservation Board
Staff Report

Subject: **Thaynes Hoist House Restoration**
Application: **PL-24-06188**
Author: **Planning Team**
Date: **February 5, 2025**
Type of Item: **Project Update**

Recommendation

On August 7, 2024, the Historic Preservation Board toured the Thaynes Hoist House and conducted a public hearing on the Applicant's request to remove collapsed historic roof material. The Applicant also requested removal of the additions connecting the Hoist House to the headframe to restore it to its 1937 form.

The Board approved the removal of the collapsed roof material, but did not approve the restoration of the Thaynes Hoist House to its 1937 form. Rather, the Board requested information that could not be obtained until the collapsed roof was removed (August 7, 2024 Packet, Item 6.A; Minutes, p. 2).[1]

After roof removal, the Board requested the Applicant take photos of the exterior and interior and submit an engineer's report to determine whether the full Thaynes Hoist House—the 1937 form and additions—could be restored.

The Applicant will provide an update on work completed which indicates the 1937 form and additions to the Thaynes Hoist House can be restored. Please see Exhibit A for the Applicant's narrative.

This discussion is an update only and no action is requested from the Board.

Description

Applicant:	Park City Historical Society, Inc. Morgan Pierce, Applicant's Representative
Location:	PCA-S-98-PCMR
Zoning District:	Recreation and Open Space Sensitive Land Overlay
Adjacent Land Uses:	Park City Mountain Resort

[1] Also on August 7, 2024, the Board awarded the Applicant an $18,500 Historic District Grant for the removal of the Thaynes Hoist House roof and stabilization of the Hoist House walls.

Background

The Thaynes Mine Site is a Significant Historic Site on Park City's Historic Sites Inventory and is associated with the Mining Decline & Emergence of Recreation Industry Era (1931-1962). According to the Historic Site Form, the Silver King Coalition Mining Company dug a shaft in 1934 to access its western ground, explore for ore, provide ventilation for the Spiro Tunnel, and allow for removal of waste rock from the mine. They did not find ore in this location, and mining operations ceased in the 1940s. The site included a two-story boarding house (collapsed prior to 2009), a 1937 Hoist House that was later expanded with a change room and showers, a headframe, accessory buildings, and a Conveyor Gallery (Exhibit B – Historic Site Form).

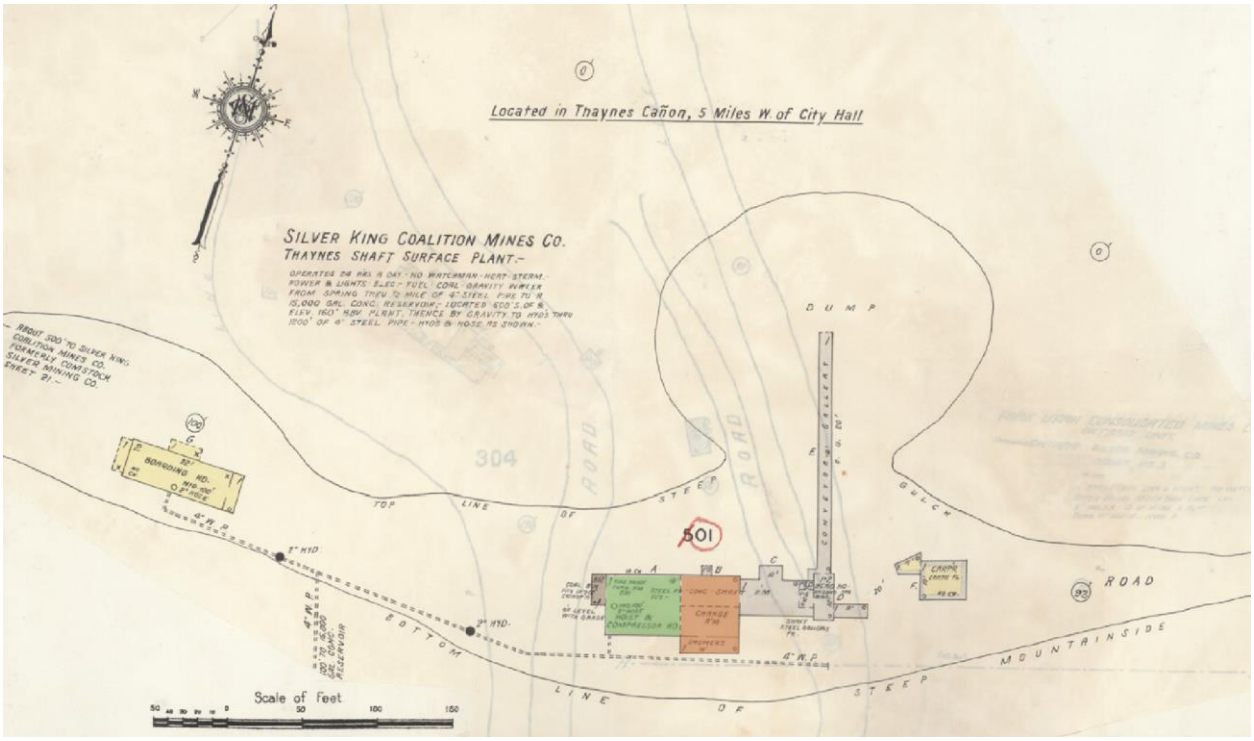

Figure 1: Applicant's submittal of the Thaynes Site Plan. The Applicant requested rehabilitation of the 1937 Hoist House, highlighted in green, and removal of the shaft room, change room, and showers additions, highlighted in red.

The Thaynes shaft was part of the Silver King Coalition mining operations between 1939 and 1949. In 1949, "a mine workers strike shut down the mining operations." In 1953, the Silver King Coalition Mines Company and Park Utah Consolidated Mines Company merged to form the United Park City Mines Company, and focused mining operations on Daly West, Judge, and Ontario facilities. "Thereafter the Thaynes Mine facilities provided ventilation and access for the Spiro Tunnel and connected mine openings" (Applicant's July 2024 Narrative).

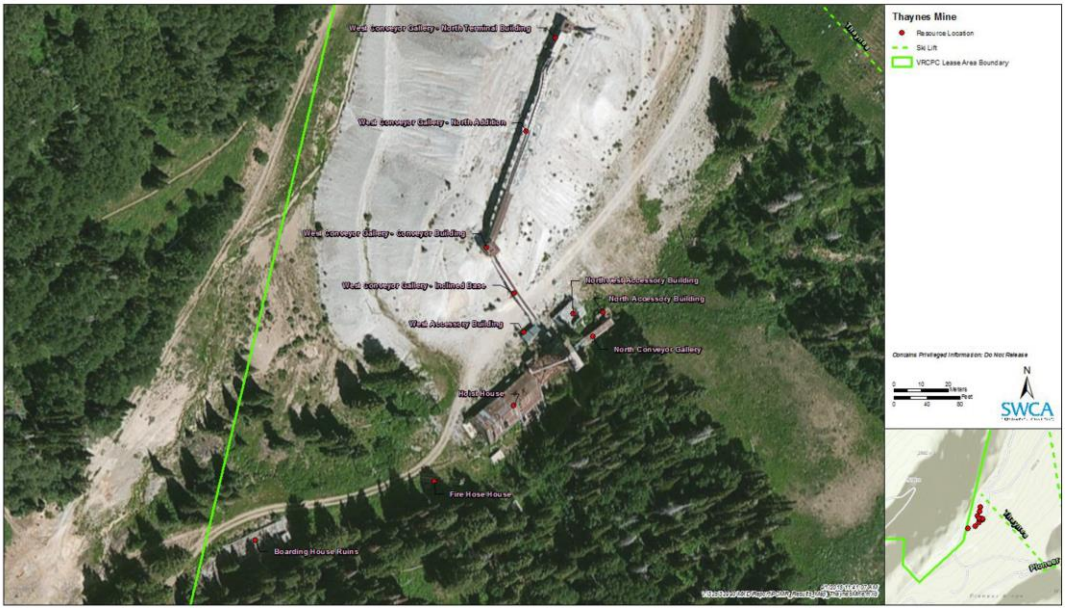

Figure 2: Map of the resources of the Thaynes Mine Site, SWCA 2015 Park City Mountain Resort Preservation Plan.

Decades after mining operations ceased, the Thaynes Mine Site provided a short-lived secondary use. In the mid-1960s, skiers would ride in underground rail cars from the Spiro Tunnel to the Thaynes shaft to be lifted 1,750 feet by the Thaynes Hoist to access the slopes, an alternative to the ski lifts that operated for four years.

Figure 3: Applicant's photo submittal showing skier use of the Thaynes Shaft.

Figure 4: Applicant's photo showing skiers exiting the Thaynes Shaft.

The designated Historic Structures within the Thaynes Mine Site include:

- A Conveyor Gallery
- The Hoist House
- A Fire Hydrant Shack

A photo submitted by the Applicant shows the Thaynes Mine in 1939 with the Conveyor Gallery, the headframe, the original 1937 Hoist House, and the two-story boarding house that has since collapsed.

Figure 5: Undated photo showing the Conveyor Gallery to the left, the headframe and 1937 Hoist House left of center, and the boarding house, now collapsed, to the right.

A 2015 Historic Preservation Plan prepared by SWCA describes the Hoist House:

The Hoist House foundation is of poured concrete, which supports metal-framed walls clad in corrugated metal. The roof is generally framed with metal trusses, which in turn are spanned by metal purlins that support the roofing panels; these are a mix of standing seam and corrugated metal. The purlins are lapped and welded to the rafter beams, and two different attachment methods were used for the metal roofing. For Room 4 (the likely older room), the roof panels are attached with fasteners—likely bolts—to the purlins, whereas in Rooms 1 and 2, the roof panels are wired to the purlins. These rooms also use half as many purlins as in Room 4. Room 6, likely the last addition to the complex, has a wood-framed roof.

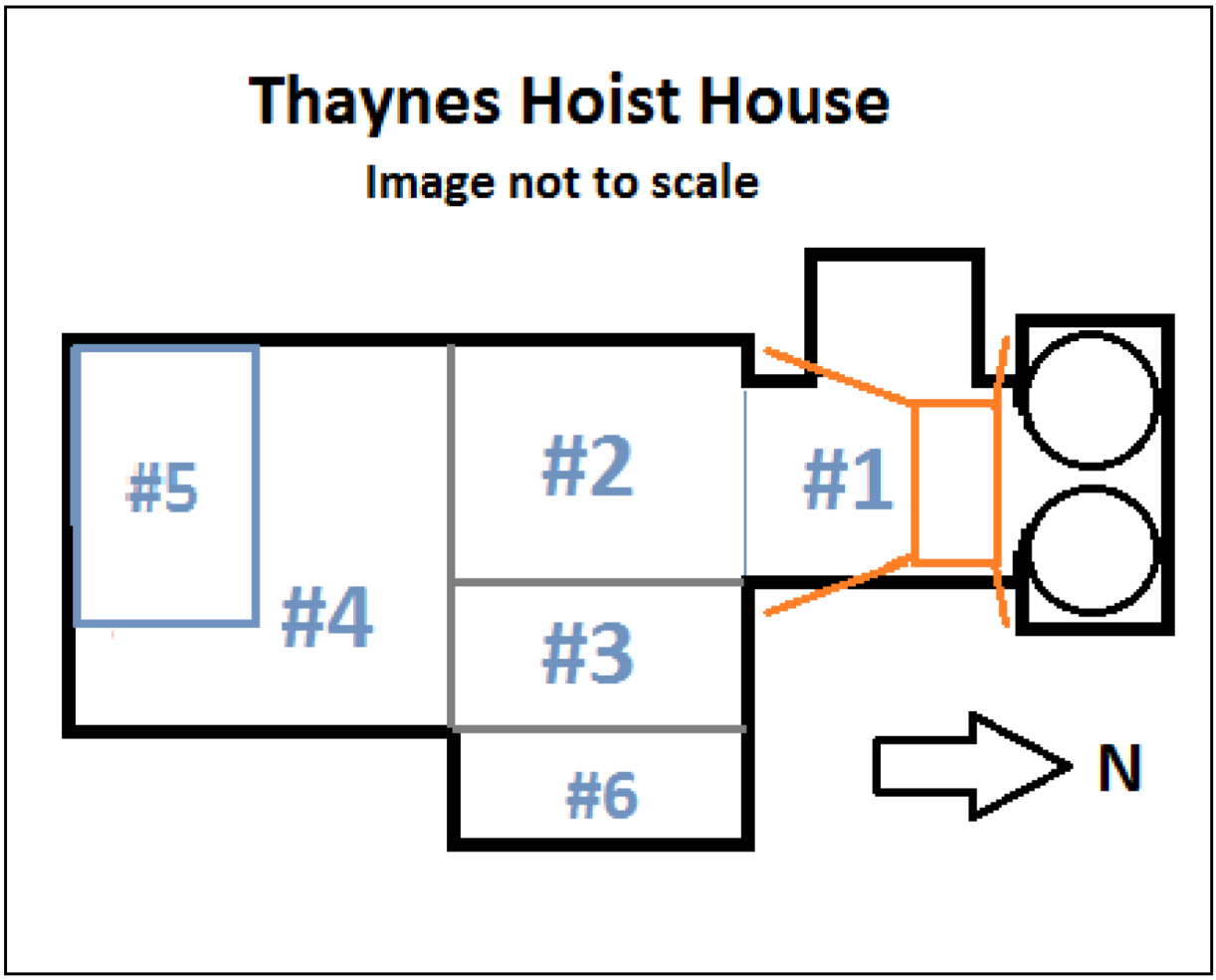

Figure 6: Taken from SWCA's 2015 Park City Mountain Resort Preservation Plan

The 2015 Historic Preservation Plan states:

The Hoist House is a large, gable-roofed, compound building built around the hoist works and mine shaft, measuring approximately 150 feet long and approximately 45 feet wide at its widest. Physical evidence strongly suggests that it was built in stages: the external hoist frame may indicate that it predates the rest of the building, whereas differences in construction methods and materials, combined with the presence of what appears to be a formerly exterior wall between Room 4 and Rooms 2 and 3 (including a '1936' inscription in the concrete on the south wall of Room 3) may suggest that Rooms 2, 3, and 6 were built as additions in the space between Rooms 4 and 5 and the hoist.

The 2015 Historic Preservation Plan assessed the condition at that time:

. . . it is suffering from severe and pervasive problems that, left untreated, have the potential to lead to increasing structural damage. . . [t]he universal damage to the sheet metal roofing and siding (particularly on the shaded east side of the building, presumably as a result of heavier snow loads) is of concern because roof damage and

loss . . . lead to accelerated deterioration in other parts of the building. Bent roof members and the loss of and damage to metal siding (including bending) are also troubling because they may indicate inadequate support for the roof overall, particularly when carrying heavy snow loads."

Since the 2015 Historic Preservation Plan was completed, the Thaynes Hoist House has been further damaged due in part to heavy snowfall over the past few winter seasons.

The 2009 photo below shows the expanded Hoist House:

Figure 7: Historic Site Form 2009 photo showing the headframe and expanded Hoist House and accessory buildings.

Figure 8: The Applicant's photo shows the extensive damage caused by snow accumulation. Removal of the collapsed roof allowed for stabilization of the walls to prevent further damage in the 2024-2025 winter season.

Due to the collapsed roof, an engineer's report could not be obtained until the Historic Structure could be safely accessed. Additionally, the roof was required to be removed so that asbestos abatement could be completed. As a result, on August 7, 2024, the Historic Preservation Board approved removal of the roof to facilitate the asbestos work and stabilization for the winter season. After the roof was removed, the Board required the Applicant to:

- Submit exterior and interior photos showing the existing conditions of the Hoist House, including the 1937 form and later additions.
- Complete an engineer's report outlining required stabilization for the rehabilitation of the Hoist House, including the 1937 form and later additions, submitted for Chief Building Official and Planning Director review.
- Return to the Historic Preservation Board to provide an update upon completion of the engineer's report.

The Applicant's exterior and interior photos are attached as Exhibit C. The Applicant's engineer's report is attached as Exhibit D.

The engineer's report concludes the remaining Hoist House walls can be repaired to restore not only the 1937 form, but the addition, and will require:

- Rebuilding of the gable roof structure using steel beams and steel channels, placing steel beams in lieu of original clear span trusses.
- Repairing and upgrading the existing walls with attachment to the new roof structure.
- Placing new structural steel deck and cover with the existing tin roofing material.

Next steps include completion of remaining Conditions of Approval to begin the process of restoring the Hoist House:

- As-built drawings, including measured drawings for the elevations, floor plans, sections, materials, and details of the 1937 Hoist House drawn at quarter-inch scale.
- An evaluation of existing materials and construction details of any innovative or problematic structural or mechanical systems that are incorporated into the building.
- Construction details drawn to an approved scale, along with manufacturer's cut sheets for proposed windows and doors.
- Completion of a Physical Conditions Report and Historic Preservation Plan for review by the Chief Building Official and Planning Director (Exhibit E – Final Action Letter).

Department Review

The Planning Department and City Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on January 22, 2025. The *Park Record* published courtesy notice on January 22, 2025.[2]

Public Input

Staff did not receive any public input at the time this report was published.

Exhibits

Exhibit A: Applicant's Narrative
Exhibit B: Historic Site Form
Exhibit C: Photos
Exhibit D: Engineer's Report
Exhibit E: August 7, 2024 Final Action Letter

[2] LMC § 15-1-21

THAYNES HOIST HOUSE
MATERIAL DECONSTRUCTION PROJECT
PROGRESS REPORT
By
Friends of Ski Mountain Mining History
January 2025

This report responds to the Conditions of Approval for the material deconstruction of the Thaynes Mine hoist house contained in the August 7, 2024, Notice of Historic Preservation Board Action, Project Number PL-24-06188. This action by the Planning Department and Historic Preservation Board was in response to an HDDR permit application submitted by the Friends of Ski Mountain Mining History (FOSMMH) on July 8, 2024 for the material deconstruction of the collapsed roof over the Thaynes Mine hoist house and shaft room.

Background

The HDDR permit application submitted by the FOSMMH to the Park City Municipal Corporation (City) included a project narrative that described the history of development of the Thaynes Mine. It showed that the early development (1936 to 1939) consisted of a shaft and headframe, waste rock conveyor, hoist house, watchman building, boarding house, and stores building. These are shown in a 1937 photograph included as Figure 1 in the project narrative of the permit application. After 1939 another building was constructed that filled the space between the hoist house and the shaft. Two concrete rock silos were also constructed next to the shaft along with an enclosed tower structure between the rock silos and the headframe shown in Figure 3 of the project narrative. The waste rock conveyor was also extended and a small ore conveyor and ore loading shed was built east of the rock silos.

The project narrative included descriptions of the life of the Thaynes Mine facilities up to the record snowfall of the 2022/2023 winter that resulted in the complete collapse of the roof structure over the Thaynes Mine hoist house and the building between it and the shaft. Photographs in the project narrative showed the effects of the snow loading that winter and the resulting collapse of the aforementioned roof as well as the near-complete collapse of the ore conveyor, ore shed, and stores building. FOSMMH recommended the following steps be performed at the Thaynes Mine site.

1. The east end of the shaft room was cleaned up in summer of 2023. The collapsed roof was cut up and the pieces relocated to the west in the shaft room. This made it safe for Thermal West to abate the asbestos that was present in the east end of the shaft room and under the rock bins. This was completed in summer of 2023. These two cleanup actions together make it possible for the Utah Division of Oil, Gas and Mining to stabilize the Thaynes shaft in the subsurface. This is scheduled to be done in summer and fall of 2024.

2. FOSMMH recommends that the collapsed roof in the west end of the shaft room and over the hoist house be removed and the pieces stored on site out of the way of passing ski and biker/hiker traffic. If possible, this will be completed in fall of 2024 with funding by PCMC and PCMR. Usable corrugated metal sheeting will be collected for future use by FOSMMH. The steel scrap produced in removal of the roof will be recycled off site in the future.

3. As soon as the roof structure is removed the remaining walls will be stabilized by FOSMMH so they do not fall.

4. Once the hoist house roof structure is removed and the walls are stabilized, Thermal West can complete the planned asbestos removal in the hoist house. This will be funded by FOSMMH. If possible, this will be done in fall of 2024.

5. After the asbestos is abated in the hoist house an engineering evaluation will be made by FOSMMH of the remaining walls of the hoist house to determine how they could be repaired and used to support a new roof. A conceptual cost estimate will be prepared at the end of Step 5 for Steps 6 and 8. If possible, this step will be completed in fall of 2024.

6. During 2024/2025 a design for repairing the hoist house walls and constructing a new roof will be prepared and permitted for construction by FOSMMH.

7. If possible, the remaining broken structures in the main mine building, other than the hoist house, and the other destroyed structures east of the shaft will be removed in 2025 with funding provided by PCMC and PCMR.

8. Once Step 7 is completed, the hoist house walls and roof will be repaired by FOSMMH. If possible, this will be completed in 2026.

In early August 2024 the City and Resort provided funding for removal of the collapsed roof structure over the hoist house and shaft room described in Task 2. above. The City's contribution was $25,167 ($18,500 Historic District Grant plus $6,667 Annual Maintenance Contribution) and the Resort's $26,668 ($6,667 Annual Maintenance Contribution plus three future years contribution). FOSMMH mobilized *The Xcavation Company* shortly afterwards to begin the roof material deconstruction project.

The following narrative describes the progress made on the above steps since then.

Status of Work

Step1 The Division of Oil, Gas and Mining (DOGM) and their contractor entered the Thaynes shaft a number of times beginning in August 2024 and noted the presence of groundwater entering the portion of the shaft that the shaft closure design documents required filling with polyurethane foam (PUF). It was concluded that the amount of water flowing would not allow placement of the PUF per the design so the project was delayed until fall of 2024. The water flow did decrease into the fall but the DOGM contractor had to move to other work so DOGM has delayed the closure of the shaft until summer/fall 2025.

Step 2 *The Xcavation Company* began the roof removal project on August 13 completing the major work on August 30. The wood and fiberboard debris were taken offsite for disposal and the steel roof structural members and sheet roofing were stored in back of the building.

Step 3 Stabilizing members and cables were installed in the hoist house and shaft room after the roof was removed. This work was completed by September 16.

Step 4 Thermal West was present on site during the roof removal to assist with handling any asbestos encountered during the roof removal activities. Once the roof was removed, Thermal

West completed the planned asbestos abatement work in the hoist house the first week in September. Our asbestos consultants, Wasatch Environmental, conducted a compliance inspection of the hoist house abatement status on September 19 and found it to be sufficient.

Step 5 Our structural engineering consultant, Calder Richards Structural Engineers, inspected the Thaynes Mine building on September 17 to check the condition of the hoist house wall structures. The engineering evaluation report from this inspection was issued to us on October 10 and submitted to the PCMR Planning Director on October 15 along with before and after photographs of the roof removal. Calder Richards was back on site on October 27 to obtain field data for restoring the garage door facade and enclosing the front of the shaft tower.

Step 6 We received preliminary design drawings for repairing the hoist house walls and roof from Calder Richards on December 10 and 19. We received a conceptual design sketch from them for restoring the garage door façade on December 19. These are under review by FOSMMH and *The Xcavation Company*. We also received a preliminary cost estimate for repairs to the hoist house on December 19. All of these deliverables are still too preliminary to share with the city at this time. We anticipate being able to provide this information to the city and resort during 2025.

Step 7 There is still much cleanup required for the Thaynes Mine site that is outside the scope of work described in the preceding steps. This would include cleaning up all the collapsed structures outside of the hoist house and moving all the debris down the mountain for offsite recycling and disposal. This scope of work was described in our July project narrative. The estimated cost for this work was also discussed in our July 2024 project narrative and totaled $152,280. FOSMMH is not planning on funding this cleanup and has proposed that the city and resort provide these funds. It is hoped this funding could be provided and the work would be done by FOSMMH in 2025.

Step 8 Following completion of Step 7, and approval of designs and other requirements by the city, FOSMMH will implement repairs of the hoist house walls and roof. It is currently planned this will occur in 2026.

Compliance with Conditions of Approval

The August 7, 2024 Historic Preservation Board approval of the material deconstruction of the Thaynes hoist house included a list of conditions of approval a. though h. The FOSMMH plans to provide information in compliance with all of these conditions over the near future. To date compliance has been achieved for the following conditions:

Condition d: Completion of an engineer's report outlining required stabilization for the rehabilitation of the hoist house including the 1937 form and later additions, submitted for Chief Building Official and Planning Director review. The Applicant shall return to the Historic Preservation Board to provide an update upon completion of the engineer's report.

Answer: The engineer's report with before and after photos of the roof removal were submitted to the Planning Director on October 15, 2024. The Chief Building Official and Planning Director conducted an inspection of the Thaynes facilities on October 25. The FOSMMH are planning on attending the Historic Preservation Board meeting on February 5, 2025 to present a summary of the work completed to date on the project and plans for the future.

Condition g: The Applicant shall preserve as many materials as possible that are associated with the 1937 hoist house form and later additions to provide a safe working environment for the completion of asbestos mitigation, an engineer's report, and stabilization and rehabilitation of the structure.

Answer: All steel construction materials that were removed from the building during the roof removal task have been stored on site behind the building. The remaining walls of the hoist house and shaft room were stabilized with braces or cables. The planned asbestos abatement work in the hoist house was completed. An engineer's inspection was done thereafter and an engineer's report was prepared and submitted to the city.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Thaynes Mine Conveyor Gallery

Address: UTM 0454388E 4497242N *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; See Summit County Recorder for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☐ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☑ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 2009
☐ historic:

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

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

Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.

Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.

Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.

Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

Park City Historical Society & Museum. Thaynes Shaft: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

*Sanborn, D.A. "Sheet 16, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.

---. "Sheet 16, Park City, Utah, 1907 (corrected to 1958)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., Unofficial Copy, unpublished.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. N.d. *George Barben Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1986.5.2. Electronic.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. [c.1970?] *Leon Stanley Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1990.5.27. Electronic.

Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial / None No. Stories: n/a

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:

☐ 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.): General deterioration, unsecured structure, collapsing in several places.

☐ 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: The site is a remote location in Thaynes Canyon. The site is in a steep gully northeast of the California-Comstock mine site.

Foundation: Concrete footings.

Walls: n/a, but the structure is made of wood and steel.

Roof: n/a

Windows/Doors: n/a

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 Conveyor Gallery is a wood frame structure that runs perpendicular from the shaft gallows north across the large dumpsite. The section of the conveyor gallery that runs north-south appears in the 1940 and 1958 Sanborn Insurance maps. The turn tower and section that runs east-west was constructed after 1958. The structural elements of the conveyor gallery are failing and the entire structure is in various states of collapse.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the conveyor gallery extends from the hoist house over the waste pile.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Its distinctive elements are those that reflect its use - its form follows its function in the mining operation.

Feeling (Describe the property's historic character.): The conveyor gallery, in conjunction with the adjacent mine structures, buildings, and waste dump conveys a sense of mining activities in the early twentieth century.

Association (Describe the link between the important historic era or person and the property.): The structure is part of the Silver King Coalition Mine Company' Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1937

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)

   From an undated document prepared by the Park City Historical Society & Museum,

   > *The Silver King Coalition Mining Company dug a deep shaft in 1934 to access its western ground and to explore for ore. None was ever found, but a secondary use developed decades later. In 1965, skiers were delighted to ride into the Spiro Tunnel in underground rail cars, then hoisted 1700 feet up the Thaynes Shaft to alight near the bottom of the Thaynes ski lift (taken from markers prepared by PCHS&M in 1999).*
   >
   > *Although mining operations ceased in 1948, most of the complex still remains. The one casualty is a large two-story boarding house, now collapsed from heavy snow. The complex consists of the shaft house with three compartment shaft, two cages, hoisting works, and large conveyor system to carry off the waste rock. The huge waste rock dump still remains today.*

   From the 2006 publication of From the Ground Up: The History of Mining in Utah, Page 335.

   > *In the spring of 1936, the Silver King Coalition announced plans to sink a new shaft east of the old California-Comstock shaft in Thaynes Canyon. At the 1,800-foot level, it would connect with the western end of the Spiro Tunnel. The shaft reached the Spiro Tunnel in May 1939, helping ventilate some of the old workings and providing access to new ore bodies.*

   Despite the discrepancy in dates between the two accounts, the site was constructed well after the mature mining period and represents the era of mining decline in Park City. This was the last mine complex constructed before mining operations ceased in Park City.

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

Photo No. 1: Northeast elevation. Camera facing southwest, 2009.
Photo No. 2: Northwest elevation. Camera facing southeast, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Thaynes Mine Hoist House

Address: UTM 0454380E 4497226N *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; See Summit County Recorder for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☑ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☐ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 2009
☐ historic:

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

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

Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.

Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.

Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.

Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

Park City Historical Society & Museum. Thaynes Shaft: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

*Sanborn, D.A. "Sheet 16, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.

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Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial / None No. Stories: 1.5+

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:

☐ 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.): General deterioration, unsecured building, broken windows, parts in various states of collapse.

☐ 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: The site is a remote location up Thaynes Canyon. The site is in a steep gully northeast of the California-Comstock mine site.

Foundation: Concrete.

Walls: Steel structure clad in corrugated metal panels. Some concrete.

Roof: Multiple roof forms sheathed in corrugated metal roofing materials.

Windows/Doors: Most are boarded. Rolled steel multi-light casement and partial-pivot windows.

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 Hoist House is a steel structure with concrete floors. The building originally housed a coal bin, furnace room, shaft room, change room, showers, and ore bins. The building is clad in corrugated metal material and much of the interior equipment remains intact. A small wood framed structure with concrete foundation was built east of the hoist house, but was attached to the main building sometime after 1958. The building is in poor condition with broken windows, sections in various states of collapse, and inadequate measures against entry.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the hoist house sits up against the wooded hillside. The setting does not appear to have changed dramatically since the building was constructed.

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 of the mining era is the steel shaft gallows and the overall industrial nature of the building. The steel windows and concrete floors, in addition to the remaining equipment.

Feeling (Describe the property's historic character.): The site conveys a sense of mining activities in the early part of the twentieth century. The structures, including the hoist house, that make up the overall mining system are visible and intact, albeit in poor condition. Some newer elements are compatible with the historic structures and serve to neither diminish nor enhance the site's historic character.

Association (Describe the link between the important historic era or person and the property.): The building is part of the Silver King Coalition Mine Company' Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1937

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)

   From an undated document prepared by the Park City Historical Society & Museum,

   > *The Silver King Coalition Mining Company dug a deep shaft in 1934 to access its western ground and to explore for ore. None was ever found, but a secondary use developed decades later. In 1965, skiers were delighted to ride into the Spiro Tunnel in underground rail cars, then hoisted 1700 feet up the Thaynes Shaft to alight near the bottom of the Thaynes ski lift (taken from markers prepared by PCHS&M in 1999).*
   >
   > *Although mining operations ceased in 1948, most of the complex still remains. The one casualty is a large two-story boarding house, now collapsed from heavy snow. The complex consists of the shaft house with three compartment shaft, two cages, hoisting works, and large conveyor system to carry off the waste rock. The huge waste rock dump still remains today.*

   From the 2006 publication of From the Ground Up: The History of Mining in Utah, Page 335.

   > *In the spring of 1936, the Silver King Coalition announced plans to sink a new shaft east of the old California-Comstock shaft in Thaynes Canyon. At the 1,800-foot level, it would connect with the western end of the Spiro Tunnel. The shaft reached the Spiro Tunnel in May 1939, helping ventilate some of the old workings and providing access to new ore bodies.*

   Despite the discrepancy in dates between the two accounts, the site was constructed well after the mature mining period and represents the era of mining decline in Park City. This was the last mine complex constructed before mining operations ceased in Park City.

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

Photo No. 1: West oblique. Camera facing east, 2009.
Photo No. 2: North oblique. Camera facing south, 2009.

HISTORIC SITE FORM -- HISTORIC SITE INVENTORY

PARK CITY MUNICIPAL CORPORATION (06-09)

1 IDENTIFICATION

Name of Property: Thaynes Mine Fire Hydrant Shack

Address: UTM 0454350E 4497176N *AKA:*

City, County: Park City, Summit County, Utah *Tax Number:* PCA-S-98-PCMR

Current Owner Name: United Park City Mines *Parent Parcel(s):* S-98

Current Owner Address: POB 1450, Park City, Utah 84060

Legal Description (include acreage): 2,538.33 acres; See Summit County Recorder for description.

2 STATUS/USE

Property Category	*Evaluation**	*Reconstruction*	*Use*
☐ building(s), main	☐ Landmark Site	Date:	Original Use: Industrial
☐ building(s), attached	☑ Significant Site	Permit #:	Current Use: None
☐ building(s), detached	☐ Not Historic	☐ Full ☐ Partial	
☐ building(s), public			
☑ building(s), accessory			
☐ structure(s)			

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

3 DOCUMENTATION

Photos: Dates
☐ tax photo:
☑ prints: 2009
☐ historic:

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

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

Hampshire, David and Hal Compton. "Park City." From the Ground Up: The History of Mining in Utah. Ed. Colleen Whitley. Logan: Utah State University Press, 2006. 318-41.

Morrison, Sandra. 1999-2000 Reconnaissance Level Survey: Unincorporated Areas of Summit County (North Summit County, Snyderville Basin & Park City). Summit County: Summit County Historical Society, 2000.

Noble, Bruce J. and Robert Spude. Guidelines for Identifying, Evaluating, and Registering Historic Mining Properties. Rev. ed. United States. Department of the Interior. National Park Service. National Register of Historic Places Bulletin 42. Washington: GPO, 1997.

Park City, Utah. Aerial photograph from Google Earth. March 5, 2006. Google, 2009.

Park City Historical Society & Museum. Thaynes Shaft: Park City Mountain Resort. Park City: PCHS&M, [c.2000?].

*Sanborn, D.A. "Sheet 16, Park City, Utah, 1907 (corrected to 1940)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., 1940. Research Center of Utah State Archives and Utah State History. 15 Dec. 2009. Microfilm: Reel 2, Grid 8880.

---. "Sheet 16, Park City, Utah, 1907 (corrected to 1958)." Map. Sanborn Fire Insurance Maps. New York: Sanborn Map Co., Unofficial Copy, unpublished.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. N.d. *George Barben Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1986.5.2. Electronic.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. [c.1970?] *Leon Stanley Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1990.5.27. Electronic.

Thompson, George A. and Fraser Buck. Treasure Mountain Home: Park City Revisited. 1968. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation *Date:* February 2010

Utah. State Historic Preservation Office. Architectural Survey Data for Park City. Salt Lake City: SHPO, 2006. Electronic.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Industrial / None 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:

☐ 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.): General deterioration, unsecured structure.

☐ 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: The site is a remote location in Thaynes Canyon. The site is in a steep gully northeast of the California-Comstock mine site.

Foundation: Concrete.

Walls: Wood board & batten siding covered with corrugated metal panels.

Roof: Gable roof form sheathed in corrugated metal roofing materials.

Windows/Doors: Single doorway - T-111 panel door.

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 hydrant shack is a small wooden frame structure located east of the boarding house debris. It appears as one of two hydrant shacks on the 1940 Sanborn Insurance map. Like the other fire hose/hydrant shacks in the mining district, it is painted red, clad in board and batten siding (corrugated metal panels cover the wood siding), has a gable roof with corrugate metal roofing material, and has a single doorway. Its contribution to our understanding of the site is limited. It is a minor structure in poor condition and, alone, does not convey a complete picture of the fire suppression efforts at the site.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is a level building pad tucked into a fairly steep gully in Thaynes Canyon. The waste pile is the most prominent land feature and the fire hydrant shack sits up against the wooded hillside between the pump house and the boarding house.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): It does not possess any distinctive elements other than the general form as it reflects the use. Also, a few of these structures exist elsewhere in the mining district and serve as a universal indicator of the fire suppression efforts at the mining sites (See Daly West Mine and Silver King Mine sites).

Feeling (Describe the property's historic character.): This accessory building conveys the weakest sense of mining activities in the early twentieth century. It is only through its proximity to other extant mine-related buildings and structures that it contributes to the character of the site.

Association (Describe the link between the important historic era or person and the property.): The building is part of the Silver King Coalition Mine Company' Thaynes Shaft Surface Plant. It is associated with the decline of mining operations in Park City.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source:) Date of Construction: c. 1937

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)

   From an undated document prepared by the Park City Historical Society & Museum,

   > *The Silver King Coalition Mining Company dug a deep shaft in 1934 to access its western ground and to explore for ore. None was ever found, but a secondary use developed decades later. In 1965, skiers were delighted to ride into the Spiro Tunnel in underground rail cars, then hoisted 1700 feet up the Thaynes Shaft to alight near the bottom of the Thaynes ski lift (taken from markers prepared by PCHS&M in 1999).*
   >
   > *Although mining operations ceased in 1948, most of the complex still remains. The one casualty is a large two-story boarding house, now collapsed from heavy snow. The complex consists of the shaft house with three compartment shaft, two cages, hoisting works, and large conveyor system to carry off the waste rock. The huge waste rock dump still remains today.*

   From the 2006 publication of From the Ground Up: The History of Mining in Utah, Page 335.

   > *In the spring of 1936, the Silver King Coalition announced plans to sink a new shaft east of the old California-Comstock shaft in Thaynes Canyon. At the 1,800-foot level, it would connect with the western end of the Spiro Tunnel. The shaft reached the Spiro Tunnel in May 1939, helping ventilate some of the old workings and providing access to new ore bodies.*

   Despite the discrepancy in dates between the two accounts, the site was constructed well after the mature mining period and represents the era of mining decline in Park City. This was the last mine complex constructed before mining operations ceased in Park City.

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

Photo No. 1: West oblique. Camera facing east, 2009.
Photo No. 2: North oblique. Camera facing south, 2009.

Conveyor Gallery (northeast elevation), 2009

Conveyor Gallery detail (northwest elevation), 2009

Conveyor Gallery extension, 2009

Hoist House (west oblique), 2009

Hoist House (north oblique), 2009

Fire Hydrant Shack (west oblique), 2009

Hoist House (east oblique), 2009

Boarding House ruins, 2009

Accessory Building 1, 2009

Accessory Building 2, 2009

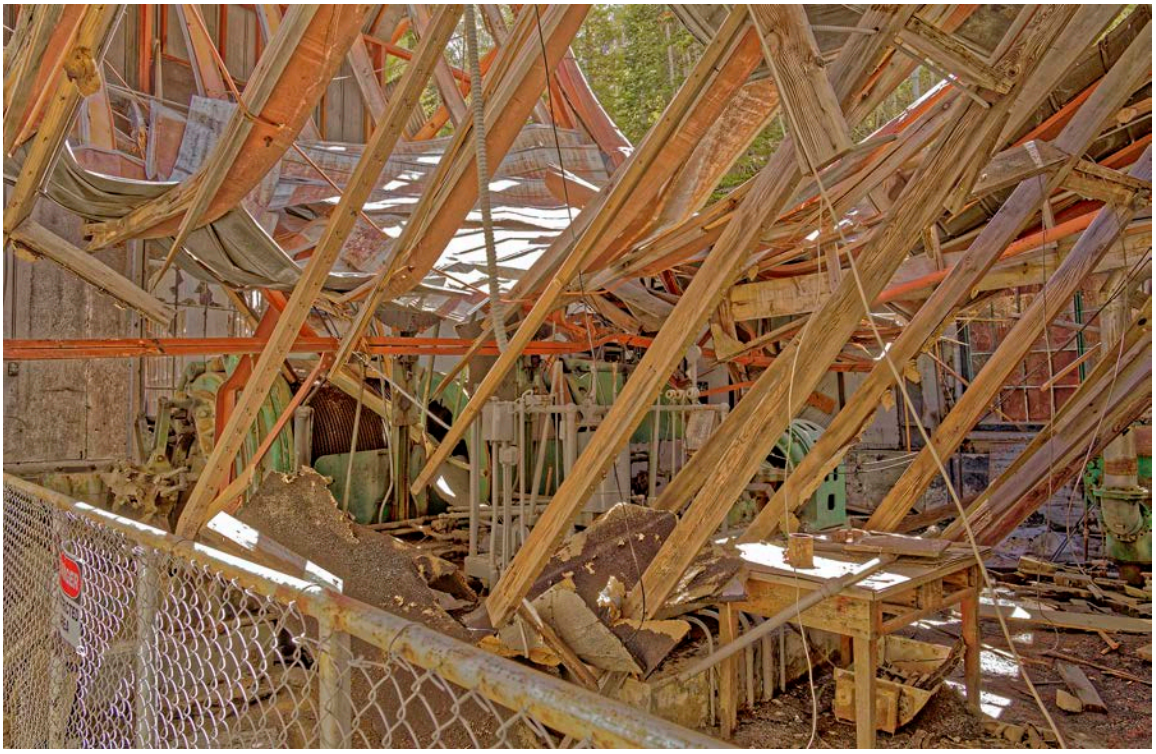
Pump House, 2009

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. N.d. *George Barben Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1986.5.2. Electronic.

Thaynes Shaft Surface Plant - Silver King Coalition Mines Company. [c.1970?] *Leon Stanley Collection. Hal Compton Research Library*. Park City Historical Society & Museum. 10 Oct. 2009. Photo #1990.5.27. Electronic.

Thaynes Hoist House Roof – Before (Spring 2024) and After (Fall 2024)

Thaynes Hoist House Interior – Before (Spring 2024) and After (Fall 2024)



Sent Via Email

October 10, 2024

Brian Buck, Donald Roll
Friends of Ski Mining History
Park City, UT

Reference: **Historic Thaynes Mine Building – Structural Investigation**
Park City, UT

Gentlemen,

Pursuant to your request I have conducted a site investigation on the above-referenced building. This investigation was performed after a significant amount of damaged structure had been removed following the major structural collapse in 2023. The purpose of my investigation was to observe the condition of the remaining standing walls in the Hoist Room and surrounding areas, assess what existing structure can remain and be re-used for reconstruction, and to provide recommendations for reconstruction of this historic structure.

Observations & Findings

1. The damaged roof structure had been removed from the majority of the building or was pushed aside in other areas at the time of observation. The damaged steel was removed and stockpiled on the side of the building.

2. Wall framing in the Hoist Room remained standing around the perimeter but the walls were out-of-plumb and showed signs of some minor damage. They consisted of a steel channel "wind girt" framing supported by steel columns with wood infill studs between. The raised foundation walls appeared to be in adequate condition with no significant cracking. Precautions had been taken by the contractor to partially brace these walls for the upcoming snow season and additional measures were suggested during our site visit.

3. It is my professional opinion that the above-mentioned walls can be repaired and re-used to enclose the structure and maintain the historic appearance if reconstruction of the roof structure is anticipated. The repair work may entail providing additional structure as needed to strengthen the walls where the existing steel had been compromised. Wood infill framing and tin siding may also require repair.

4. The building walls and roof between the hoist house and the headframe have collapsed, were badly damaged, and had been removed in some of the worse areas. Also, the foundation walls supporting the framed walls were compromised with significant separations in wall due to differential settlement of the underlying soils. It is my opinion that this structure cannot be salvaged for reconstruction.

Restoring the Structure

Due to some immeasurable attributes of the building, such as its unique historic nature and the public's desire to preserve such treasures of our past, it is recommended that reconstruction of the Hoist Room building be considered. Reconstructing the roof structure and attaching it to the existing (but upgraded) walls is feasible.

The following is a brief scope of work required for restoring the structure:

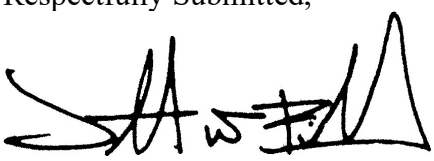
1. Rebuild the gable roof structure using steel beams and steel channels similar to the original structure. Due to limited access to site, placing steel beams in lieu of the original clear span trusses is recommended.
2. The existing steel columns in the wall were investigated and were found adequate to support current snow loading for clear spanning the roof structure. However, it may be easier to place new interior columns at the center of span to reduce the length of steel by creating two spans for the main beams instead of one lengthy span.
3. Repair and upgrade the existing walls with attachment to the new roof structure.
4. Place new structural steel deck and cover with the existing tin roofing material like what is currently being performed on the Silver King Mine Building.

Conclusion

The existing walls of the Hoist Room can be repaired and salvaged while the remaining structure is unsalvageable. Reconstruction of the Hoist Room roof is very feasible. Reconstructing other parts of the building will be much more costly.

I appreciate this opportunity to provide you with this report and trust that it meets your needs. Please call if you have any questions or require further clarification.

Respectfully Submitted,



Jonathan (JR) Richards, P.E., S.E.
Utah License #157777

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Planning Department

August 7, 2024

Park City Historical Society, Inc.
Morgan Pierce, Applicant's Representative

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	Parcel PCA-S-98-PCMR Park City Mountain Resort Thaynes Mine Site
Zoning District:	Recreation and Open Space Sensitive Land Overlay
Application:	Determination of Significance Material Deconstruction
Project Number:	PL-24-06188
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	August 7, 2024
Project Summary:	The Applicant proposes Material Deconstruction to remove the historic roof materials from the Thaynes Hoist House, including the 1937 form and later additions to the Hoist House.

Action Taken

On August 7, 2024, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction to remove historic roof materials of the Thaynes Hoist House, the 1937 form and the later additions, according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Thaynes Mine Site is designated a Significant Historic Site on Park City's Historic Sites Inventory and is associated with the Mining Decline & Emergence of Recreation Industry Era (1931-1962). According to the Historic Site Form, the Silver King Coalition Mining Company dug a shaft in 1934 to access its western

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ground, explore for ore, provide ventilation for the Spiro Tunnel, and allow for removal of waste rock from the mine. They did not find ore in this location, and mining operations ceased in the 1940s. The site included a two-story boarding house (collapsed prior to 2009), a 1937 Hoist House that was later expanded with a change room and showers, a headframe, accessory buildings, and a Conveyor Gallery.

2. According to the Applicant's submittal, the Thaynes Shaft was operated as part of the Silver King Coalition mining operations between 1939 and 1949. In 1949, "a mine workers strike shut down the mining operations." In 1953, the Silver King Coalition Mines Company and Park Utah Consolidated Mines Company merged to form the United Park City Mines Company, and focused mining operations on Daly West, Judge, and Ontario facilities. "Thereafter the Thaynes Mine facilities provided ventilation and access for the Spiro Tunnel and connected mine openings."
3. Decades after mining operations ceased, the Thaynes Mine Site provided a short-lived secondary use. In the mid-1960s, skiers would ride in underground rail cars from the Spiro Tunnel to the Thaynes shaft to be lifted 1,750 feet up by the Thaynes Hoist to access the slopes, an alternative to the ski lifts that operated for four years.
4. The designated Historic Sites within the Thaynes Mine Site include:
    a. A Conveyor Gallery
    b. The Hoist House
    c. A Fire Hydrant Shack
5. A large, two-story boarding house (collapsed sometime prior to 2009), Accessory Buildings, and a Pump House were associated with the Thanyes Mine Site but are not designated Historic Structures.
6. On March 25, 2015, the Planning Commission approved a Conditional Use Permit for the construction of a gondola to interconnect Park City Mountain Resort and the Canyons Resort. Permit Condition of Approval 4 required the Resort "to take actions regarding the Historic Mining Structures on property owned or leased by the Resort."
7. On September 15, 2016, Park City Municipal and VR CPC Holdings, Inc. (Park City Mountain Resort), entered a Memorandum of Understanding to outline an annual process, prioritization of projects, and funding for the preservation of the Historic Mining Structures.

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8. The Resort provided a 2015 *Preservation Plan for Selected Historic Mining Structures* prepared by SWCA. The Memorandum identifies Gold Sites, priority sites, which include the Thaynes Mine Hoist House and Conveyor Gallery.
9. The Applicant and Friends of Ski Mountain Mining History have completed extensive work on the Thaynes Mine Site, including the rehabilitation of the Conveyor Gallery in 2020.
10. The Applicant now requests the Historic Preservation Board approve Material Deconstruction to remove the roof materials of the Thaynes Hoist House, now collapsed, to protect as many remaining historic materials as possible and to prevent further damage to the structure.

Material Deconstruction

11. The Historic Preservation Board reviews Applications for Material Deconstruction involving any Structure designated to the Historic Sites Inventory proposing removal of historic materials to accommodate structural upgrades pursuant to LMC Section 15-11-12.5.
12. The Applicant proposes removing the collapsed historic roof of the Hoist House, including the 1937 Hoist House form and later additions. Removal of the historic roof will allow the Applicant to:
    a. Remove and store on site the collapsed Hoist House roof materials this fall.
    b. Complete asbestos removal and mitigation in the Hoist House this fall.
    c. Temporarily stabilize the original 1937 Hoist House walls to protect them during the 2024-2025 winter.
    d. Complete an engineering evaluation of the Hoist House to determine required long-term stabilization that will support rehabilitation and a new roof, including evaluation of the 1937 form and additions to the Hoist House.
    e. Remove the materials deconstructed and stored on site in 2025.
    f. Rehabilitate the Hoist House and replace the roof in 2026.
13. All required materials, including an engineer's report, cannot be obtained due to the collapsed roof and inability to safely access the Hoist House. Additionally, once the collapsed roof is removed, the asbestos abatement must be completed. At that time, all required materials, including the engineer's report, can be obtained.

Conclusions of Law

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1. The proposed Material Deconstruction of the historic roof materials associated with the Hoist House complies with LMC Section 15-11-12.5 *Material Deconstruction*, as conditioned below.

Conditions of Approval

1. Upon completing removal of the Hoist House roof and completing asbestos mitigation, the Applicant shall complete:
    a. Exterior and interior photos showing the existing conditions of the Hoist House, including the 1937 form and later additions.
    b. As-built drawings, including measured drawings for the elevations, floor plans, sections, materials, and details of the Hoist House drawn at quarter-inch scale, including the 1937 form and later additions.
    c. An evaluation of existing materials and construction details of any innovative or problematic structural or mechanical systems that are incorporated into the building, including the 1937 form and later additions.
    d. Completion of an engineer's report outlining required stabilization for the rehabilitation of the Hoist House, including the 1937 form and later additions, submitted for Chief Building Official and Planning Director review. The Applicant shall return to the Historic Preservation Board to provide an update upon completion of the engineer's report.
    e. Construction details drawn to an approved scale, along with manufacturer's cut sheets for proposed windows and doors.
    f. Completion of a Physical Conditions Report and Historic Preservation Plan for review by the Chief Building Official and Planning Director.
    g. The Applicant shall preserve as many materials as possible that are associated with the 1937 Hoist House form and later additions, while stabilizing the 1937 Hoist House form and later additions to provide a safe working environment for the completion of asbestos mitigation, an engineer's report, and stabilization and rehabilitation of the structure.
    h. The Applicant shall preserve the Accessory Building and ancillary structures associated with the 1960s ski operations for future Historic Preservation Board review and discussion, with possible nomination for listing to the Park City Historic Sites Inventory.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Signed by:
Randy Scott
E03B13EA71084C7...

8/7/2024

Randy Scott, Historic Preservation Board Chair