PUBLIC NOTICE IS HEREBY GIVEN that the City Council of Park City, Utah will hold its Planning Department Administrative Hearings at the for the purposes and at the times as described below on Friday, December 18, 2020.

Regular Agenda

341 Ontario Avenue - Extension of Historic District Design Review Approval
341 Ontario Ave - HDDR Memo
Exhibit A: Submitted Plans
Exhibit B: Historic Site Inventory Form

A majority of City Council members may meet socially after the meeting. If so, the location will be announced by the Mayor. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the City Recorder at 435-615-5007 at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

*Parking validations will be provided for Council meeting attendees that park in the China Bridge parking structure.
Historic District Design Review
Administrative Hearing Memo

Subject: Historic District Design Review
Application: PL-20-04652
Author: Caitlyn Barhorst
Date: December 18, 2020
Type of Item: Administrative Public Hearing Memo

Description
Applicant: Matthew Day
Location: 341 Ontario Avenue
Zoning District: Historic Residential (HR-1) District
Historic Designation: Significant
Reason for Review: Land Management Code (LMC) § 15-11-12 Historic District or Historic Site Design Review, and LMC § 15-11-12.5(A)(1)

Zoom Meeting Information
URL: https://us02web.zoom.us/j/82031152016
Meeting ID: 820 3115 2016
Meeting Date: December 18, 2020*
Meeting Time: 12:00pm MST

Executive Summary
The Applicant has submitted an Extension of Approval application for the Historic District Design Review approval dated June 14, 2019 (PL-15-02687). The Planning Department is currently reviewing the project for compliance with LMC § 15-13 Design Guidelines For Historic Districts and Historic Sites.

Background
On October 1, 2020, the Planning Department received a complete Historic District Design Review application. The property located at 341 Ontario Avenue is designated as Significant of the Park City Historic Sites Inventory (HSI) (see Historic Site Form). The subject property is located in the Historic Residential (HR-1) Zoning District.

Exhibits
Exhibit A: Submitted Plans
Exhibit B: Historic Site Inventory Form

*Please submit any public comment to caitlyn.barhorst@parkcity.org prior to the meeting, during the meeting, or by using the “eComments” link under “Upcoming Events” on the Current Public Meeting Listen Live page for this meeting.
The above drawings and specifications and the ideas, designs, and arrangements represented thereby are and shall remain the property of Jaffa Group, on part thereof shall be copied, disclosed to other or used in connection with any other work or project by any other person for any purpose other than the specific project for which they have been prepared and developed without the written consent of Jaffa Group. Visual contact with these drawings shall constitute conclusive evidence of these restrictions.

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By building these plans the contractor understands that there may be errors contained in this set, and will not hold this office liable for any oversights or errors and will notify this office of any errors that arise during construction.

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JAFFA GROUP
1960 SIDEWINDER DR., STE#101
PARK CITY, UT 84060
(435) 615-6873

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Park City, UT 84060
(435) 615-6873

6/15/2020 11:45:46 AM

Scale:

Drawn by: Author

Existin G Miner's Cabin

As-Built Drawings

Day Residence

341 Ontario Ave. - Park City, UT

Day Residence

As-Built Drawings

Sparand+Mooney Architecture

A0.6

Not for Construction
EXISTING ASPEN TO BE REMOVED

*SIGNIFICANT VEGETATION REMOVED TO BE REPLACED IN KIND*

EXISTING DECK TO BE RESTRUCTURED—NEW IPE WOOD DECK

WATER CATCHMENT TANK

LANDSCAPE LEGEND

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GENERAL NOTES:

*SEE McNEIL ENGINEERING CIVIL PLANS FOR ALL GRAADING, DRAINAGE, UTILITIES, & RETAINING WALL INFORMATION*

*ANY SIGNIFICANT VEGETATION REMOVED MUST BE REPLACED IN KIND*

PERENNIAL AREAS TO HAVE NETAFIM OR SIMILAR DRIP IRRIGATION SYSTEM

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(435) 615-6873

6/15/2020 11:47:03 AM

SCALE: As indicated

DRAWN BY: DK

ARCHITECTURALLY LICENSED SCOTT LEBLON JAFFA
No. 271087 E. OF UTAH STATE

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[Graphic representation of a building plan with various dimensions, materials, and notes for construction.]
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**NOT FOR CONSTRUCTION**
HISTORIC SITE FORM - HISTORIC SITES INVENTORY
PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:
Address: 341 Ontario Avenue  AKA: 337 Ontario Ave
City, County: Park City, Summit County, Utah  Tax Number: PC-451-A
Current Owner Name: Michael Demkowicz  Parent Parcel(s):
Current Owner Address: PO BOX 2774, Park City, Utah 84060-2774
Legal Description (include acreage): LOT 22, BLK 54 PARK CITY SURVEY; 0.04 ACRES.

2 STATUS/USE

Property Category  Evaluation*  Reconstruction  Use
☑ building(s), main  ☐ Landmark Site  ☐ Permit #:  Original Use: Residential
☐ building(s), attached  ☐ Significant Site  ☐ Full  ☐ Partial
☐ building(s), detached  ☐ Not Historic  ☐ Partial
☐ building(s), public
☐ building(s), accessory  ☐ Significant Site  ☐ Full
☐ structure(s)  ☐ Not Historic  ☐ Partial
☐ building(s), accessory  ☐ Landmark Site  ☐ Partial
*National Register of Historic Places: ☑ ineligible  ☐ eligible
Listed (date: )

3 DOCUMENTATION

Photos: Dates  Research Sources (check all sources consulted, whether useful or not)
☑ tax photo:  ☐ abstract of title  ☑ city/county histories
☑ prints:  ☐ tax card  ☐ personal interviews
☐ historic: c.  ☐ original building permit  ☐ Utah Hist. Research Center
☐ measured floor plans  ☐ sewer permit  ☐ USHS Preservation Files
☐ site sketch map  ☐ Sanborn Maps  ☐ USHS Architects File
☐ Historic American Bldg. Survey  ☐ city directories/gazetteers  ☐ Park City Hist. Soc/Museum
☐ original plans:  ☐ census records  ☐ university library(ies):
☐ other:  ☐ biographical encyclopedias  ☐ other:
☐ other:

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-Parlor  No. Stories: 1
Additions: ☑ none  ☐ minor  ☐ major (describe below) Alterations: ☐ none  ☐ minor  ☑ major (describe below)
Number of associated outbuildings and/or structures: ☐ accessory building(s), # _____; ☐ structure(s), # _____.
General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation  Date: 12-2008
Good (Well maintained with no serious problems apparent.)

Fair (Some problems are apparent. Describe the problems.):

Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

Uninhabitable/Ruin

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

Site: House sits well below roadway, faces southwest (toward town).

Foundation: Not verified.

Walls: Drop siding.

Roof: Gable roof form sheathed in asphalt shingles.

Windows/Doors: Double-hung sash type flanking a center door—near symmetrically placed on primary façade.

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

Location: ☑ Original Location ☐ Moved (date __________) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates—known or estimated—when alterations were made):  This one-story frame hall-parlor type house has been altered over time. The 1907 Sanborn Insurance map, the c. 1940 tax photo, and 1995 photograph suggest a gable roof with a full-width extended shed roof front porch. The tax photo shows the porch supported by open latticework wooden columns that have replaced the original porch supports and the 1995 photo shows simple square columns—also in the photo, the porch appears to be near collapse. The gable dormers set symmetrically on the primary façade were constructed between c. 1940 and 1995 and the oriole window on the northwest elevation was constructed before 1995. The changes are significant and diminish the site’s original historic character.

Setting (The physical environment—natural or manmade—of a historic site. Describe the setting and how it has changed over time.): The setting of the subject site is unchanged from what is seen in early photographs and what is suggested by the Sanborn Insurance maps. The overall setting, however, has bee altered by the construction of an extremely large dwelling to the southeast.

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

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

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the alterations to the main building diminish its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places, but the site meets the criteria set forth in Chapter 15-11 for designation as a Significant Site.

5 SIGNIFICANCE

Architect: ☑ Not Known ☐ Known: (source: ) Date of Construction: c. 1900

Builder: ☑ Not Known ☐ Known: (source: )
The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:
   - □ Settlement & Mining Boom Era (1868-1893)
   - ☑ Mature Mining Era (1894-1930)
   - □ Mining Decline & Emergence of Recreation Industry (1931-1962)

   Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

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

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

6 PHOTOS

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

Photo No. 5: Southwest elevation. Camera facing northeast, tax photo.

¹ From “Residences of Mining Boom Era, Park City - Thematic Nomination” written by Roger Roper, 1984.