



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
November 1, 2023**

The Historic Preservation Board of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually. [Click here](#) for more information.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from October 4, 2023

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. PUBLIC COMMUNICATIONS

5. REGULAR AGENDA

- 5.A. **2024 Regular Meetings** - Consideration to Adopt the Historic Preservation Board Regular Meeting Dates for 2024
(A) Action
- 5.B. **1003 Norfolk Avenue - Material Deconstruction** - The Applicant Seeks Approval for Material Deconstruction for a Portion of a Landmark Historic Structure to Facilitate the Construction of a Rear Addition in the HR-1 Zoning District. PL-23-05845
(A) Public Hearing; (B) Action
- 5.C. **844 Empire Avenue - Material Deconstruction** - The Applicant Seeks Material Deconstruction Approval to Construct a Side Addition on a Significant Historic Structure in the Historic Residential - 1 Zoning District. PL-22-05350
(A) Public Hearing; (B) Action
- 5.D. **218 Sandridge Road - Material Deconstruction** - The Applicant Seeks Material Deconstruction to Remove Approximately 200 Square Feet of the Original 1889 Roof Form and a 1941 Roof Addition to Accommodate the Construction of an Addition to a Significant Historic Structure located in the Historic Residential - 1 Zoning District. PL-23-05692
(A) Public Hearing; (B) Action
- 5.E. **2024 Preservation Awards** - The Historic Preservation Board will Review Proposed Nominations for the 2024 Preservation Awards and Select Award Recipients.

6. WORK SESSION

- 6.A. **Historic District Design Guideline Illustrations** - The Historic Preservation Board will Review Draft Amendments to the Standards Adopted in Chapter 15-13: Design Guidelines for Historic Districts and Historic Sites of the Land Management Code.

7. ADJOURNMENT



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD MEETING
MARSAC MUNICIPAL BUILDING
COUNCIL CHAMBERS
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH
MINUTES OF OCTOBER 4, 2023**

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Lola Beatlebrox (via Zoom), Puggy Holmgren, John Hutchings, Alan Long, Jack Hodgkins

PLANNING COMMISSION MEMBERS IN ATTENDANCE: Sarah Hall-Chair, John Frontero, Bill Johnson, Henry Sigg, Rick Shand, Christin Van Dine

EX OFFICIO MEMBERS: Rebecca Ward, Assistant Planning Director; Caitlyn Tubbs, Senior Historic Preservation Planner; Planning Technician, Jaron Ehlers; Mark Harrington, City Attorney

1. ROLL CALL

In the absence of Chair Randy Scott, Board Member Douglas Stephens asked that a Mayor Pro Tempore be selected to run the meeting.

MOTION: Board Member Holmgren moved to APPOINT Board Member Stephens as Mayor Pro Tempore. Board Member Hutchings seconded the motion.

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

Mayor Pro Tem Stephens assumed the Chair and called the meeting to order at 5:00 p.m. He noted that this was a Joint Work Session with the Planning Commission. A roll call was conducted.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from September 6, 2023.

It was reported that neither Mayor Pro Tem Stephens nor Board Member John Hutchings were present at the September 6, 2023, Historic Preservation Board Meeting. As a result, both would abstain from the vote to approve the Meeting Minutes.

MOTION: Board Member Holmgren moved to APPROVE the Meeting Minutes from the September 6, 2023, meeting. Board Member Hodgkins seconded the motion.

VOTE: The motion passed with the unanimous consent of the Board, with Board Member Stephens and Board Member Hutchings abstaining from the vote.

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Assistant Planning Director, Rebecca Ward, reported that online streaming for the Historic Preservation Board Meeting was not working but the Zoom link was. The Zoom recording will be uploaded after the meeting concludes. Planning Technician, Jaron Ehlers, reiterated that livestreaming through CivicPlus was not working but Zoom was. It was possible for those interested to access the meeting via the Zoom link on the Listen Live page found on the Park City website. There were no additional communications.

4. PUBLIC COMMUNICATIONS

There were no public communications.

5. PLANNING COMMISSION AND HISTORIC PRESERVATION BOARD JOINT WORK SESSION

- A. Temporary Winter Balcony Enclosure Pilot Program – The Historic Preservation Board and Planning Commission will hold a Joint Work Session to Review the Temporary Winter Balcony Enclosure Pilot Program that Allows for Non-Historic Balconies in the Historic Commercial Business District to be Enclosed from November 15 through April 30 and Make a Recommendation to the City Council on Prospective Changes to the Program. GI-22-00487.**

Senior Historic Preservation Planner, Caitlyn Tubbs, reported that the Joint Work Session between the Historic Preservation Board and the Planning Commission pertained to the Temporary Winter Balcony Enclosure Pilot Program. The program was enacted by the City Council in 2016. The balcony enclosures were permitted on non-historic structures within the Historic Commercial Business (“HCB”) Zone between November 15 and April 30 each year. The balconies need to be existing. Each year interested property owners need to obtain an Encroachment Agreement from the Council. The program language was shared as enacted in the Land Management Code.

Planner Tubbs reiterated that the Temporary Winter Balcony Enclosure Pilot Program is only permitted in the HCB Zone. She shared an aerial image and explained that the blue sections shown were the HCB Zone. Out of all of the properties in that zone, there were four that complied with the requirements and would qualify for a temporary winter balcony enclosure. So far, one property has utilized the pilot program provisions.

Planner Tubbs reported that the pilot program was originally launched in 2016. It began as a three-year program and was extended a few times. It was set to expire on April 30, 2024. Staff brought the item before the Historic Preservation Board and Planning Commission multiple times to gather feedback and determine if there was a desire to continue, expand, or alter the program in some manner.

In June 2023, when Staff held a Work Session with the Historic Preservation Board, the Board requested that a Joint Work Session be held between the Historic Preservation Board and the Planning Commission. That was the reason for the current Work Session.

The only property that had utilized the provisions of the Temporary Winter Balcony Enclosure Pilot Program was 540 Main Street. Planner Tubbs shared sample images to show the property with the balcony enclosure and without the balcony enclosure. Images of a temporary tent were shared, which had previously been utilized on the same property during the winter dining season. There had been some questions from the Board and Commission about whether those tents were still permitted. Planner Tubbs confirmed that tents were permitted with annual permits. There had been discussions about the aesthetics of temporary tents versus temporary balcony enclosures.

Since the inception of the program in 2016, Staff have shared concerns about enclosing balconies along Main Street. It was the professional opinion of Staff that balcony enclosures detract from the overall western appearance of Main Street and impact the historic character of the Main Street Historic District. Additionally, the balcony enclosures result in changes to the overall shapes, roof designs, projections, recesses, and solid-to-void ratios. The visual character of the original building was changed with the enclosure. Planner Tubbs also noted that the street wall was broken as a result of enclosures. There was a larger amount of solid space in the public right-of-way, which altered the pedestrian experience. Lastly, she explained that Staff was concerned that attachment or construction methods could cause damage to historic materials.

During prior Work Sessions, the feedback Staff received from the Historic Preservation Board indicated that the Board was generally supportive of continuing the program temporarily. The Historic Preservation Board was also supportive of incorporating a design review that utilized the currently adopted design regulations. However, multiple Board Members had expressed concerns in the past that the current enclosure was too contemporary for the setting. There were additional concerns expressed about temporary tents and the overall impact of those temporary structures on the Main Street Historic District. There was no support for permanent or year-round enclosures.

During prior Work Sessions, the feedback Staff received from the Planning Commission indicated that there was split support for the program. The majority of Commissioners wanted to discontinue the pilot program while those in support wanted there to be stronger guidelines and stronger enforcement measures. At the Planning Commission level, there was no desire to expand the program to allow for permanent enclosures. Additionally, the Planning Commission pointed out that the program had only been utilized by one

property, which meant there was not a lot of public interest in the program. The Commission had concerns about the design standards for tents, yurts, and alp englobes, and was interested in revisiting those requirements should the program move forward.

Planner Tubbs presented a list of questions to the Historic Preservation Board and Planning Commission. The intention was to have a joint discussion and receive feedback. Staff asked for a formal recommendation about the pilot program so that could be shared with the City Council, as previously requested. The first question was as follows:

- Does the Historic Preservation Board or Planning Commission want to allow permanent enclosures of non-historic balconies in the Main Street District?

Neither the Historic Preservation Board Members nor the Planning Commissioners present were supportive of permanent enclosures. A question was raised about what would happen if there was a fire inside a building and whether those sitting on the balcony would be able to exit safely. Planner Tubbs explained that when one of the balcony enclosures was approved through the Encroachment Agreement with the City Council, there was a Building Permit required. As part of that, there was a fire review and inspection.

There was discussion about the other three properties that could participate in the Temporary Winter Balcony Enclosure Pilot Program if desired. Planner Tubbs reported that the other three properties that were eligible for a balcony enclosure included 352 Main Street, 501 Main Street, and 577 Main Street. The City had not heard from any of the other potential applicants and only 540 Main Street currently participates in the program. She noted that the City had heard from Historic Park City Alliance and the owner of 540 Main Street. Both were in support of continuing the program and continuing the use of the balcony enclosure at Riverhorse on Main, located at 540 Main Street.

Board Member Beatlebrox believed the square footage of the balconies needed to be considered. Planner Tubbs did not have the exact square footage available but offered to obtain that information and report back. Commissioner Frontero wondered why that was significant. Board Member Beatlebrox explained that during the last discussion on the matter, it was noted that the significant square footage made it advantageous for the property owner to have balcony seating available.

Commissioner Sigg assumed that a balcony was differentiated from a rooftop. Planner Tubbs confirmed this. She noted that the provisions apply to second-floor balconies but not to rooftop dining areas or ground-level dining areas. Commissioner Shand believed the enclosure extended into the City right-of-way. A rooftop would be within the envelope of the building. Planner Tubbs explained that typically the rooftops are within the building envelope but there are rare instances where buildings are constructed over property lines and portions extend into the public right-of-way. Any encroachment into the right-of-way requires an Encroachment Agreement.

The next two questions for Board Members and Commissioners were read aloud:

- Would the Planning Commission and Historic Preservation Board recommend that the pilot program continue in its current capacity and be reviewed at a later date?
- Would the Planning Commission and Historic Preservation Board recommend that the temporary enclosure continue as a permanent, not pilot, program?

Planning Commission Chair, Sarah Hall, noted that the Planning Commission has already made a recommendation on the matter. A question was raised about connections made to historic materials. Planner Tubbs noted that the owner of Riverhorse on Main was present at the Joint Work Session. It would be possible to ask about the connections. The Commissioners asked about the seasonality of the Temporary Winter Balcony Enclosure Pilot Program. Planner Tubbs reported that there is a seasonal component to the approval. After the most recent Encroachment Agreement of 2019, the COVID-19 pandemic hit. There was different guidance given on enforcement measures at that time. Now that the pandemic was more controlled, the provisions were being looked at.

Mayor Pro Tem Stephens asked what the Planning Commission's recommendation was. Planner Tubbs reported that there was split support for the program. She believed the vote was 4-to-3. The majority of the Commissioners favored the discontinuation of the program. Those who were still in support desired stronger design guidelines and enforcement measures. Mayor Pro Tem Stephens wanted to see the program either become a permanent program or end. He did not necessarily believe it made sense to have a long-term temporary program. If it were to become a permanent program, he believed there should be stronger rules and regulations determined.

Board Member Holmgren has been in favor of the Temporary Winter Balcony Enclosure Pilot Program since the beginning. She preferred the balcony enclosure to a tent. She did not believe the continuation of the program would take away from Main Street. She lives in Old Town and works on Main Street. As a result, she was very familiar with the area. Ultimately, Board Member Holmgren believed it would be best to have a permanent seasonal program in place rather than a temporary one.

There was agreement that the program should become permanent or end. The tent look was not ideal, and it would be better to implement some strict guidelines about what the balcony enclosures looked like. It was noted that the program could have stricter, more defined standards. Board Member Hodgkins agreed with many of the comments shared. He did not believe the balcony enclosure detracts from the historic buildings that 540 Main Street abuts.

Commissioner Van Dine agreed that a decision needs to be made about the future of the program. It did not make sense for a pilot program to continue indefinitely. Having more control over what the design regulations were made sense. She understood from a business perspective that there was a desire to accommodate more people during the

winter months, but there needed to be a fine or something similar to ensure that the temporary balcony enclosures were taken down by the pre-determined date.

Commissioner Frontero believed the temporary balcony enclosure was not compliant because it is bolted to the brick buildings. In addition, it is not compliant because the enclosure was not taken down in time. It seemed to him that the one applicant who utilizes the program is doing so in a non-compliant manner. Also, the fact that only one restaurant decided to participate in the program was of concern. It is not popular and exists to accommodate one business on Main Street. For those reasons, he was not supportive of the program continuing.

Board Member Beatlebrox referenced some of the previous Historic Preservation Board discussions and noted that 540 Main Street has a larger balcony than most buildings. This makes it more advantageous for the property owner to participate in the program. When thinking about the temporary summer decks on Main Street, they are far more intrusive than the temporary balcony enclosure. There are several businesses that increased their footprints in the summer with temporary structures. As a result, it seemed fair to allow the temporary enclosure to be used. There was discussion about the temporary structures being seen during the summer months.

Commissioner Sigg did not believe this was something that needed to be revisited repeatedly. He felt there should be some sort of permanent policy in place. Design guidelines are important. He was opposed to adhering anything to adjacent buildings. Board Member Long was opposed to any commercial enterprise trying to create more business at the expense of the aesthetics of Park City, whether it was permanent or temporary. He did not believe this scenario was a fair trade-off for the City. The intention was to preserve the character and the feel of the Main Street Historic District.

Commissioner Johnson suggested the program be allowed to continue for another five years as long as the design guidelines are adhered to, and everything remains in compliance. After that, there could be additional discussions about whether the program should be permanent or ended. He noted that the anchoring was removed from the two historic structures, which was positive. There was a desire to see consistent compliance with the pilot program regulations.

Commissioner Shand noted that he is a new member of the Planning Commission and was not involved with the original discussion on the Temporary Winter Balcony Enclosure Pilot Program. It seemed that most people on the Historic Preservation Board and most on the Planning Commission are not in favor of permanent structures. Some were agreeable to extending the program to allow for temporary structures. There was currently only one business using the temporary structure, but the issue seemed to be that it was not a temporary structure as it was not taken down by April 30. Perhaps what should be discussed was the fact that the business had been allowed to have a temporary enclosure, but it had become a more permanent enclosure. He wanted to understand

why the temporary balcony enclosure had not been taken down on time. Mayor Pro Tem Stephens felt that was something for Code Enforcement to address.

Mayor Pro Tem Stephens felt the Historic Preservation Board needed to look at the Temporary Winter Balcony Enclosure Pilot Program in terms of how it impacts preservation and the historic structures on Main Street. Issues of economics were better left to the City Council than the Board. He asked that when a recommendation is made the Board Members consider what the Board was intended to do. He believed it was important to think about design guidelines. In his view, the design guidelines should not be different for a temporary structure than for a year-round structure. If it is not possible to meet the guidelines, this might indicate that the program should end.

Planner Tubbs shared information about temporary tent structures. She reported that tents were allowed as temporary structures and could remain for six weeks with a permit. It is normally handled through an administrative permitting process. Staff received feedback from both the Historic Preservation Board and the Planning Commission involving concerns about the standards for tents and yurts. If both groups want to give direction to Staff to look into them further, that could be done. It was noted that the majority of the Commission previously asked to revisit temporary tent structures.

The next question posed to the Board and Commission was as follows:

- If the program becomes a permanent fixture, meaning there would be seasonal enclosures, but the program would be permanent within the City, what would the ideal design review process look like moving forward?

Mayor Pro Tem Stephens believed it would make sense for there to be the typical Historic District Design Review ("HDDR") process. Consistency was necessary. Planner Tubbs posed one final question to the Board and Commission, which was as follows:

- Have any sentiments changed upon hearing comments and feedback from other Board Members or Commissioners?

Planner Tubbs believed that based on the feedback received, the majority of the Historic Preservation Board and Planning Commission were comfortable moving forward with a formal recommendation to continue the program as a permanent fixture with the seasonality component included. Mayor Pro Tem Stephens did not necessarily want to recommend that as he felt it might make sense to address that question at a City Council level. It seemed that no one wanted this to continue as a pilot program, but he was not certain whether that meant it should become permanent or end. There were a lot of different factors involved, which included the design review process.

Board Member Beatlebrox wondered if it would be helpful for the Board to review a set of guidelines at the next Historic Preservation Board Meeting. It might be better to react to

something concrete. Planner Tubbs stated that it was something Staff could share if that was the direction the Historic Preservation Board preferred.

Planner Tubbs reported that a Work Session was held with the City Council in December 2022. The Council asked that the Historic Preservation Board and the Planning Commission forward a recommendation about whether the City should continue to allow the temporary enclosed balconies. However, if there was additional information that was needed to continue the discussions, that could be obtained. Board Member Beatlebrox noted that the recommendation to the City Council could state that guidelines were being explored for a seasonal program. Mayor Pro Tem Stephens was not sure why the design guidelines would differ from the HDDR process.

Assistant Director Ward explained that when the City Council initiated the pilot program, the Code was amended. The process for the temporary winter balcony enclosure already exists within the Code and includes the permitted dates for the temporary enclosure. The Design Guidelines were addressed separately through the Encroachment Agreement. She wondered if there was a desire to reference the HDDR process and expand the language to include other temporary structures. Mayor Pro Tem Stephens thought it made sense. Currently, the guidelines only come into play because of the encroachment onto City property. He felt those should apply to all properties.

Planning Commission Chair Hall noted that the Planning Commission had not forwarded a recommendation to continue the pilot program. Her understanding was that the Historic Preservation Board wanted to forward a recommendation to continue the program in some manner. Planner Tubbs explained that the City Council wanted a recommendation from both the Historic Preservation Board and Planning Commission as to whether the City should continue to allow the enclosed balconies temporarily. Right now, that Code has been enacted. If the recommendation was that the City should not allow the enclosures, that direction was needed to amend the Code. If the recommendation was that the use should be allowed to continue with some additional design standards, the code would need to be amended to include those design standards.

Planning Commission Chair Hall wondered if the purpose of the Joint Work Session was to reach a consensus about the recommendation. City Attorney, Mark Harrington, explained that the City Council wanted more formality in the recommendation. There was a desire to have clarity about the desires of the Board and the Commission as well as for a formal vote on the Temporary Winter Balcony Enclosure Pilot Program. The Historic Preservation Board asked for an opportunity to speak to the Planning Commission to better understand their perspective. He believed that had been done. Attempting to address all temporary structures could complicate matters as it seemed there was a broad level of consensus about the pilot program. He cautioned those present from aligning the recommendation with any desire to tighten the design guidelines for temporary structures in general. Specificity would be preferable.

Attorney Harrington suggested that the Board and Commission decide whether there was a desire for the Temporary Winter Balcony Enclosure Pilot Program to continue. If so, he asked them to consider whether there was a desire for the balcony enclosure to be more aligned with the design guidelines. It was important to answer the main questions rather than consider additional items, such as temporary structures within the City. The Planning Commission needed to determine whether the majority was still against the program or whether the majority was now more aligned with the position of the Board. If there was a certain degree of consensus, it would be possible to vote during the meeting.

Planning Commission Chair Hall believed this was a policy decision. It would be possible for the Board and Commission to review the background information, but it would ultimately be up to the City Council to make the final policy decision. Since no new information had been shared since the last meeting, she was not sure that another vote on the matter was needed from the Planning Commission. She reminded those present that the Planning Commission had already made a recommendation on the program. It was ultimately a negative vote, but a close vote, and she felt that vote should stand.

Discussions were had about whether an additional vote should take place. Mayor Pro Tem Stephens pointed out that this was a Joint Work Session and normally there were no votes conducted during a Work Session. Attorney Harrington explained that the vote would involve direction to Staff. There were questions about where everyone stood on the issue. Planning Commission Chair Hall asked if there was a desire to stop the pilot program, continue the pilot program, or allow for a permanent seasonal program. Assistant Director Ward clarified that currently, the pilot program was in the Code. If the recommendation was to end the pilot program, and Land Management Code would need to be amended. The question was whether to leave the Land Management Code as it was or amend the language accordingly. Additional discussions were had about a vote.

Board Member Holmgren wondered if it was an issue to refer to the program as a pilot program. She believed that was bothering a lot of people. Assistant Director Ward stated that the City Council had continued the pilot program through April 30, 2024. If there was a desire to leave the code as it was but place another deadline on the program, that was something that could be added to the language. For example, in five years, there could be a reevaluation of the program. If the recommendation was to end the pilot program and continue to allow the use seasonally, the Code could remain as is.

Attorney Harrington explained that feedback was needed from the Historic Preservation Board and the Planning Commission. Mayor Pro Tem Stephens believed the City Council wanted guidance with regard to the Land Management Code as well as the Encroachment Agreement. Attorney Harrington noted that if there was a clear consensus to make the program permanent, there could be a longer-term Encroachment Agreement. With the pilot program, the owner needed to come back and ask for permission annually.

Board Member Hodgkins asked if more properties could qualify for the temporary balcony enclosures. Attorney Harrington noted that four properties currently could take advantage

of the program, but only one did at the moment. Only the four properties could participate unless the terms were modified. Those present further discussed whether a motion was necessary and how to approach the motion. Attorney Harrington suggested that the motion language focus on the potential continuation of the program, subject to seasonality and approved design guidelines.

MOTION: Board Member Hodgkins moved to CONTINUE the Temporary Winter Balcony Enclosure Pilot Program, with no recommended changes to the Land Management Code, requesting that Staff return with revised permanent temporary historic district guidelines for seasonal structures. Board Member Holmgren seconded the motion.

VOTE: Board Member Holmgren-Aye; Board Member Beatlebrox-Aye; Board Member Hutchings-Aye; Board Member Long-Nay; Board Member Hodgkins-Aye; Board Member Stephens-Aye. The motion passed by 5-to-1.

Planning Commission Chair Hall was not typically in favor of rehashing the same conversation without new information. She asked that Staff summarize the question being asked of the Planning Commission so a vote could be taken on the matter. There was discussion on whether there was a desire to continue the program. If the majority wanted there to be a sunset clause or revisitation in the next five years, that could be included in the motion language and the recommendation to the City Council. Planning Commission Chair Hall asked if the Commissioners wanted to see the seasonal balcony enclosure continue. If so, she wanted to know whether there was a desire for that to be a pilot program or permanent within the Land Management Code. Commissioner Frontero had not heard any new information. As a result, he still believed it was appropriate to end the pilot program and amend the Land Management Code. Commissioner Van Dine agreed with the comments shared by Commissioner Frontero.

Commissioner Sigg did not believe it should continue as a pilot program but felt it should be permanent with guidelines. To him, a pilot program was something experimental in nature. To continue it as a pilot program did not make sense to him. Planning Commission Chair Hall asked if he wanted to see the seasonal enclosures continue. Commissioner Sigg thought that the Historic Preservation Board was the appropriate body to evaluate that. His concern related to encroachment into the City right-of-way. He asked for a minute or two to further consider his position.

Commissioner Shand believed the Land Management Code should remain as it was. He was not opposed to a revisitation in five years so it could be reevaluated. There was not a desire to see a tent on any of the balconies. Commissioner Shand pointed out that there are only four buildings where a seasonal balcony enclosure is possible. He looked at the other buildings besides Riverhorse on Main and thought it was acceptable for those buildings to have approved seasonal enclosures. In general, he was in favor of leaving the Land Management Code and was not opposed to a revisitation timeline.

Commissioner Johnson wanted to stick to his original position and discontinue the program. After listening to some of the comments shared, he believed there was some flexibility. He thought it would be possible to continue the program for another five years. However, making the program permanent was not something he supported. Having some sort of revisitation was warranted in this instance. He reiterated that he was willing to be slightly more flexible given all of the comments that had been shared by others. Commissioner Frontero asked Attorney Harrington about how to best proceed. He questioned whether a sunset clause could be added. Attorney Harrington stated that it could be built into the Encroachment Agreement, or an amendment could be codified. It could be requested that the City Council extend the program for a longer period of time.

Attorney Harrington reported that there was a Code allowance. The only annual aspect of the process was the Encroachment Agreement. Commissioner Sigg was in favor of extending the program for a longer period of time and revisiting it at a later date. Planning Commission Chair Hall noted that the current Land Management Code allows for seasonal enclosures. It seemed that Commissioner Sigg agreed with the condition that Commissioner Johnson suggested previously, which was to continue the program for another five years based on an Encroachment Agreement.

Planning Commission Chair Hall believed there were three Commissioners in favor of continuing the seasonal enclosures with a proposal to add a five-year revisitation of the program. There seemed to be two Commissioners in favor of discontinuing the program.

MOTION: Commissioner Sigg moved to continue the Temporary Winter Balcony Enclosure Pilot Program, with a proposal that there be a five-year revisitation of the program. Commissioner Shand seconded the motion.

VOTE: Commissioner Johnson-Aye; Commissioner Shand-Aye; Commissioner Sigg-Aye; Commissioner Frontero-Nay; Commission Van Dine-Nay. The motion passed 3-to-2.

6. REGULAR AGENDA

A. 71 Daly Avenue Material Deconstruction – The Applicant Seeks Material Deconstruction Approval to Remove Approximately 375 Square Feet of Siding Material to Facilitate Construction of a Rear Addition. PL-22-05309.

Planner Tubbs presented the Staff Report and stated that the application was for Material Deconstruction at 71 Daly Avenue. The property was recognized as a Significant Historic Structure on the Historic Sites Inventory. It was constructed in the 1900s and is located within the HR-1 Zoning District. She shared a photo of the subject structure. In 2006, the structure was originally as far to the east on the rear of the lot as possible and was a few feet from the foot of the slope. In 2006, the property owner received approval to construct

a new foundation in front of the structure in order to relocate it mid-way on the lot. She shared an additional aerial photo to indicate the new location.

The applicant requested Material Deconstruction of a portion of the siding. Planner Tubbs received clarification from the applicant that the 300 square feet of siding on the rear of the structure would remain. She shared an image with the Board and explained that the area outlined in red would remain in place and be on the interior of the proposed addition. It would be painted, refinished, and utilized as an interior accent wall. The proposal was for the Material Deconstruction of approximately 20 square feet of siding in the rear to facilitate the installation of a new doorway to access the addition. The siding in the area was generally in good condition. There was some peeling paint, but the wood itself had not splintered or rotted in any way.

Additionally, the homeowner was looking to replace the doors and windows on the property. None of the existing windows or doors were original or historic to the structure, but all of the openings outlined in the presentation materials were. Staff recommended that the Historic Preservation Board review the proposal, conduct a public hearing, and consider approving the requested Material Deconstruction for 71 Daly Avenue.

Board Member Hutchings asked if the footprint of the current foundation would remain the same for the addition. Planner Tubbs reported that the applicant proposed to utilize the existing foundation for the addition. While the same foundation was proposed to be used, the interior floor plan of the proposed addition had changed from what was originally contemplated. Board Member Hodgkins believed that during previous discussions, the Board was told that the addition would not be visible from the street. He questioned whether that was still accurate. Planner Tubbs stated that the addition would be visible from the street since there would be a portion that extended above the ridgeline of the historic house. She referenced the proposed third-story pop-up section.

Board Member Hodgkins asked about the windows and doors that were proposed to be replaced. He understood that those were not historic but wanted to know how old they were. Planner Tubbs reported that those were from the 1970s and 1980s. She looked at those and it did not appear that the windows and doors had historic integrity. That being said, the openings themselves within the walls were original in location and size. As a result, those would be required to be maintained as the work moved forward.

Mayor Pro Tem Stephens opened the public hearing.

Richard Eyre reported that he has a landmark home next to the subject property. The original plans required there to be no visibility from the street, and he was concerned that it was proposed to change. It was important to pay attention to the details of the windows. He was curious about how to participate in the process as he wanted to encourage the City to protect the building as much as possible. Mayor Pro Tem Stephens believed that would involve working with Planning Staff during the HDDR process. Planner Tubbs could share details about that process following the Board Meeting. Mr. Eyre noted that

none of the neighbors in the immediate area received a notice about the proposed changes. Notice was only given when the sign went up on the property. Mayor Pro Tem Stephens suggested reaching out to the Planning Department about that.

There were no further public comments. The public hearing was closed.

MOTION: Board Member Hutchings moved to APPROVE the Material Deconstruction for portions of 71 Daly Avenue, which was 20 square feet, as well as the removal of the non-historic windows and doors, consistent with the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 71 Daly Avenue is a Significant Historic Structure on Park City's Historic Sites Inventory.
2. The home was originally constructed c. 1900 and is a T/L Cottage form.
3. In 1984, 71 Daly Avenue was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
4. On May 16, 2023, the Applicant submitted a full Historic District Design Review application for the proposed addition.
5. The Applicant proposes the Material Deconstruction of approximately 20 square feet of wall framing to facilitate the construction of a rear addition to expand the living area of the home.
6. Additions to Historic Structures shall be considered only on non-character-defining facades, usually tertiary facades.
7. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition to the rear of the Significant Historic Structure, subject to the Conditions of Approval below.
8. The Findings for "Complies" from the Analysis of Proposal sections of the Staff Report dated October 4, 2023, are incorporated herein by reference.

Conclusions of Law

1. The proposed addition is located on the tertiary façade of the Historic Structure (LMC §15-13-2(B)(4)(a)(2)).

2. The proposal to construct an addition complies with the requirements set forth in the Historic Residential (HR-1) District (LMC Chapter 15-2.2).
3. The proposal to construct an addition complies with the Design Guidelines for Historic Residential Sites (LMC §15-13-2(B)(4)).

Conditions of Approval

1. The Applicant is responsible for notifying the Planning Department and Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning review and approval/denial in accordance with the applicable standards prior to construction.
3. The Applicant must obtain Historic District Design Review approval prior to the issuance of a Building Permit.
4. An encroachment or access agreement is required for work conducted five feet or less from a lot line or having the potential to encroach on another property.
5. The Applicant is responsible for notifying the Planning and Building Departments if changes are made.
6. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
7. Any areas disturbed during construction surrounding the proposed work shall be brought back to their original state.
8. Deteriorated or damaged historic features and elements shall be repaired rather than replaced. Where the severity of deterioration or existence of structural or material defects requires replacement, the feature or element shall match the original in design, dimension, texture, material, and finish. The applicant must demonstrate the severity of deterioration or existence of defects by showing that the historic material safe no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition.
9. Should the Applicant uncover historic window and/or door openings that were not documented at the time of the Historic Preservation Board's review, the Applicant shall schedule a site visit with the Planning Department and determine if the opening should be restored. Any physical

evidence of lost historic window and/or door openings shall be documented, regardless of plans for restoration.

10. The Applicant shall provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to the issuance of a Building Permit.
11. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
12. In-line additions shall be avoided.
13. The Applicant shall provide fire suppression for the Historic Structure and new addition as required by adopted Building and Fire Codes.

The motion was seconded by Board Member Holmgren.

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

7. WORK SESSION

A. 2024 Preservation Awards – The Historic Preservation Board will Review Proposed Nominations for the 2024 Preservation Awards.

Planner Tubbs shared information about the annual Historic Preservation Awards. The 2024 nominees came from Planning Staff. She reported that members of Staff were asked about projects they have worked on in the Historic District. Staff nominated properties that excel in the field of historic preservation, sustainable preservation, and well-designed infill construction. There were four nominees. Planner Tubbs stated that the matter would return to the Historic Preservation Board at a future meeting.

Next steps were shared with Board Members, which included the Historic Preservation Board selecting the award winner on November 1, 2023. After that meeting, a Request for Proposals (“RFP”) would be issued for artists to commission an art piece of the winning structure. Between December 2023 and January 2024, there would be an Artist Selection Committee that would interview prospective artists and select an artist to create that piece. In May 2024, there would be an award ceremony with the City Council in honor of National Preservation Month. Planner Tubbs reviewed the four nominees:

- Alliance Caretaker’s Cabin:
 - Nominated as an example of sustainable preservation. The cabin had been sitting directly on the ground and was beginning to sag. Materials were starting to rot due to all of the water. Friends of Ski Mountain Mining History in conjunction with the property owner coordinated efforts to shore off the

walls and construct new pillar footings underneath so it did not sink further into the ground. The amount of historic material damaged was minimized.

- 909 Woodside Avenue:
 - There was an addition done to the rear of the structure and Staff determined that this was an excellent example of infill construction. From Woodside Avenue, for a significant portion of the width of the lot, it was not possible to see that addition. Staff thought that had been well executed and well constructed. The historic structure still remained on full display.
- Daly West Headframe:
 - This was a nominee last year, however, Staff still considered this to be an excellent example of well-executed rehabilitation. Although the structure itself had been relocated from the original site, it was still on the same property and still maintained its historic context.
- 901 Woodside Avenue:
 - The property was still under construction, but the methods of construction were gentle towards the historic materials and the structure was on display.

8. **ADJOURN**

MOTION: Board Member Hutchings moved to ADJOURN the Historic Preservation Board Meeting. Board Member Hodgkins seconded the motion.

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

The Historic Preservation Board Meeting adjourned at approximately 6:51 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board



Notice of a Regular Meeting Date, Time, and Location for Meetings of the Historic Preservation Board of Park City, Utah, for 2024

The regular meetings of the Historic Preservation Board shall be held on the first Wednesday of each month at the Marsac Municipal Building, 445 Marsac Avenue, Park City, Utah, at 5:00 p.m., except when there is no quorum, no pending business or the regular meeting date falls on a holiday.

1. Notice of Possible Electronic or telephone participation:
One or more members of the Historic Preservation Board may participate electronically or telephonically pursuant to UCA 52-4-7.8. Electronic meetings without an anchor location will be individually noticed in accordance with state law and local rule.
2. A written agenda will be posted on the State Public Meeting Notice website at <http://pmn.utah.gov> no later than 24 hours before each meeting, except emergencies. Meetings in addition to those specified herein will be held as circumstances require. Appropriate notice will be given for such meetings.

The 2024 meeting schedule for the above agencies is as follows:

January 3	July 3
February 7	August 7
March 6	September 4
April 3	October 2
May 1	November 6
June 5	December 4

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify planning@parkcity.org or 435-615-5060 at least 24 hours prior to the meeting.

Levi Jensen
Planning Department
Executive Office Administrator

Historic Preservation Board Staff Report



Subject: 1003 Norfolk Avenue
Application: PL-23-05845
Author: Caitlyn Tubbs, Senior Planner
Date: November 1, 2023
Type of Item: Material Deconstruction

Recommendation

The Historic Preservation Board approved Material Deconstruction for 1003 Norfolk Avenue, but the approval expired and the Applicant did not timely seek an extension. As a result, the Applicant again seeks the Board's approval of the same proposal. Staff recommends the Board (I) review the proposed Material Deconstruction at 1003 Norfolk Avenue, (II) conduct a public hearing and (III) consider approving the Material Deconstruction subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Gary Bush – represented by Jonathan DeGray
Location: 1003 Norfolk Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Residential
Reason for Review: The Historic Preservation Board reviews and takes Final Action for Material Deconstruction in accordance with LMC § 15-1-8.

HDDR Historic District Design Guidelines
HPB Historic Preservation Board
HR – 1 Historic Residential – 1
HSI Historic Sites Inventory
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

The Applicant's proposal for the Material Deconstruction of 1003 Norfolk Avenue, a Landmark Historic Site, is to remove the post-1941 119-square-foot rear addition and the c. 1907 400-square-foot addition to restore the original c. 1900 839-square-foot footprint of the Landmark Historic Structure and constructing a rear 601-square-foot addition, new foundation, and basement. Additionally, the Applicant has proposed the removal of siding along the southernmost end of the front porch where it historically wrapped around the southeastern corner of the home sometime between 1900 and 1907. An existing 205-square-foot Historic Accessory Building located in the northern front corner of the Lot is proposed to be restored and turned into a single-car detached garage.

The Applicant obtained Material Deconstruction and Historic District Design Review approval for this same request in 2021, but this prior approval expired before the Applicant obtained a building permit. The Applicant has returned with the proposal that was approved in 2021 with no changes.

Background

The property located at 1003 Norfolk Avenue is designated as a Landmark Historic Structure on the Park City Historic Sites Inventory (HSI) (see Exhibit D). The property is in the Historic Residential - 1 (HR-1) Zoning District. Built prior to 1900, the Structure is a one-story T/L cottage with a gable roof. As seen in the 1900 Sanborn Fire Insurance Map, the front porch was an L shape and wrapped around the side-facing cross gable. An addition was constructed c. 1907, which enclosed the L porch on the south elevation facing 10th Street and created a shed addition in the location of the current kitchen. A third addition was added to the rear of the Structure after 1941.

On November 1, 2020, the Planning Department received a complete Historic District Design Review (HDDR) application. The HPB approved the request to remove the 1907 addition to restore the original 1900 building form on February 3, 2021 ([Staff Report](#); [Minutes](#)). The Applicant obtained Historic District Design Review approval from the Planning Director on April 7, 2022 ([Staff Report](#)). This approval expired on April 7, 2023. The Applicant did not timely submit a written request for an extension as required by LMC [Section 15-11-12\(E\)](#). As a result, on September 5, 2023, the Applicant submitted a new HDDR application with the same proposal.

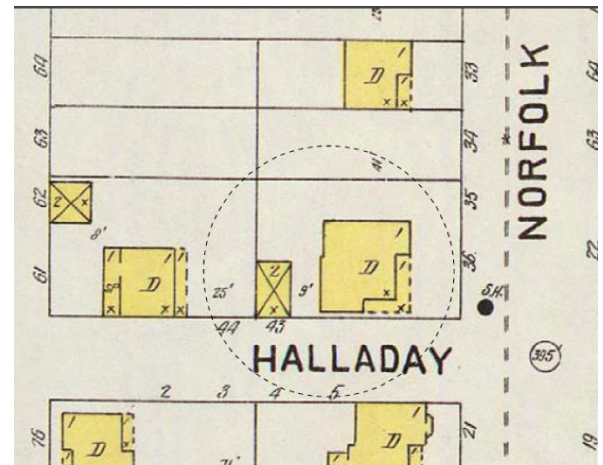


Figure 2: 1900 Sanborn Map showing L-Shape porch

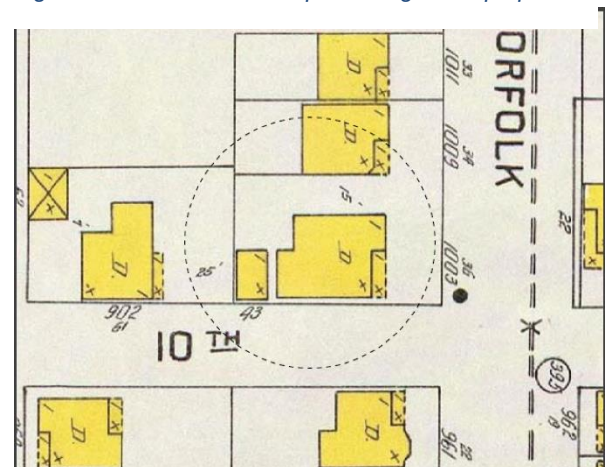


Figure 2: 1907 Sanborn Map showing partially-enclosed porch

On February 3, 2021, the Historic Preservation Board reviewed the Applicant's request to restore 1003 Norfolk Avenue to its c. 1900 form with a finding that the removal of the post-1900 additions was appropriate because it was true to the Structure's original form ([Minutes](#), p. 7). Additionally, the Applicant stated the original roof form had been overbuilt at least twice to accommodate the previous additions and detracted from the historic character of the Structure. The Historic Preservation Board recommended a Condition of Approval that any salvageable historic material be reused on the site

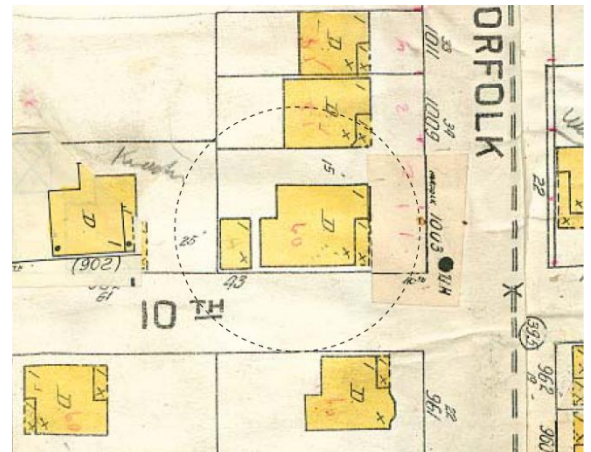
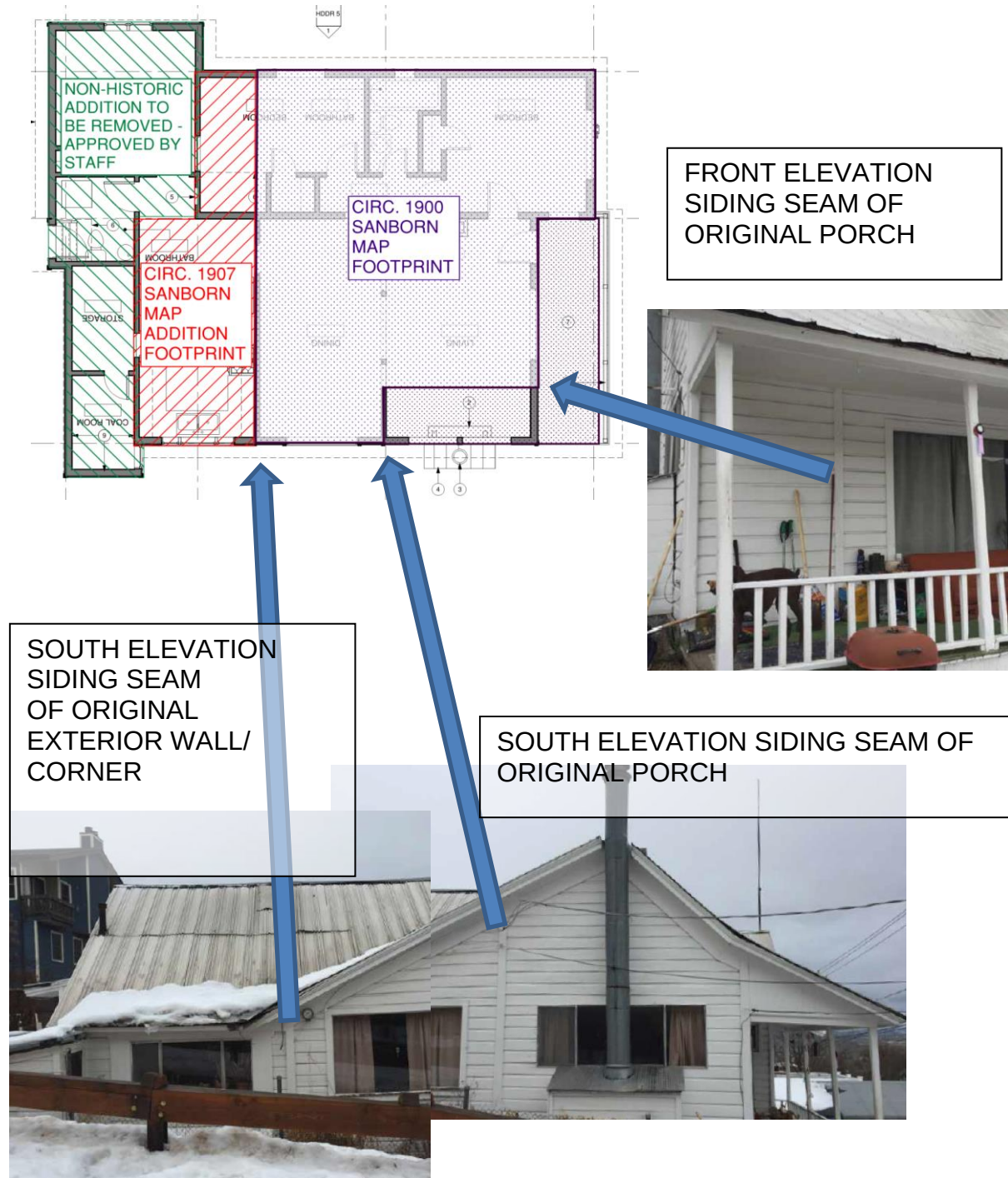


Figure 3: 1941 Sanborn Map



Figure 4: Photo of rear of roof; overbuilt gambrel form

where possible.



Analysis

Material Deconstruction

The Historic Preservation Board reviews and takes Final Action on Material

Deconstruction of Historic Structures pursuant to LMC § [15-11-12.5\(A\)\(2\)](#). Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades (LMC § [15-13-2\(B\)\(4\)\(a\)\(2\)](#)). The Applicant proposes to construct a rear addition in place of the current 1907 and 1941 additions. The connection to the proposed addition will be made at the rear façade of the Historic Structure and is located on a tertiary, non-character defining, façade.

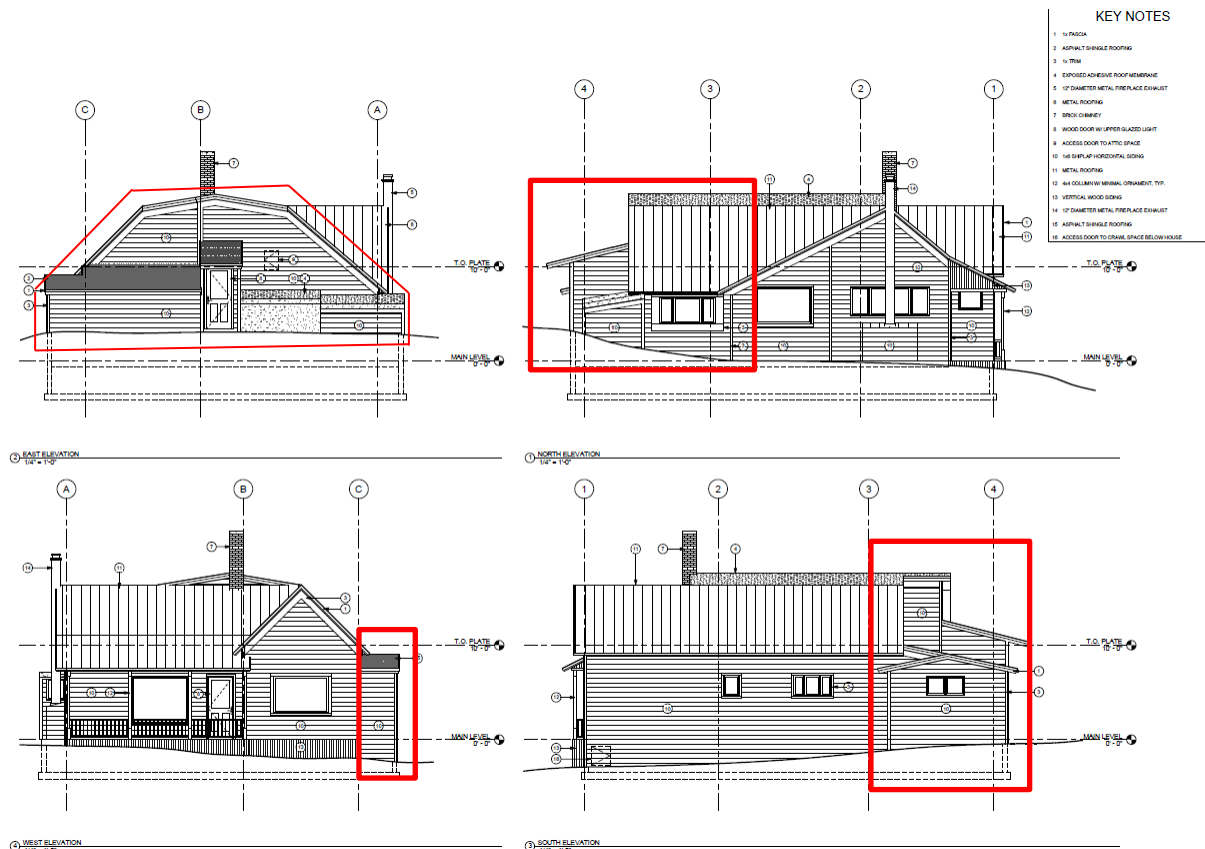


Figure 5: As-built elevations detailing sections of materials to be removed.

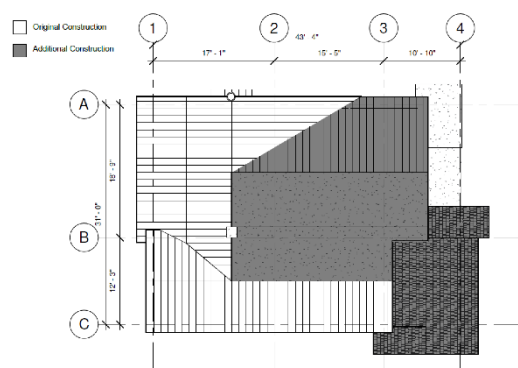


Figure 7: As-built roofing plan showing shaded areas proposed to be removed.



Figure 6: Rendering showing proposed addition and restored 1900 roof form.

Generally, the Historic Structure is in fair condition. The Applicant's Physical Conditions Report indicates the joists, posts, and beams are deteriorating in the crawlspace and in some areas the foundation is so buried the wooden framing material is sitting directly on grade. The overbuilt roof structures lack weather barrier and are not sealed where new and old roofs meet. The exterior siding materials are in good condition with minor water damage on all facades at the bottom due to proximity to snowmelt.

The Applicant proposes to replace the deteriorated front door, which is over 50 years of age. The Applicant will replicate the existing front door and will not change the historic opening location in the front façade.

Photo #49: Door #1 From Exterior W/ Screen



Photo #50: Door #1 Detail



Figure 8: Applicant's photos of existing historic front door (to be replicated).

The Applicant also proposes to replace all 11 windows on the Structure, 7 of which are 50 years old or more (labeled as windows # 1, 2, 5, 7, 9, 10, and 11 (Figures 9-11)). The historic window openings and locations will remain the same. The Applicant's conditions report indicate some of these windows may be inoperable and some components have suffered water damage. Staff recommends Condition of Approval 11 that a determination on the operability and salvageability of these windows be provided to the Planning Department prior to this application proceeding to the Historic District Design Review public hearing.

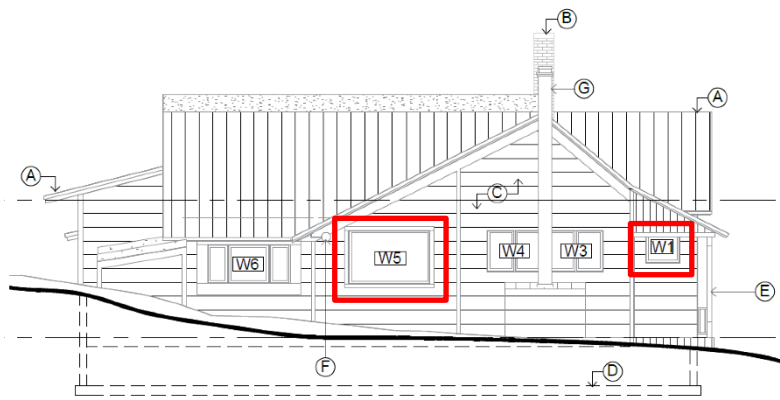


Figure 9: As-builts of southern facade detailing historic window locations.

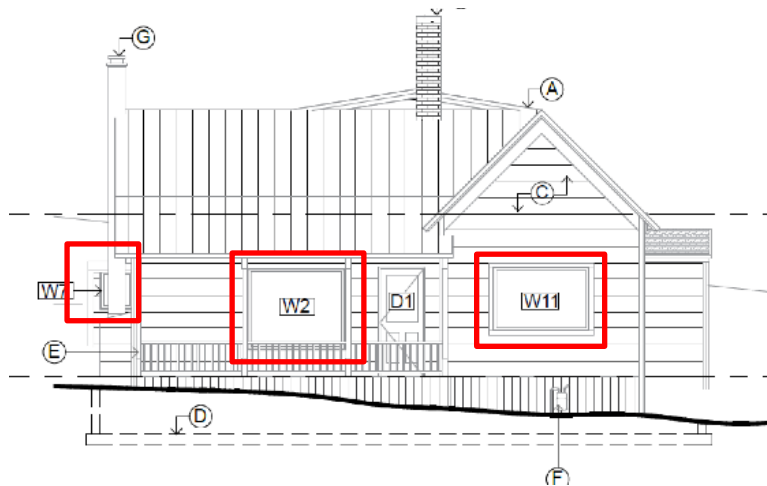


Figure 11: As-builts of eastern facade detailing historic window locations.

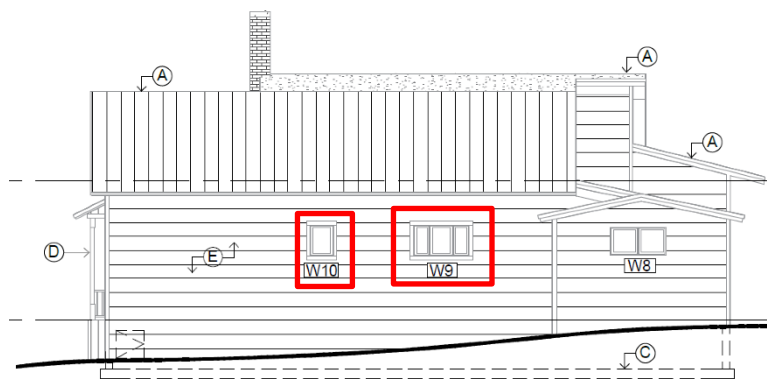


Figure 10: As-builts of northern facade detailing historic window locations.

Financial Guarantee Required

Pursuant to LMC [§ 15-11-9](#) a Financial Guarantee is required prior to the issuance of a building permit. The Chief Building Official will determine the dollar 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. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. 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. Staff has proposed a Condition of Approval that the Applicant must provide the Financial Guarantee to the City in a form approved by the City Attorney's Office, and record such with the Summit County Recorder's Office, prior to submitting a building permit application.

The Applicant must obtain Historic District Design Review approval.

In addition to the HPB's decision on Material Deconstruction, the Applicant will be

required to obtain Historic District Design Review (HDDR) approval, subject to LMC [Chapter 15-13, Design Guidelines for Historic Districts and Historic Sites](#), and LMC [§ 15-11-9, Preservation Policy](#), prior to submitting a building permit application. Per LMC [§ 15-1-8](#) the Planning Director, or their Designee, is the Review Authority for HDDRs. Staff has proposed a Condition of Approval that the Applicant must obtain HDDR approval for the proposed new construction prior to submitting a building permit application.

Department Review

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

Notice

Staff published a notice on the City's website and the Utah Public Notice website, and posted a notice to the property on October 18, 2023. Staff mailed a courtesy notice to property owners within 100 feet on October 18, 2023. The *Park Record* published notice on October 18, 2023.¹

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 for 1003 Norfolk Avenue;
- The Historic Preservation Board may deny the Material Deconstruction for 1003 Norfolk Avenue and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Material Deconstruction Plans

Exhibit C: Physical Conditions Report and Historic Preservation Plan

Exhibit D: Historic Sites Inventory Form

Exhibit E: 2016 Intensive Level Survey

¹ LMC [§ 15-1-21](#)



Planning Department

November 1, 2023

Jonathan DeGray
degrayarch@qwestoffice.net

CC: Gary Bush

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 1003 Norfolk Avenue

Zoning District: Historic Residential – 1

Application: Historic District Design Review – Material Deconstruction

Project Number: PL-23-05845

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: November 1, 2023

Project Summary: The Applicant Seeks Approval for Material Deconstruction for a Portion of a Landmark Historic Structure to Facilitate the Construction of a Rear Addition.

Action Taken

On November 1, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for 1003 Norfolk Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The property is located at 1003 Norfolk Avenue in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Landmark Historic Site on Park City's Historic Sites Inventory.
3. The Property is also known as Lot 1 of the 1003 Norfolk Avenue Amended Plat.
4. Development on this Site has spanned across three of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the



Planning Department

Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

5. The house first appears on the 1900 Sanborn Fire Insurance Map as a simple, one-story T/L Cross-wing cottage style house with a single-story L-shaped front porch and footprint to the south-west corner of the T cottage.
6. The 1907 Sanborn Fire Insurance Map shows an addition to the west which brought the footprint closer to the accessory structure on site and enclosed the southern-side of the L-shaped porch.
7. A series of non-historic additions took place after the 1941 Sanborn Fire Insurance Map, including a gambrel roof overbuild that can be seen protruding from the historic ridgeline.
8. On November 1, 2020, the Planning Department received a complete Historic District Design Review (HDDR) application.
9. The Historic Preservation Board approved Material Deconstruction at 1003 Norfolk on February 3, 2021.
10. The Applicant obtained Historic District Design Review approval from the Planning Director on April 7, 2022.
11. This approval expired on April 7, 2023. The Applicant did not seek an extension prior to expiration of the approval.
12. On September 5, 2023, the Applicant submitted a new HDDR application with the same proposal.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservation Board November 1, 2023 approval for the Material Deconstruction of the 1907 addition and the siding enclosing a portion of the original L-shaped front porch. Any changes, modifications, or deviations from the approved Material Deconstruction that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to approved plans.



Planning Department

3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain HDDR approval from the Planning Director, or their Designee, prior to submitting a building permit application.
5. 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 application.
6. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation.
9. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
10. The form and pitch of the 1900 roof shall be preserved and maintained.
11. The Applicant shall provide to the Planning Department a determination of the existing historic windows detailing their operability and salvageability prior to proceeding to the Historic District Design Review public hearing.

If you have questions or concerns regarding this Final Action Letter, please contact Caitlyn Tubbs at (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Randy Scott, Chair
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner

NORFOLK 1003

Physical Conditions Report
Supporting Illustrations

Illustration 1 - Site Plan
1/16" = 1'-0"

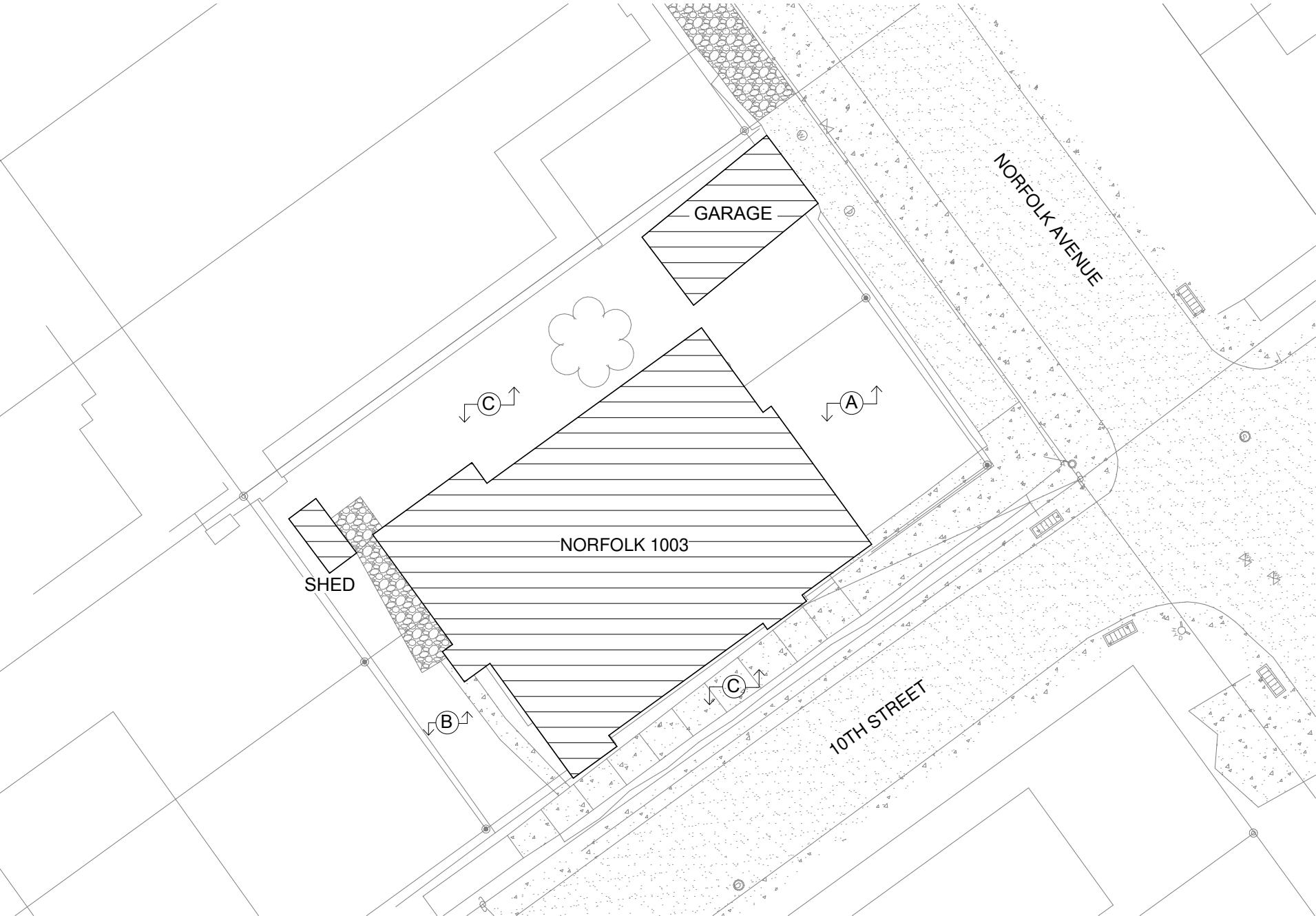


Illustration 2 - Main Level Plan
1/8" = 1'-0"

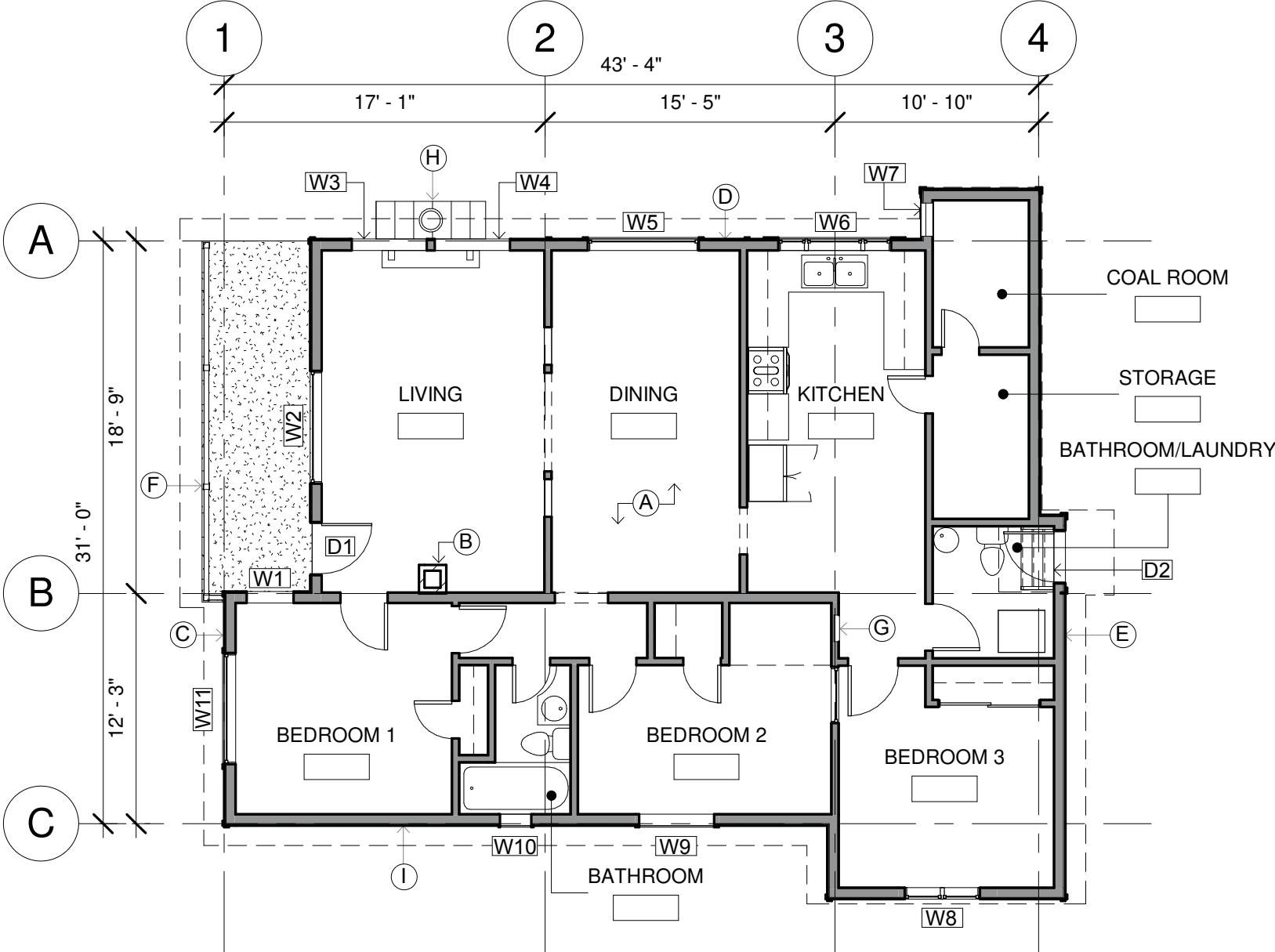


Illustration 3 - Main Level Designation Plan
1/8" = 1'-0"

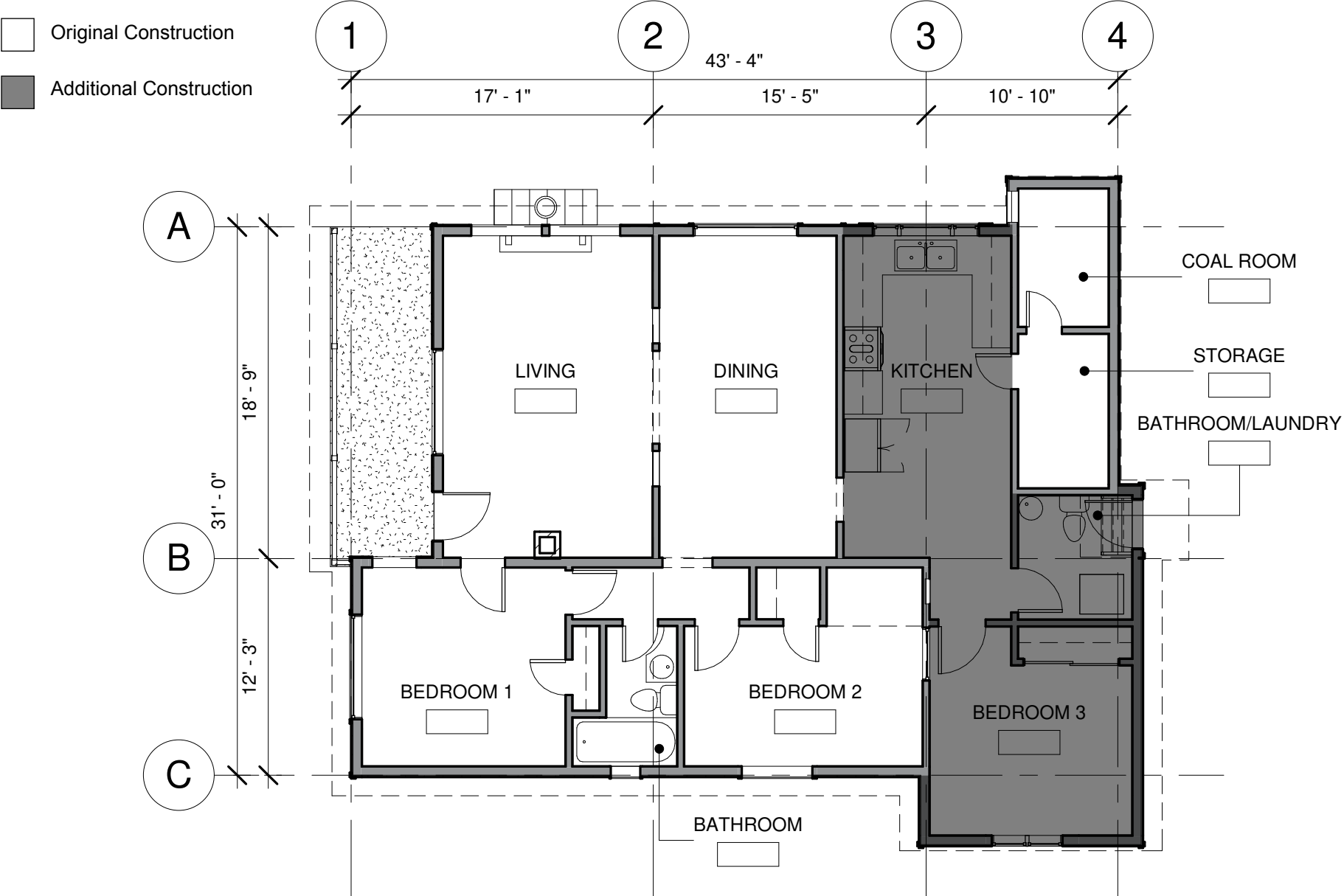


Illustration 4 - Roof Plan
1/8" = 1'-0"

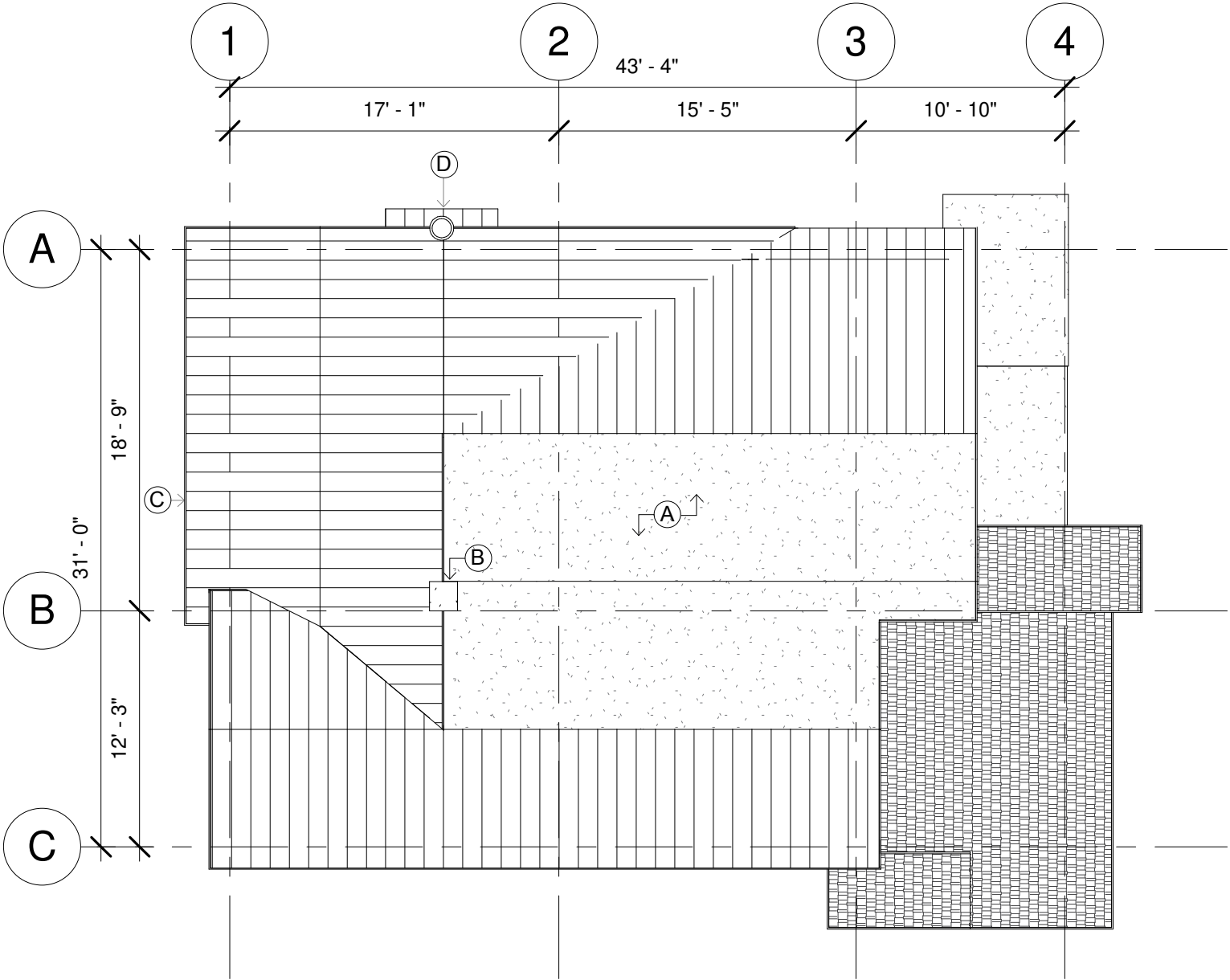


Illustration 5 - Roof Designation Plan
1/8" = 1'-0"

- Original Construction
- Additional Construction

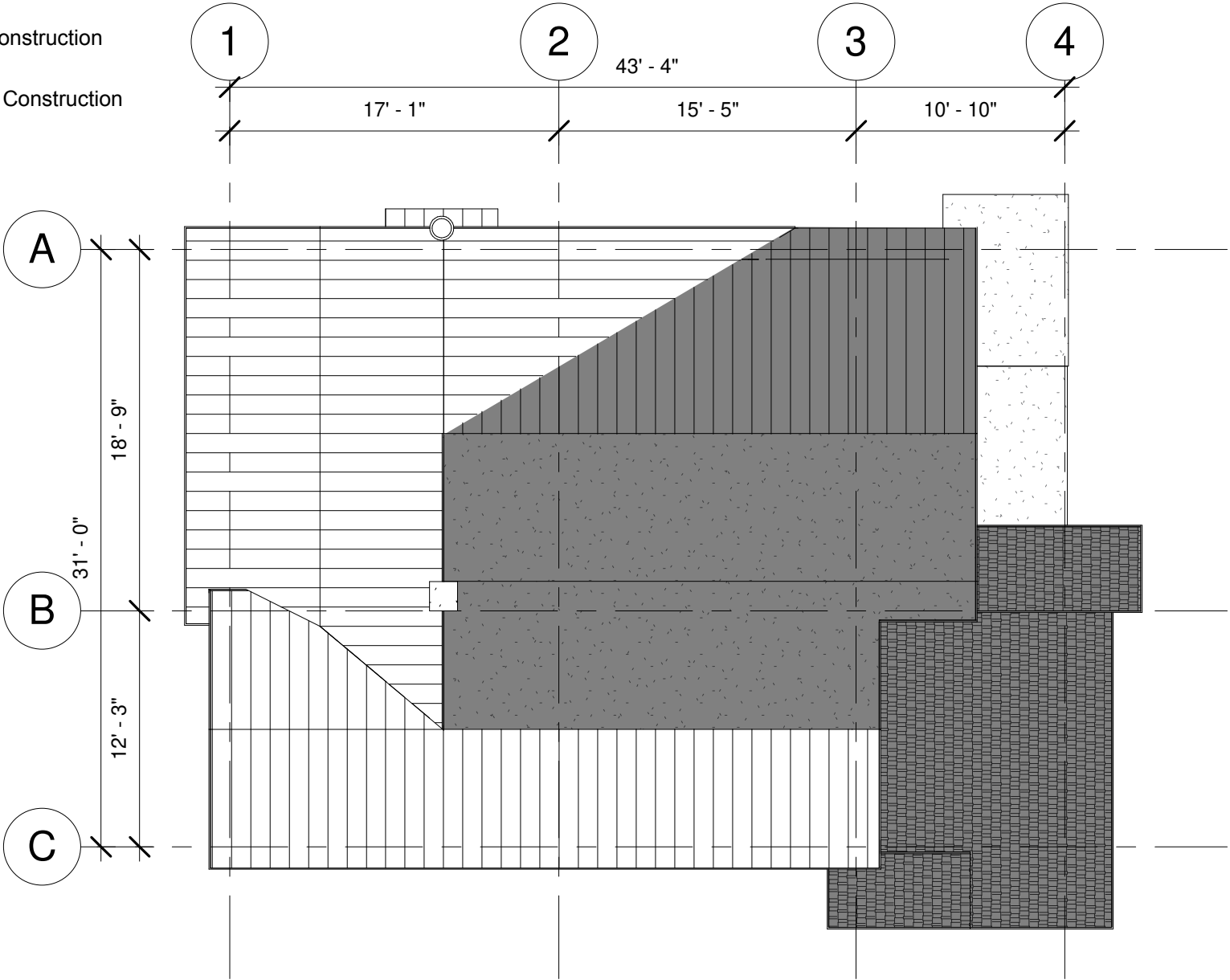


Illustration 6 - North Elevation
1/8" = 1'-0"

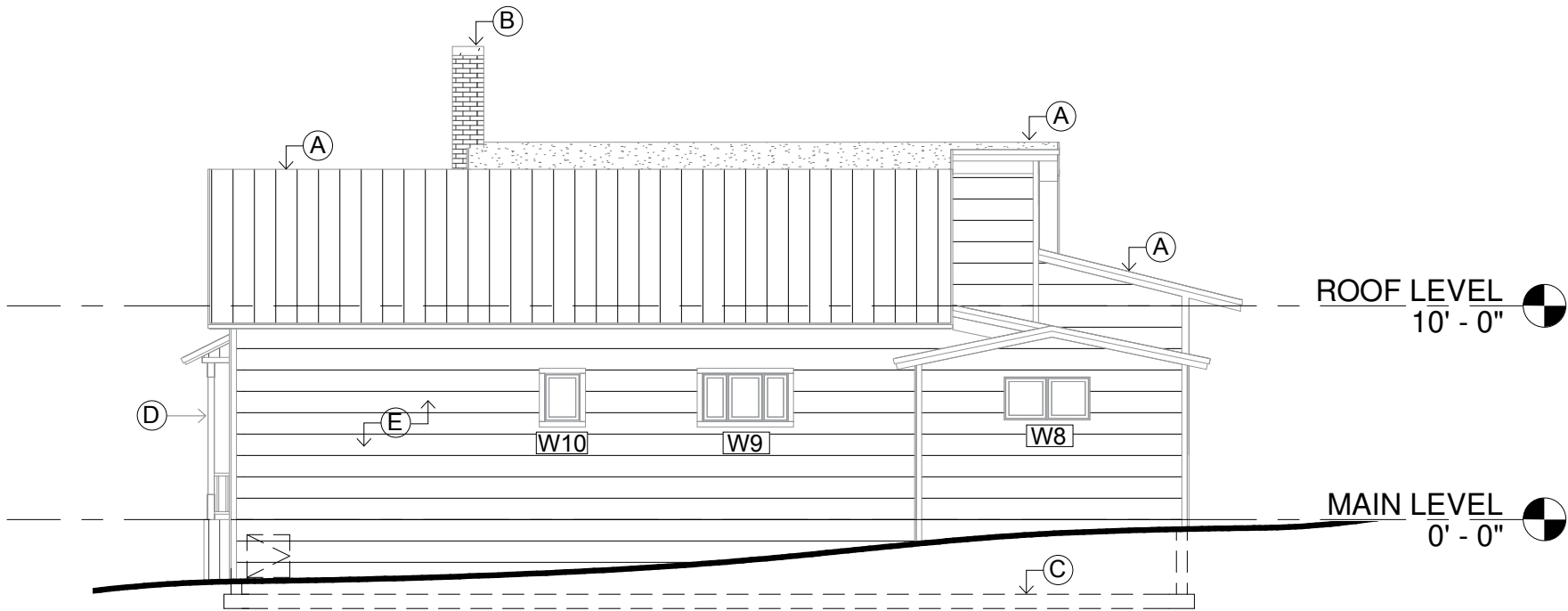


Illustration 7 - East Elevation
1/8" = 1'-0"

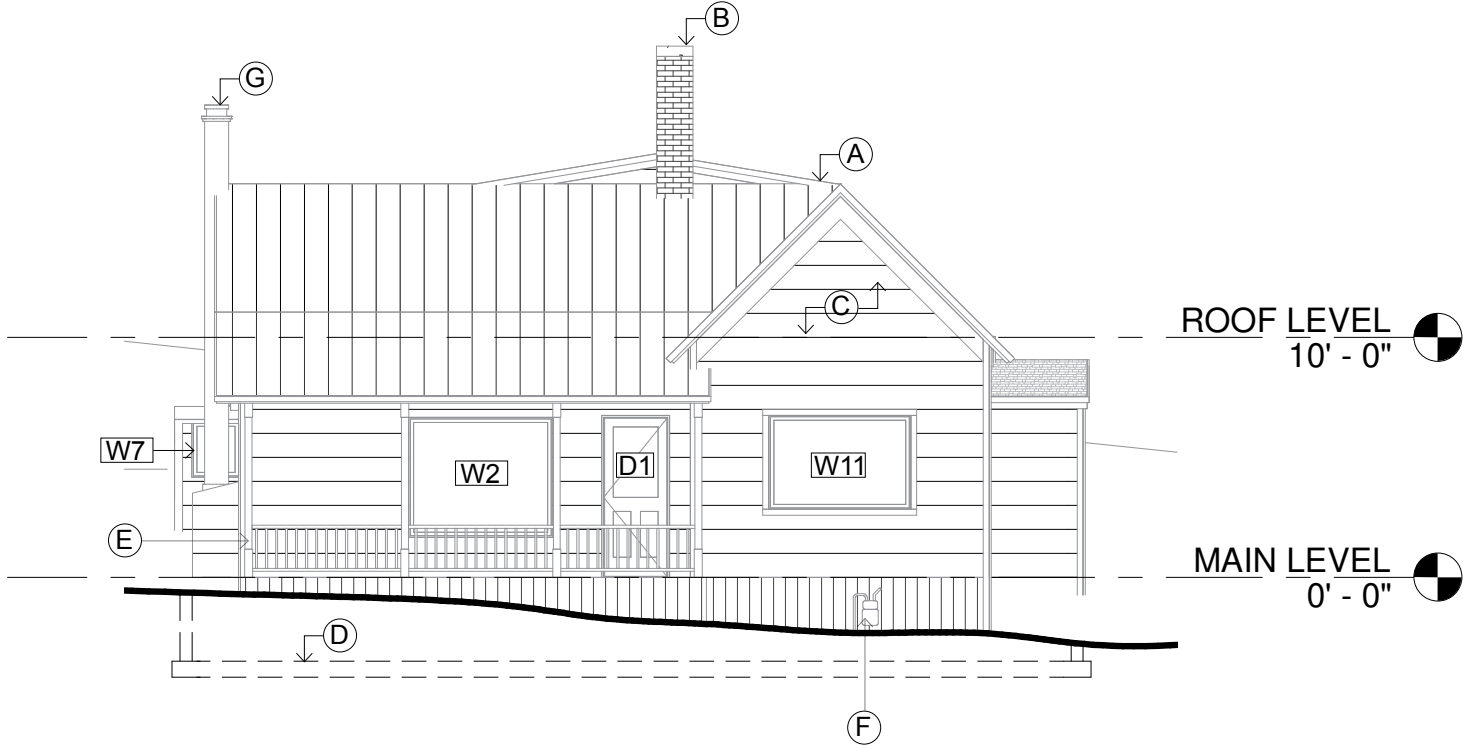


Illustration 8 - South Elevation
1/8" = 1'-0"

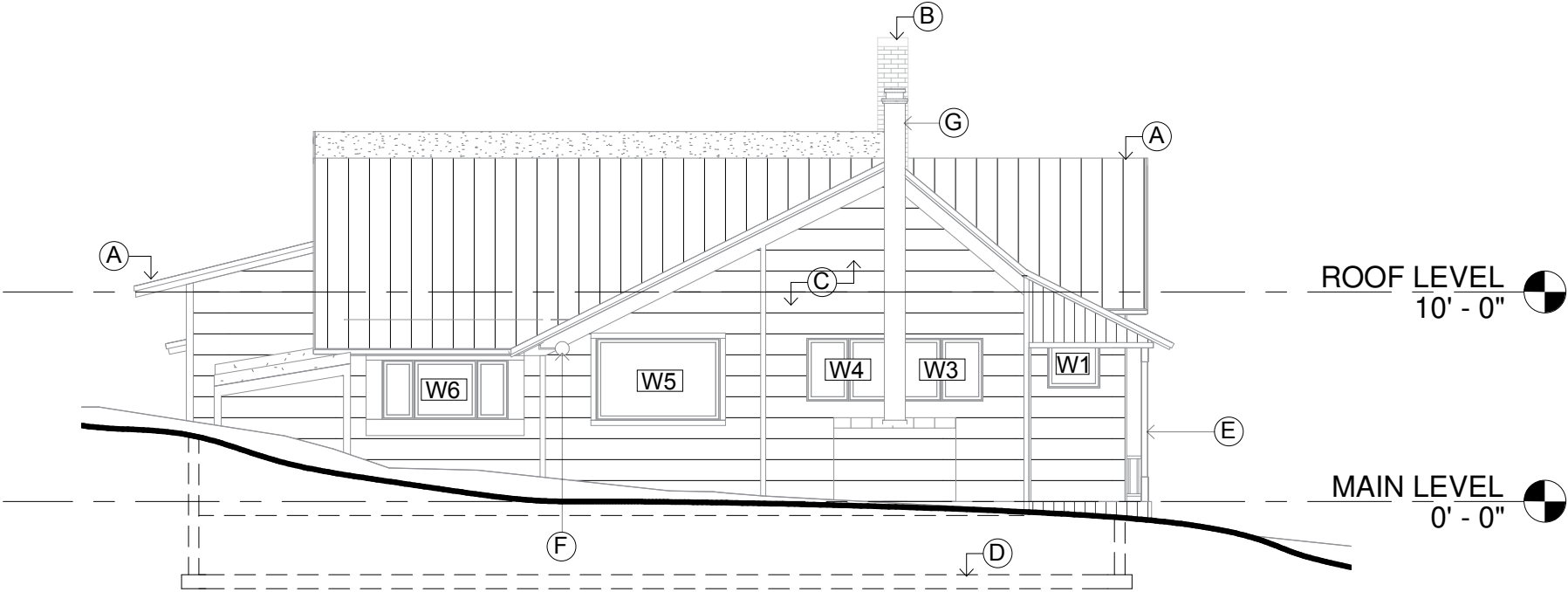
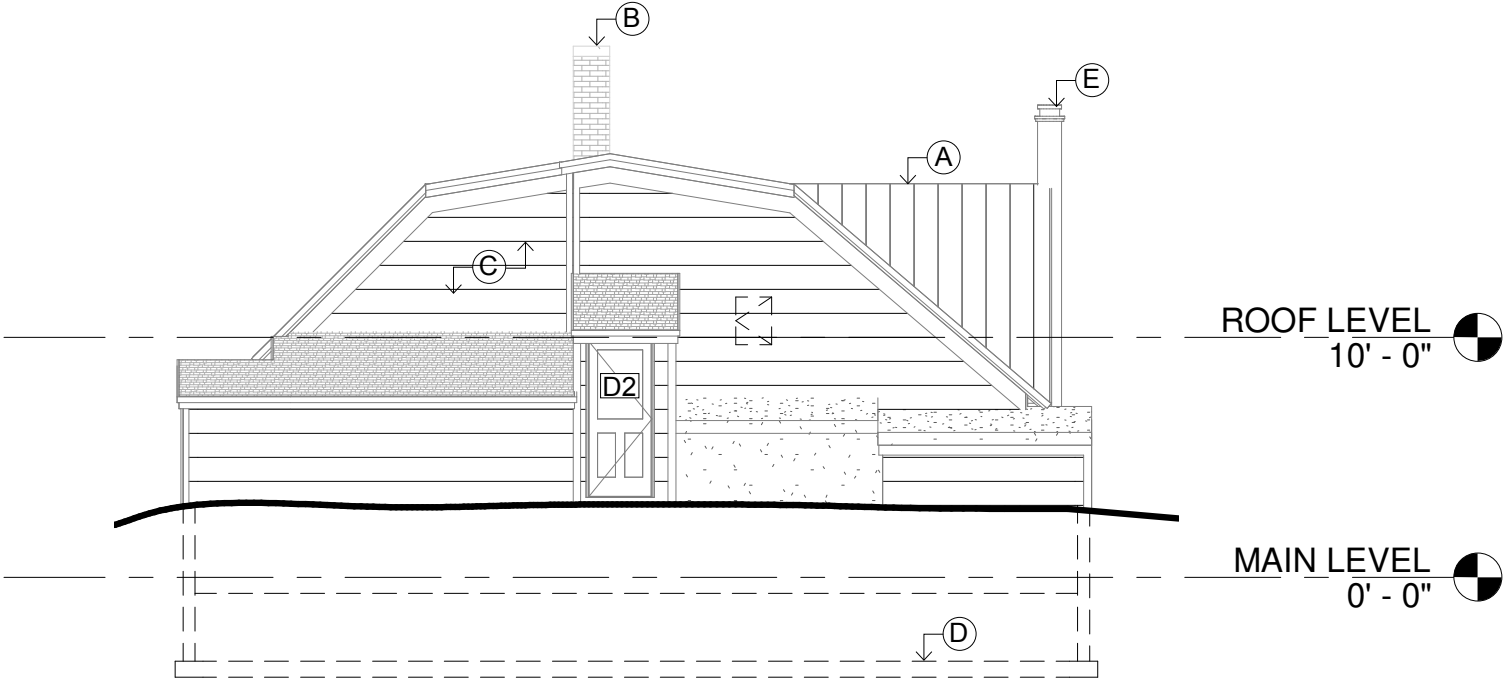


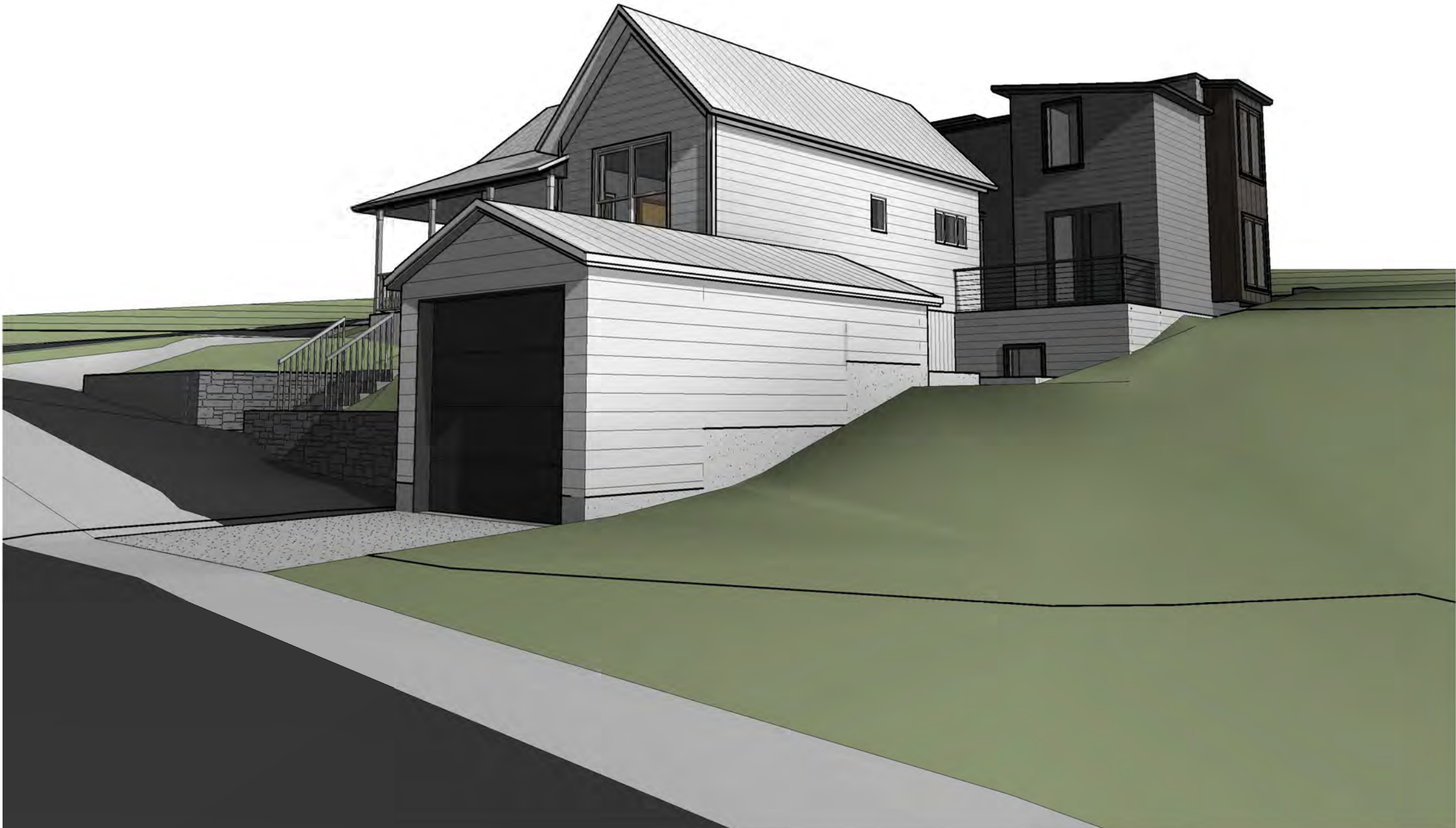
Illustration 9 - West Elevation
1/8" = 1'-0"



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E GROUND VIEW



N GROUND VIEW



W GROUND VIEW



S GROUND VIEW

Jonathan DeGray
A r c h i t e c t
P.O. Box 4674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-646-7283, E-mail: degrayarch@jonasnet.net

PROJECT DESCRIPTION:
1003 NORFOLK RESIDENCE
1003 NORFOLK AVENUE
PARK CITY, UTAH 84060

3D IMAGES

SHEET DESCRIPTION:

REVISIONS:

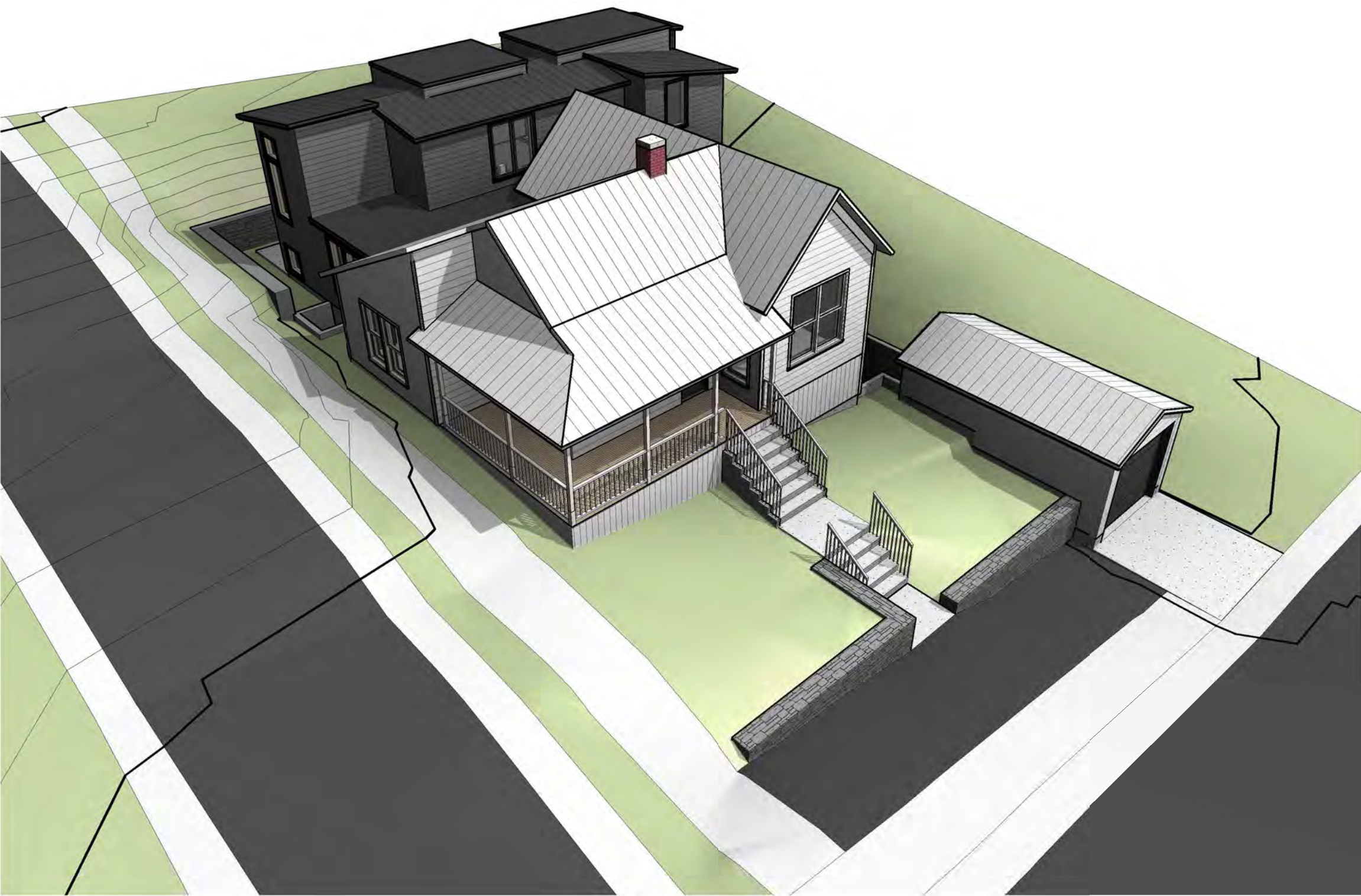
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PROJECT NUMBER:

SHEET NUMBER:

AI.3

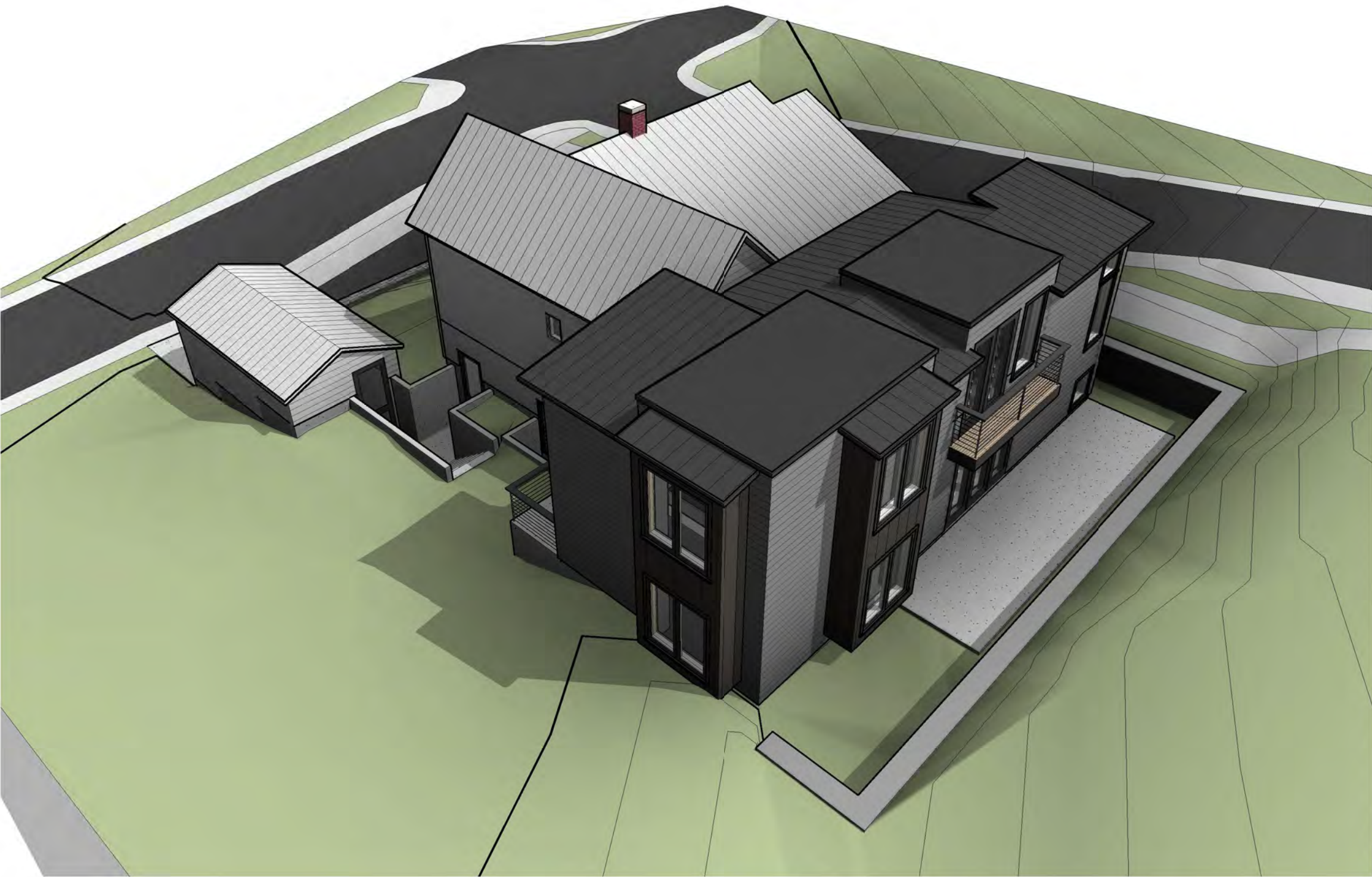
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E BIRDSEYE



N BIRDSEYE



W BIRDSEYE



S BIRDSEYE

Jonathan DeGray
Architect
P.O. Box 4674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-646-7263, E-mail: degrayarch@jonasnet.net

PROJECT DESCRIPTION:
1003 NORFOLK RESIDENCE
1003 NORFOLK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
3D IMAGES

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

AI.4

NORFOLK 1003

Physical Conditions Report
Supporting Photographs

Photos: Site Design - Front Yard

Photo #1: Side View of Front Yard



Photo #2: Secondary Garage Structure



Photo #3: Concrete Retaining Wall & Fence



Photo #4: Side View of Rear Yard



Photo #5: Shed Structure at Northwest Corner



Photo #6: Rear Yard Grading



Photos: Site Design - Side Yards

Photo #7: North Side Yard



Photo #8: South Side Yard



Photo #9: Low Shed Roof at Southern Side Yard



Photos: Structure - Floors and Roof

Photo #10: Posts & Beam Supporting Floor



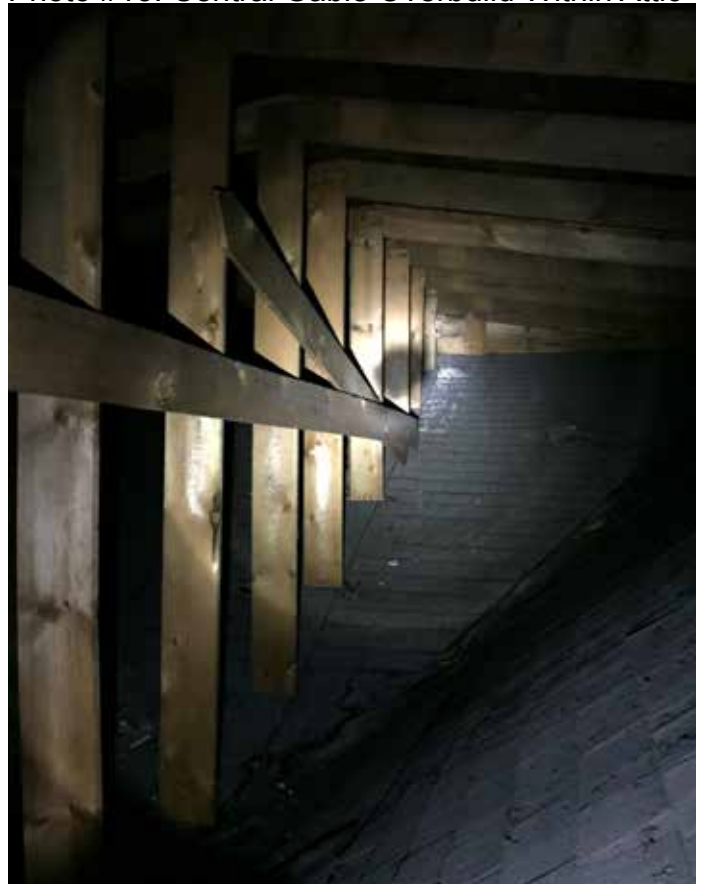
Photo #11: B.O. 2x8 Main Floor Structure



Photo #12: Attic Space W/ Intersecting Roofs



Photo #13: Central Gable Overbuild Within Attic



Photos: Roof

Photo #14: Original Roof Shape From Southeast Corner



Photo #15: Roof From Rear With Overbuilds and Additions



Photos: Roof

Photo #16: Roofs Over Coal/Storage/Rear Entry



Photo #17: Detail of Roof Layers



Photo #18: View of Overbuilt Roof Above Kitchen



Photos: Front Chimney

Photo #19: Chimney From Southeast



Photo #20: Chimney From South



Photo #21: Front Chimney Within Living Room



Photos: Low Shed Roof and Metal Exhaust

Photo #22: Side View



Photo #23: Low Shed Roof



Photo #24: Metal Exhaust Pipe



Photos: Exterior Walls - Front Facade

Photo #25: Front Facade



Photo #26: Gable Roofed Wall Close Up



Photo #27: Close Up At Porch



Photo #28: South Facade



Photo #29: South Facade



Photos: Exterior Walls - Rear Facade

Photo #30: Rear Facade



Photo #31: Close Up At Attic Entry



Photo #32: Left Side Overbuild



Photo #33: North Facade



Photo #34: North Facade



Photos: Foundation

Photo #35: Exposed Foundation At Addition



Photo #36: Exposed Foundation At Addition



Photo #37: Crawl Space W/ Lack of Foundation



Photo #38: T.O. Foundation Within Crawl Space



Photos: Front Porch

Photo #39: Front Porch



Photo #40: Detail At Railing



Photo #41: T.O. Column At Roof



Photo #42: Heating Unit On Side In Crawl Space



Photo #43: Water Heater In Crawl Space



Photo #44: Gas Meter At Front Of House



Photo #45: Electrical Meter On Side of Facade



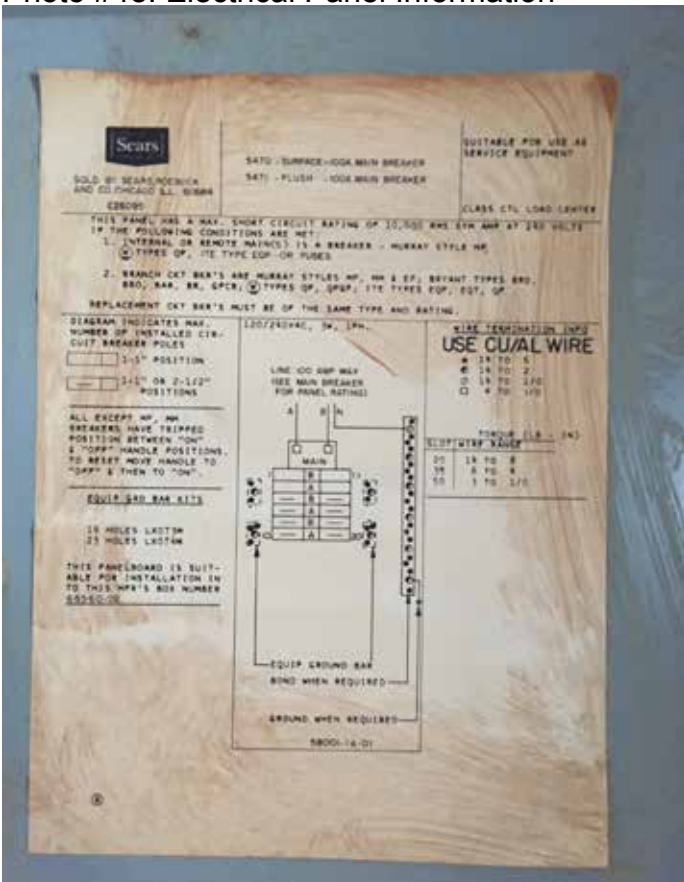
Photo #46: Ducting and Plumbing in Crawl Space



Photo #47: Electrical Panel In Kitchen



Photo #48: Electrical Panel Information



Photos: Doors

Photo #49: Door #1 From Exterior W/ Screen



Photo #50: Door #1 Detail



Photo #51: Door #2 From Exterior



Photo #52: Door #2 Detail



Photos: Windows

Photo #53: Window #1 From Exterior



Photo #54: Window #2 From Exterior



Photo #55: Window #3 From Exterior



Photo #56: Window #4 From Exterior



Photos: Windows

Photo #57: Window #5 From Exterior



Photo #58: Window #6 From Exterior



Photos: Windows

Photo #59: Window #7 From Exterior



Photo #60: Window #8 From Exterior



Photos: Windows

Photo #61: Window #9 From Exterior



Photo #62: Window #10 From Exterior



Photo #63: Window #11 From Exterior



Photo #64: Living Room From Dining Room



Photo #65: Living Room From Dining Room



Photo #66: Living Room



Photo #67: Dining Room From Living Room



Photo #68: Dining Room



Photo #69: Dining Room



Photo #70: Kitchen



Photo #71: Kitchen



Photo #72: Bedroom 1



Photo #73: Bedroom 1



Photos: Interior - Main Level

Photo #74: Bathroom



Photo #75: Bathroom



Photo #76: Bathroom



Photo #77: Bathroom



Photo #78: Bedroom 2



Photo #79: Bedroom 2



Photo #80: Bedroom 3



Photo #81: Bedroom 3



Photo #82: Coal Room



Photo #83: Coal Room



Photo #84: Coal Room



Photos: Interior - Main Level

Photo #85: Storage Room



Photo #86: Storage Room



Photo #87: Bathroom/Laundry Room



Photo #88: Bathroom/Laundry Room



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: FRONT YARD

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: EARLY 1900's

Describe existing feature:

Based on the 2008 Historic Site Form in the Historic Site Inventory, the gradual rise in the site from the street edge to the house resembles an early twentieth century yard due to its informal landscaping. An original secondary structure, which is a garage/storage shed, is located on the Northeastern most corner of the site. The simple gable roofed garage was constructed at the same time of the original house construction. The chainlink fence above the concrete retaining wall seems to be a later addition to the front yard.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The concrete retaining wall separating the front yard from the asphalt section for off street parking has deteriorated with multiple large cracks.

Photo Numbers: 1,2,3

Illustration Numbers: i1: A

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: FLOORS, CEILINGS, AND ROOF STRUCTURE

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

The main level floor structure is original from 1904 with the exception of where the kitchen, bathroom/laundry room, northwest bedroom are. These spaces were later additions, but all additional and original areas are made up of 2x8 joists being supported by a combination of 4x4 and 6x6 wood posts and beams within the crawl space below. The 1x4 finish flooring is installed right over the 2x8 joists with no separation from the elements. The main living space and attic space are separated by a combination of varied height 2x4 wood joist drop ceilings. The attic space reveals a mixture of original 2x4 roof construction along with additional roof structure built over the old with 2x6's. The added roof take place above the added interior spaces. Both the original and additional roofs have 1x6 skip sheathing. The original L cottage, or "cross-wing" roofs are underneath an added central, broad gable-roofed structure. The rear Northwest additional bedroom has a 2x6 shed roof over it.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The crawl space shows us severe deterioration in the joists, posts, and beams along with outdated, and unsafe connection methods (simple nailing and bracing). The roof structures, both old and new, are without any weather barrier and the convoluted over build methods are not of suitable construction.

Photo Numbers: 10,11,12,13

Illustration Numbers: i2: A i4: A

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: ROOFS

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

Estimated date of construction: 1904, late 1900's

Describe existing feature:

The wood constructed roof, consisting of intersecting gables, are part of the houses original construction from 1904, however it is noticeable that the central broad gable-roofed portion is not original based on its asphalt roofing and evident overbuild construction. The rear Northwest additional shed roof is also an addition with asphalt shingles. The original roof structures, minus the portion above the kitchen space, have metal standing seam roof material that was most likely added when the new interior spaces were created, sometime in the mid 1900's. The roofs construction, old and new, consist of 1x6 wood skip sheathing on 2x joists.

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

Overall the roof, original and additional, are in poor condition. The valleys are smothered in a tar material while the ridges seem to be in deteriorating shape. The joints where the new and old roofs meet are poorly sealed and materials seem to hang freely where they shouldn't. The entire roof does not contain a weather barrier, further endangering the integrity of the entire structure.

Photo Numbers: 14,15,16,17,18

Illustration Numbers: i4: A i6: A i7: A i8: A i9: A

4. Chimney

Use this section to describe 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: BRICK CHIMNEY

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904

Describe existing feature:

The brick chimney is original from 1904 on the Historic Site Inventory. It is centered on the roof when looking from the front facade of the house and located at the top, broad gabled part of the roof. On the exterior it contains is a simple square rising of all brick until it hits a 4"-6" concrete cap. The chimney is located on the interior within the living room and is no longer functional.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☒ Good

☐ Fair

☐ Poor

The intact bricks are all in good condition on the exterior and interior.

Photo Numbers: 19,20,21

Illustration Numbers: i12: B i4: B i6: B i7: B
i8: B i9: B

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: FRONT FACADE (EAST)

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904

Describe existing feature:

In appearance, the wall construction of the front facade has been unaltered from its original state. The original wall from 1904 is constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on 6x6 posts stemming from a buried concrete foundation wall with unknown depth and size. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows and doors, and the front porch and its roof attach to the front of this wall.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

There is little deterioration to the front facade. Some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 25,26,27

Illustration Numbers: il2: C i7: C

Element/Feature: SIDE FACADE (SOUTH)

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

The wall construction of the south facade has been altered from its original state. The interior wall separating the kitchen and dining room separates the original from the new. The part of the exterior wall outside of the kitchen is a later addition made to match the original. The original wall from 1904, and the addition are constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The original wall rests on 6x6 posts stemming from a buried concrete foundation wall with unknown depth and size. The new portion rests on a concrete foundation wall. On the exterior are 1x painted wood corner boards and 1x trim pieces around all windows and doors. An added low shed roof with a metal exhaust pipe protrude from this facade.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

There is little deterioration to the south facade. Some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 28,29

Illustration Numbers: il2: D i8: C

Element/Feature: REAR FACADE (WEST)

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

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

The wall construction of the rear facade is made up of original construction from 1904 as well as additional construction during the mid 1900's. The wall portions surrounding the interior storage and coal room are original, whereas the walls at the bathroom/laundry room, and bedroom were additions. The original wall from 1904, and the additional walls are constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The walls rest on a concrete foundation wall with unknown depth and size. The original portion of the wall surrounding the main floor storage space is constructed completely out of concrete. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows and doors, and the rear door is located on this facade.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

There is deterioration to the rear facade where joints and intersections from new and old construction meet. Also some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 30,31,32

Illustration Numbers: il2: E i9: C

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: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

The original concrete foundation walls are very hidden within the crawl space and are buried in most places. Some of the top portion of the concrete is visible, but much of the 2x framed exterior walls are buried as well making it hard to determine the terminations of both materials. The size and depth of the foundation is unknown. Many wood posts within the crawl space seem to be unsupported below, and are haphazardly placed. The newer added portions of the house seem to have foundation walls that are apparent on the exterior, with the 2x framing sitting above them properly.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The condition of the visible concrete foundation walls are good, but the height of these walls in most cases puts the structural integrity of the building in jeopardy where the wood framing meets the ground.

Photo Numbers: 35,36,37,38

Illustration Numbers: i6: C i7: D i8: D i9: D

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

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904

Describe existing feature:

The Front Porch seems to be from its original state. The porch has a 70" depth and is made up of (4) supporting 4x4 posts holding up the shed roof above it with a 26" high railing at the front edge. The railing is made up of 2x4 bottom and top rails with 1 1/2"x1 1/2" verticals. The bottom of the porch meets the ground below with a vertical wood finish. The approach from the street consists of a sloped concrete path and (2) steps to reach the porch level. The porch is made up of 2x8 joists below.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The porch sags a little bit towards the front where the wall below meets the ground. Due to the proximity to the earth this 2x wood wall has evident moisture penetration and has shifted subtly over time. The railing itself is too low, and the vertical spacings are too wide.

Photo Numbers: 39,40,41

Illustration Numbers: i2: F i4: C i6: D i7: E i8: E

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: ALL SYSTEMS

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: around 2000

Describe existing feature:

The central heating system appears to be from the past 20 years and is functioning. The water heater too is from the recent years. Both are located in the unfinished crawl space below the house. All of the electrical fixtures and switches seem to be in their original locations from 1904, but some fixtures were updated from the originals.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

All mechanical systems, utility systems, service equipment, and electrical equipment will be replaced and relocated.

Photo Numbers: 42,43,44,45,46,47,48

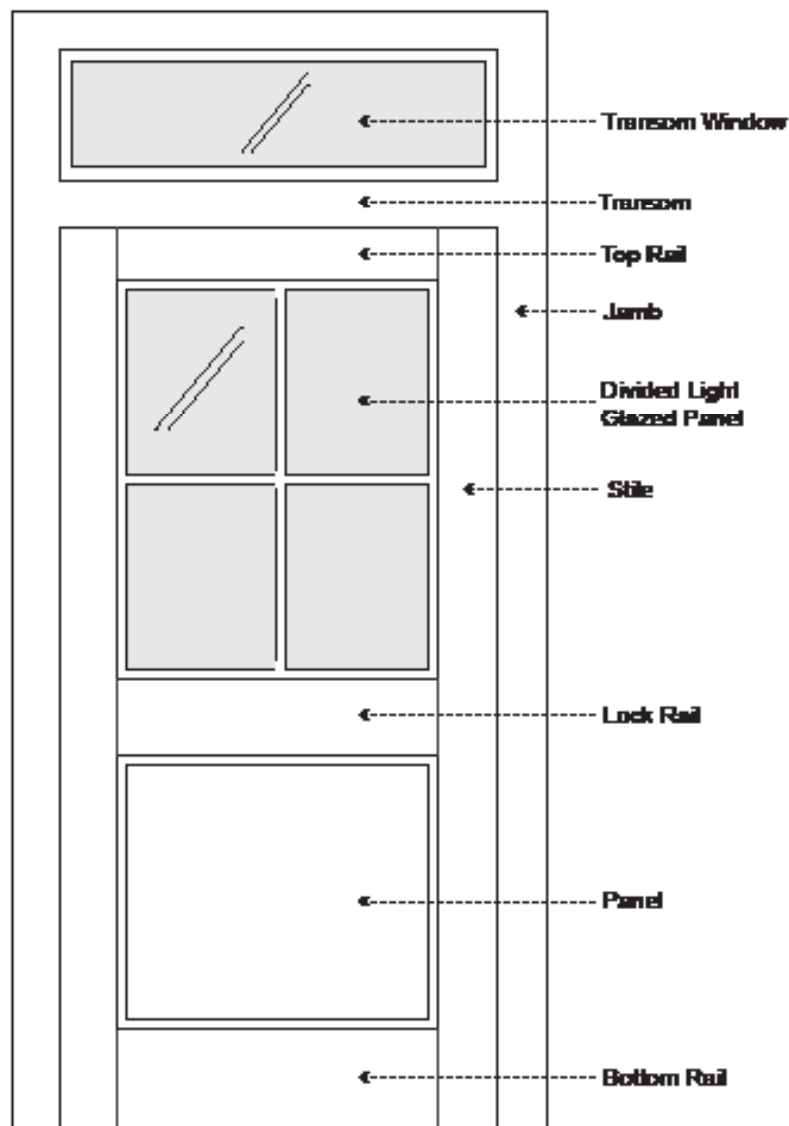
Illustration Numbers: i2: G i7: F i8: F

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.



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.

Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

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

Number of doors to be replaced: 2

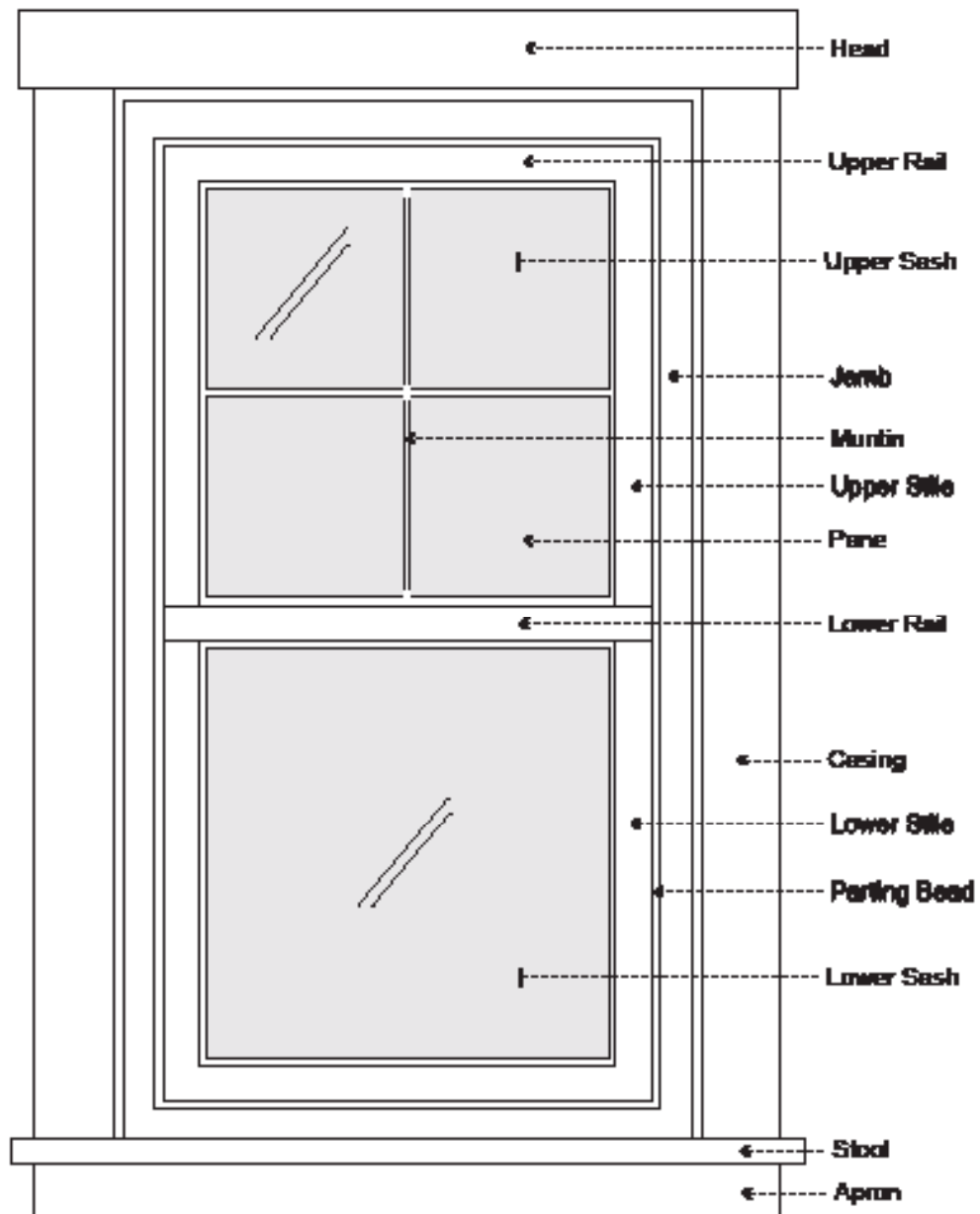
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	The front door is in fair condition with deterioration	49,50	YES
2	Good	The rear door is in fair condition with deterioration at the bottom panels and bottom rail.	51,52	NO
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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.

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.



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Window Survey Form

Total number of window openings on the exterior of the structure: 11

Number of historic windows on the structure: 7

Number of existing replacement/non-historic windows: 4

Number of windows completely missing: 0

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

Number of windows to be replaced: 11

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	Deterioration of Head, Casing, and Stool	53	YES
2	Fair	Deterioration of stool. Possibly inoperable.	54	YES
3	Fair	Deterioration of stool. Rotting on Lower rail. Lower and upper stiles in poor condition. Possibly inoperable.	55	NO
4	Fair	Deterioration of stool, apron, jamb, stiles, and rails. Possibly inoperable.	56	NO
5	Fair	Deterioration of stool and apron. Detached interior rails. Possibly inoperable.	57	YES
6	Fair	Deterioration of head and stool. Possibly inoperable.	58	NO
7	Fair	Deterioration of stool. Possibly inoperable.	59	YES
8	Fair	Stool half missing. Possibly inoperable.	60	NO
9	Fair	Almost no paint. Possibly inoperable.	61	YES
10	Fair	Deterioration of stool and apron Lower rails and stiles in poor condition. Possibly inoperable.	62	YES
11	Fair	Deterioration of stiles and rails. Possibly inoperable.	63	YES
	Fair			
	Fair			

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.

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: MAIN LEVEL

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1904, mid 1900's

Describe existing feature:

The original interior consists of what are now the living room, dining room, hall, bathroom, and the two northeastern-most bedrooms. Apart from new paint, everything within these spaces seems unaltered from their original condition. The additional interior spaces consist of the kitchen, rear bathroom/laundry room, and the northwestern bedroom. It seems these new spaces were built, not only to expand the space, but also to link the original house interiors to the original freestanding coal and storage shed. Now all spaces are linked on the interior. Within this new linked interior, done sometime in the mid 1900's, maybe some finishes have changed, but the floors, walls, and ceilings seem unaltered. Original wainscot and molding is in good shape, and the ceilings are all around 100" tall. The layout is simple with (3) bedrooms on the North side along with a bathroom. The more public spaces are on the south side with the front door opening to the living room. The back part of the house consists of the original storage space and coal room, with an added bathroom adjacent to the added bedroom. The house is currently in use with tenants inside.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The interior can definitely use some care as the floors are worn down, some finishes are peeling off, doors are loose and old, and cracking in finishes is evident.

Photo Numbers: 64-88

Illustration Numbers: _____

Supplemental Sheets

Supplemental Page 1 of 4

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

Element/Feature: REAR YARD

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: Late 1900's

Describe existing feature:

The rear of the site is much higher than the front of the site near the street. The gradual slope meets the back fence at a level estimated about 5 feet above the main level. It is thought that this gradual slope has always been part of the site as it follows the natural slope of the area, but the new flat rear portion of the yard is thought to have been done when the new interior spaces were added. Along with these new interiors came an additional storage shed to the rear Northwest corner of the site.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☒ Good

☐ Fair

☐ Poor

All grading seems to be in good condition. The exterior shed materials are deteriorating.

Photo Numbers: 4,5,6

Illustration Numbers: i1: B

Element/Feature: SIDE YARDSThis involves: ☒ An original part of the building☐ A later additionEstimated date of construction: 1904

Describe existing feature:

The Northwest and Southeast side yards are untouched and original from 1904 containing only minimal plantings and gravel. The Southeast facing side yard contains a later addition of a low shed roof with a metal exhaust pipe. This was constructed in the mid 1900's, most likely when the addition of the new interior spaces took place.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The side yards are small and consisting of no real elements to remark on.

Photo Numbers: 7,8,9 Illustration Numbers: i1: C

Element/Feature: LOW SHED ROOF AND METAL EXHAUSTThis involves: ☐ An original part of the building☒ A later additionEstimated date of construction: Mid 1900's

Describe existing feature:

The low shed roof and metal exhaust pipe rising above the roof line are later additions. We assume this because the metal pipe cuts right through the roof with an unfinished method, and the shed roof itself contains asphalt roofing material. This addition came with an interior wood burning fireplace, and is thought to have taken place when the additional interior spaces were created.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

All joints and intersections are of poor quality and aesthetically displeasing. The cut through the original roof seems of poor quality and craftsmanship.

Photo Numbers: 22,23,24

Illustration Numbers:

i2: H i4: D i7: G i8: G
i9: E

Element/Feature: EXTERIOR WALLS (CONTINUED) NORTH FACADE

This involves: ☒ An original part of the building
☒ A later addition Estimated date of construction: 1904, mid 1900's

Describe existing feature:

The wall construction of the north facade is made up of original construction from 1904 as well as additional construction during the mid 1900's. The wall portions surrounding the two northern-most bedrooms as well as the bathroom are original, whereas the walls at the Northwest corner bedroom were additions. The original wall from 1904, and the additional walls are constructed out of 2x wood framing with painted horizontal drop siding on the exterior and gypsum board on the interior. The wall rests on 6x6 posts stemming from a buried concrete foundation wall with unknown depth and size. On the exterior are 1x painted wood corner boards, 1x trim pieces around all windows and doors, and the rear door is located on this facade.

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

There is deterioration to the north facade where joints and intersections from new and old construction meet. Also some deterioration is located at the bottom of each wall due to proximity to snow melt.

Photo Numbers: 33,34 Illustration Numbers: i1: I i6: E

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: 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 front portion of the site is to return to and replicate the conditions seen in the tax photo as close as possible, with the exception of a new driveway leading to the new basement level garage.

The Northern side yard is to be preserved.

The South side yard is to be preserved with the exception of a new wood deck from the side door and new stair leading to the new rear yard patio.

The rear yard will receive new grading to contain a new concrete patio 2'-0" above the existing main level. This will require the construction of a new boulder retaining wall.

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 existing wood framed building walls will be demolished from the interior. The existing structure will be evaluated and the building frame will be brought up to code standards. All historic material will be saved where possible.

Note: Due to existing conditions of the building structure there is no plan to lift the structure. All modifications would be in place.

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 STRUCTURE AND MATERIALS

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 roof structure is made up of 2x4 rough sawn lumber supporting 1x6 perpendicular skip sheathing with wood shingles above. Due to the poor condition of the sagging roof and lack of any waterproof membrane, the proposal aims to preserve the existing roof pitches, shape, and location 100% while rehabilitating the integrity of the materials used. The roof will be rebuilt to meet code standards.

The separate roof over the front porch will also receive a new structure and be rebuilt to meet code standards.

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: (2) BRICK CHIMNEYS

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 two brick chimneys protruding through the existing roof are in decent condition with little repair required.

The scope of work aims to rebuild the chimneys to match the existing appearance and to utilize the existing bricks. The chimneys will not be functional. At the roof line the chimneys will be structurally supported, reinforced, and in their exact locations.

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: EXTERIOR WALLS - MAIN LEVEL

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 four main level existing exterior walls are to remain, and reinforced from the interior. All historic material will be saved while the wall envelope will be updated to meet code standards. Their location will not change, nor will their bottom sills or top plates. All window and door locations are to remain

Element/Feature: EXTERIOR WALLS - UPPER LEVEL

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 upper level exterior walls consist of the dormer window wing walls. The walls will all remain in their place and receive reinforcing from the interior. All historic material will be saved while the wall envelope will be updated to meet code standards.

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 existing CMU foundation walls are to be maintained, but receive new interior 2x4 furring walls. The proposed basement level drops the existing slab by -1'-0", from 7010'-0" to 7009'-0", which may require these foundation walls to drop with them. Further investigation will take place during construction, however no structural integrity is to be sacrificed. Since these foundation walls were built in 1997, there would be no historic alterations.

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: FRONT 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 Norfolk facing front porch is to be minimally altered. All alterations are due to required improvements such as increasing the handrail to 3'-0" tall and making the spacing in the verticals less than 4" wide. The new garage door will meet the face of the front porch, rather than the existing porch meeting only the ground, risking deterioration. A new centralized staircase will be added to the front of the porch, rather than the shared entrance currently being used along with Norfolk 943. All of the members of the existing front porch are to be replicated to match the current appearance, but with newer, and treated materials.

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: MAIN LEVEL EXTERIOR DOORS

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 front door, door 101 (See design application set), and side door, door 102 (See design application set), will be replicated. The existing single pane glazing will be replaced with insulated, low-e tempered glass. All railings and paneling will be replicated, but with more protective measures.

Element/Feature: BASEMENT LEVEL EXTERIOR DOORS

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:

Door 012 (See design application set), a metal door from the recent construction of the basement will be replaced with a new wood door to match doors 101 and 102. Door 001 is a new garage door opening through the existing CMU foundation wall.

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 existing window locations are to be maintained with the exception of the (3) rear windows. This windows will be removed to make way for (2) larger windows to match the existing double hung appearance used on the house. All of the remaining windows will be replicated and updated to code. (2) new openings in the basement CMU wall will allow for (2) new double hung windows to match the existing windows. (See design application set)

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: MECHANICAL SYSTEM, UTILITY SYSTEM, SERVICE EQUIPMENT & ELECTRICAL

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 existing MEP systems will be replaced with new equipment and located to meet the requirements of the new design.

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: _____

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:

NORFOLK 1003

Physical Conditions Report
Supporting Photographs

Photos: Site Design - Front Yard

Photo #1: Side View of Front Yard



Photo #2: Secondary Garage Structure



Photo #3: Concrete Retaining Wall & Fence



Photo #4: Side View of Rear Yard



Photo #5: Shed Structure at Northwest Corner



Photo #6: Rear Yard Grading



Photos: Site Design - Side Yards

Photo #7: North Side Yard



Photo #8: South Side Yard



Photo #9: Low Shed Roof at Southern Side Yard



Photos: Structure - Floors and Roof

Photo #10: Posts & Beam Supporting Floor



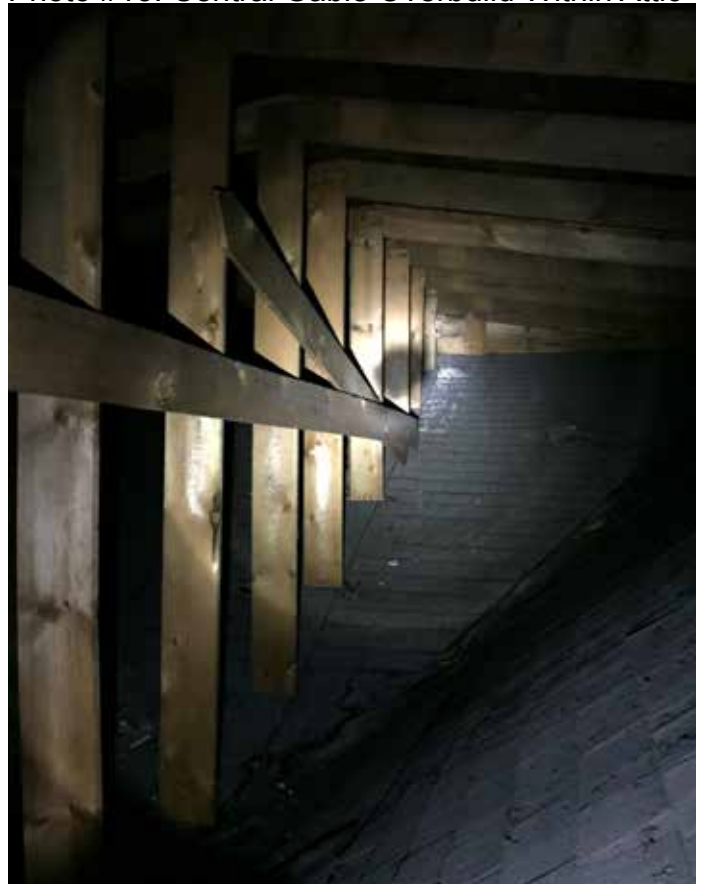
Photo #11: B.O. 2x8 Main Floor Structure



Photo #12: Attic Space W/ Intersecting Roofs



Photo #13: Central Gable Overbuild Within Attic



Photos: Roof

Photo #14: Original Roof Shape From Southeast Corner



Photo #15: Roof From Rear With Overbuilds and Additions



Photos: Roof

Photo #16: Roofs Over Coal/Storage/Rear Entry



Photo #17: Detail of Roof Layers



Photo #18: View of Overbuilt Roof Above Kitchen



Photos: Front Chimney

Photo #19: Chimney From Southeast



Photo #20: Chimney From South



Photo #21: Front Chimney Within Living Room



Photos: Low Shed Roof and Metal Exhaust

Photo #22: Side View



Photo #23: Low Shed Roof



Photo #24: Metal Exhaust Pipe



Photos: Exterior Walls - Front Facade

Photo #25: Front Facade



Photo #26: Gable Roofed Wall Close Up



Photo #27: Close Up At Porch



Photo #28: South Facade



Photo #29: South Facade



Photos: Exterior Walls - Rear Facade

Photo #30: Rear Facade



Photo #31: Close Up At Attic Entry



Photo #32: Left Side Overbuild



Photo #33: North Facade



Photo #34: North Facade



Photos: Foundation

Photo #35: Exposed Foundation At Addition



Photo #36: Exposed Foundation At Addition



Photo #37: Crawl Space W/ Lack of Foundation



Photo #38: T.O. Foundation Within Crawl Space



Photos: Front Porch

Photo #39: Front Porch



Photo #40: Detail At Railing



Photo #41: T.O. Column At Roof



Photo #42: Heating Unit On Side In Crawl Space



Photo #43: Water Heater In Crawl Space



Photo #44: Gas Meter At Front Of House



Photo #45: Electrical Meter On Side of Facade



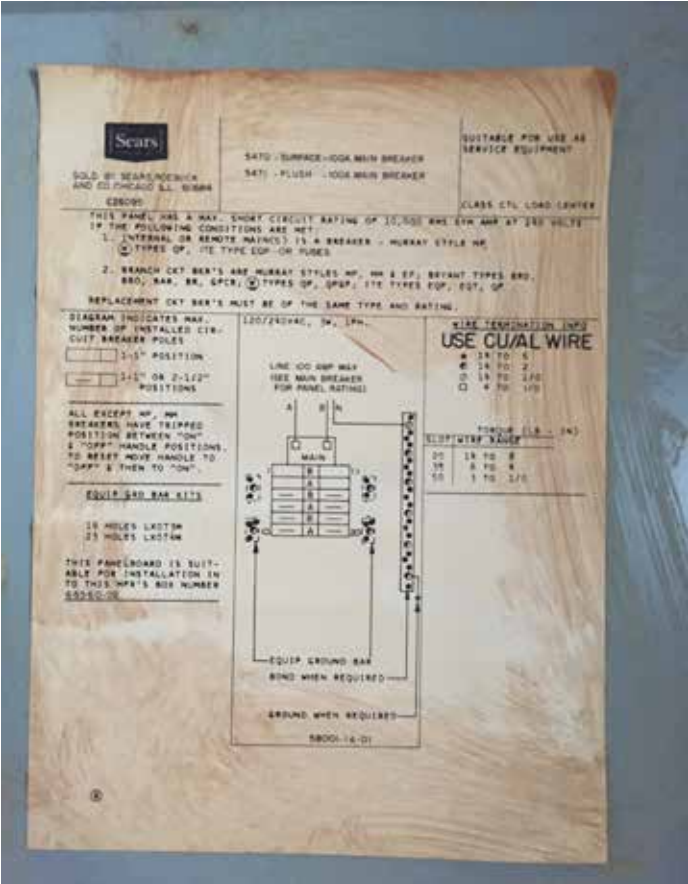
Photo #46: Ducting and Plumbing in Crawl Space



Photo #47: Electrical Panel In Kitchen



Photo #48: Electrical Panel Information



Photos: Doors

Photo #49: Door #1 From Exterior W/ Screen



Photo #50: Door #1 Detail



Photo #51: Door #2 From Exterior



Photo #52: Door #2 Detail



Photos: Windows

Photo #53: Window #1 From Exterior



Photo #54: Window #2 From Exterior



Photo #55: Window #3 From Exterior



Photo #56: Window #4 From Exterior



Photos: Windows

Photo #57: Window #5 From Exterior



Photo #58: Window #6 From Exterior



Photos: Windows

Photo #59: Window #7 From Exterior



Photo #60: Window #8 From Exterior



Photos: Windows

Photo #61: Window #9 From Exterior



Photo #62: Window #10 From Exterior



Photo #63: Window #11 From Exterior



Photo #64: Living Room From Dining Room



Photo #65: Living Room From Dining Room



Photo #66: Living Room



Photo #67: Dining Room From Living Room



Photo #68: Dining Room



Photo #69: Dining Room



Photo #70: Kitchen



Photo #71: Kitchen



Photo #72: Bedroom 1



Photo #73: Bedroom 1



Photo #74: Bathroom



Photo #75: Bathroom



Photo #76: Bathroom



Photo #77: Bathroom



Photo #78: Bedroom 2



Photo #79: Bedroom 2



Photo #80: Bedroom 3



Photo #81: Bedroom 3



Photo #82: Coal Room



Photo #83: Coal Room



Photo #84: Coal Room



Photos: Interior - Main Level

Photo #85: Storage Room



Photo #86: Storage Room



Photo #87: Bathroom/Laundry Room



Photo #88: Bathroom/Laundry Room



HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1003 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-164

Current Owner Name: GROSE CHARLES K & EVA L TRUSTEES Parent Parcel(s):

Current Owner Address: PO BOX 545, PARK CITY, UT 84060-0545

Legal Description (include acreage): LOTS 1 & 2 BLK 16 SNYDERS ADDITION TO PARK CITY, 0.09 AC

2 STATUS/USE

Property Category

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

Evaluation*

- ☒ Landmark Site
- ☐ Significant Site
- ☐ Not Historic

Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah: University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Cross-wing type / Vernacular style

No. Stories: 1

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

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

General Condition of Exterior Materials:

Researcher/Organization: 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.):

Foundation: The foundation is not visible in the available photographs and therefore its material or existence cannot be verified.

Walls: The exterior walls are clad in wooden drop or novelty siding.

Roof: The roof is sheathed in standing seam metal roofing materials. A square red brick chimney sits on the ridgeline of the roof.

Windows/Doors: Visible windows in the available photographs include large single fixed panes and aluminum sliders, both in horizontal window openings. The view of the entry door is obscured by the aluminum screen/storm 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): This frame cross-wing house is clad in wooden drop/novelty siding and has several visible additions to the rear, the first a shed addition changing the form of the house to a saltbox, the second a broad gable-roofed structure and the last, shed-roofed. Each addition can be seen by a break in the siding pattern. A metal stove pipe rising from a small shed-roofed addition runs along the side gable-end. The shed-roofed front porch is in the L and has a wooden railing with square balusters. The porch entrance is to the side.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The building lot slopes slightly up towards the rear and the road with sidewalk steps runs alongside the house. A frame single-car front-gabled garage is located in front on the street. Like most of the historic neighborhoods in Park City, the overall setting is a compact streetscape with narrow side yards and other homes of similar scale within close proximity.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): The distinctive elements that define 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 (cross-wing), the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

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

Association (Describe the link between the important historic era or person and the property.): The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1904¹

Builder: ☒ Not Known ☐ Known: (source:)

¹ Summit County Recorder.

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.²

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

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

6 PHOTOS

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

Photo No. 1: Southeast oblique. Camera facing northwest, 2006.

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

Photo No. 3: East elevation (primary façade). Camera facing west, 1995.

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







HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **William S. Wright House**

Address: **1003 Norfolk Avenue**

Twtnshp

Range

Section:

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

UTM:

Current Owner Name: **1003 Norfolk LLC**

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

Current Owner Address: **PO Box 113**

Quad/2011

Park City, UT 84060-0113

Tax Number: **SA-164**

Legal Description (include acreage): **LOTS 1 & 2 BLK 16 SNYDERS ADDITION TO PARK CITY PWD-333 SWD-539 1314-598 2064-024-030-035; 0.09 AC**

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☒ eligible/contributing

☐ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (4)**

☒ prints: **2006 (2), 1995**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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

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

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

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

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

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

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

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

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

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

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

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

Researcher/Organization: John Ewanowski, CRSA Architecture

Date: October 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: cross-wing type / vernacular style No. Stories: 1

Foundation Material: concrete Wall Material(s): drop-novelty wood siding

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

Number of associated outbuildings 1 and/or structures 0.

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

1003 Norfolk is a cross-wing type house that has undergone several modifications. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. The cross gable roof is sheathed with a standing seam metal and extends to cover the porch. The porch roof is supported by simple square posts with a wood railing between. A brick chimney is visible on the rear of the stem wing and a metal chimney flue on the façade of the cross gable. The house is clad in drop-novelty wood siding, and irregularities in the siding denote alterations and additions. There is a large rectangular fixed window in the front gable end, and there is another fixed pane window next to the front door under the porch. There are more fixed pane windows and a few aluminum slider windows on the south façade. The site has a chain-link fence surrounding the yard, with a concrete walkway leading to the porch. The first addition is covered in a shed roof that extends off the main roof line. The second addition was a large gabled addition to the rear; and is just visible over the ridge of the cross gable. The final addition is covered in a shed roof. The resources are not available to determine when these additions were made, but the first addition may have been completed prior to the 1907 Sanborn map and the remaining additions occurring after the 1941 Sanborn map and before 1995. The overall form and materiality of the building remains intact and the building retains its historic value.

The outbuilding, a garage on the northeast corner of the site, is visible in a 1940s tax photo of the adjacent house. It retains its historic integrity and should be considered as a contributing outbuilding to Park City history.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1891**

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

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

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

This house was built prior to the 1900 Sanborn Map of Park City, probably around the time William S. Wright bought the land from the Park City Townsite Company in 1891. Born in 1835, Wright was a native of Scotland who immigrated to the U.S. in the 1850s. He moved to Utah in 1861, then went to California in 1863 and worked in the famous Comstock Mine in Virginia City, Nevada, before returning to Utah in 1870. At first he worked at the Alta mines in Little Cottonwood Canyon, then settled permanently in Park City in 1872 as an employee of the Ontario Mine. Wright would work the rest of his career in the Park City mines, retiring around 1907. He died suddenly in Park City on March 8, 1914, at the age of seventy-eight.

William D. Wright, son of William S., inherited the house from his father. Born in Park City in 1881, William, Jr. married Dessa Goold (b. 9/29/1890) in Salt Lake City in 1921. Dessa and William would own 1003 Norfolk until 1946, when it was sold to Charles and Eva Grose. William D. Wright died in Weber County, Utah, in 1960. Dessa passed away in 1976 and was buried in a family plat in Ogden, Utah.

Charles K. Grose was a lifelong Park City resident, born in the city in 1905, working in the Silver King Mill and United Park City Mines, and passing away in 2008, just six days prior to his 103rd birthday. He married Eva Zenger in the Salt Lake City

LDS Temple in 1929. Eva had been born in Midway, Utah, in 1909. She passed away in Salt Lake City in 2004. The Groses are buried in Midway, Utah.

The house at 1003 Norfolk is currently owned by 1003 Norfolk LLC; it was sold as a part of the Eva Grose estate in 2010 after being owned by the family for sixty-four years.



1003 Norfolk Avenue. Southeast oblique. November 2013.



1003 Norfolk Avenue. Southwest oblique. November 2013.



1003 Norfolk Avenue. East elevation. November 2013.



1003 Norfolk Avenue (outbuilding at right). Northeast oblique. November 2013.

TITLE SEARCH FORM

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

Address: 1003 Norfolk Avenue

City: Park City, UT

Current Owner: 1003 Norfolk LLC

Address: (see historic site form for address)

Tax Number: SA-164

Legal Description (include acreage): SA BK16 L1&L2 (see historic site form for complete legal description)

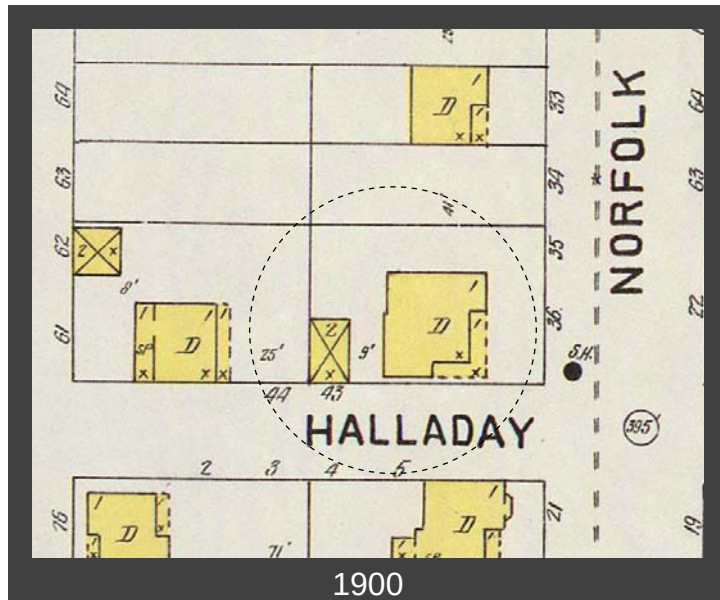
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
4/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L 1-32]
6/5/1891	D.C. & H.M. McLaughlin	Wm. S. Wright	W		"1,2,3"
12/16/1929	William D. Wright	Dessa V. Wright, his wife	W.D.		"1,2" [rest of form]
5/17/1946	Dessa V. Wright, et al	Charles K. & Eva L. Grose	W.D.		
12/30/2010	Dee L. & Max K. Grose (suc. tr.)	Enterprises West LLC	W.D.		[Estate of Eva L. Grose]
12/21/2012	Enterprises West LLC	1003 Norfolk LLC	W.D.		

Researcher: John Ewanowski, CRSA Architecture

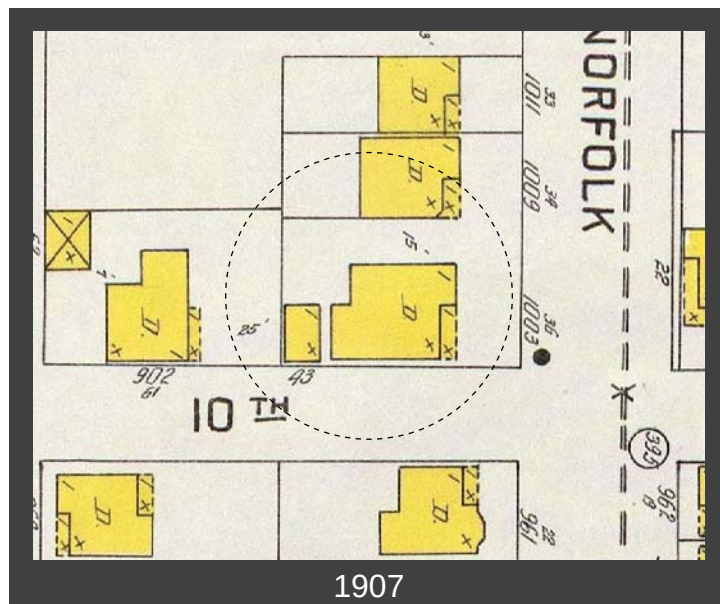
Date: 5/8/2014

(outside of 1889 map boundary)

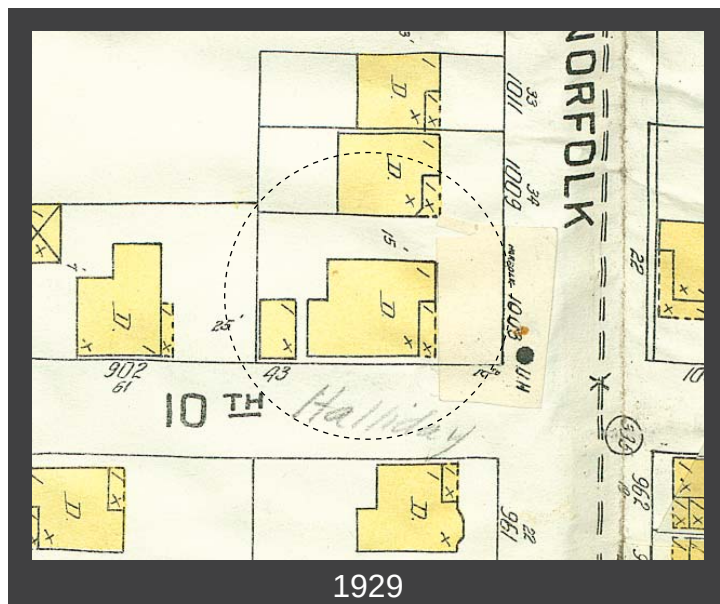
1889



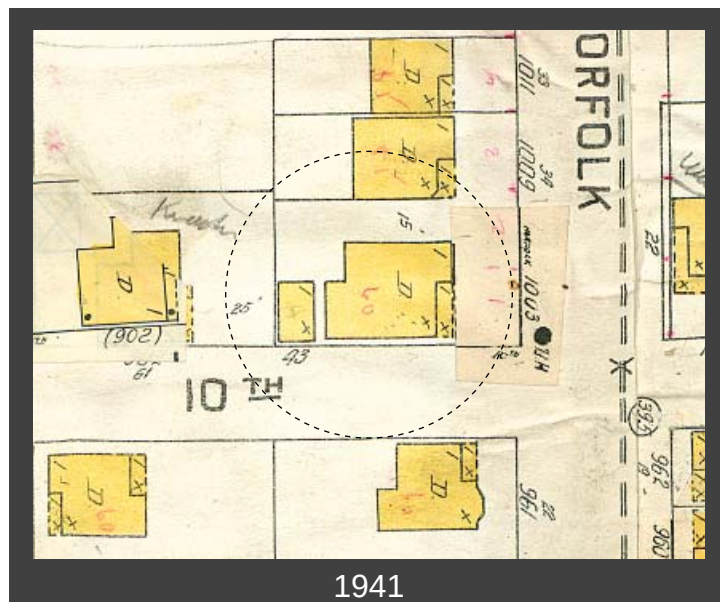
1900



1907



1929



1941

1003 Norfolk Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



1009 Norfolk Avenue (1003 Norfolk outbuilding on left) c. 1941 (Summit County)

William S. Wright Suddenly Summoned

Another pioneer of Park City, and a familiar and beloved citizen of this community passed to his reward Sunday last. This time it was W. S. Wright, who for forty-two years had resided in our midst. His cordial greeting and genial smile will be missed by the scores of friends who knew and admired the grand old man.

A week ago last Friday Mr. Wright was enjoying his usual good health and on that day to his close friends he told what his plans were for the coming summer, expressing himself regarding certain investments, recently made, and optimistically dwelling upon the bright future for his home town. That day, however, the old gentleman had the misfortune to slip on the icy walk, resulting in a fractured rib. The mishap caused him considerable pain, but after being attended to by the family physician, rested quite comfortably and seemed to be getting along nicely. Sunday afternoon he was stricken with a severe chill, acute pneumonia set in, and almost before medical aid could be secured he passed away.

In the death of Mr. Wright, Park City loses a good man and a good citizen. For the past seven years he had lived a retired life. Scarcely a day passed but what he was up town conversing with his friends. He was of a quiet, kindly disposition, with always a kind word to those addressed, and a hearty hand-clasp for friends. He will be sadly missed from his accustomed haunts, and his removal from his home circle will be sincerely grieved by his loved ones, for he was a most devoted husband and fond father. To the bereaved widow, sons and daughter, his aged sister and other relatives, sincere sympathy is extended in their hour of trial.

William S. Wright was born in Baillieston, Lanarkshire, Scotland, on August 4, 1835, he being in his seventy-ninth year at the time of his death. He came to America when eighteen years of age, living in Maryland, Illinois and Kentucky. In 1861 he came to Utah by ox team; going on to California in 1863. In 1865 he was in Virginia City working in the famous Comstock mine. He returned to Utah in 1870, going to Alta and working at the Prince of Wales mine. In 1872 Mr. Wright came to Park City, going to work at the Ontario mine and for thirty-two years was in the employ of that company.

Besides his widow, Mrs. Jennet Wright, deceased is survived by one daughter and two sons, Mrs. John A. Buck, William D. and Charles S. Wright, all residents of the Park. He also leaves a sister, Mrs. Elizabeth Ross, of Midway, Utah.

Mr. Wright was an old and honored Mason, joining Argenta Lodge, Salt Lake, in 1878, affiliating with Uintah Lodge, No. 7, of this city in 1884.

Funeral services were held Thursday afternoon under the auspices of Uintah Lodge, No. 7, F. & A. M., at Masonic Hall, which was crowded with relatives and friends of the beloved citizen. Rev. C. L. Martin, officiated, eulogizing the many virtues of the deceased, and conveying comforting words of sympathy to those left to mourn.

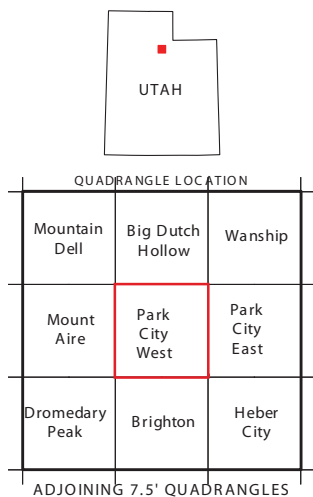
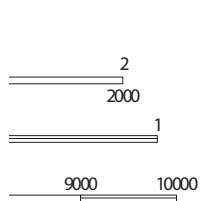
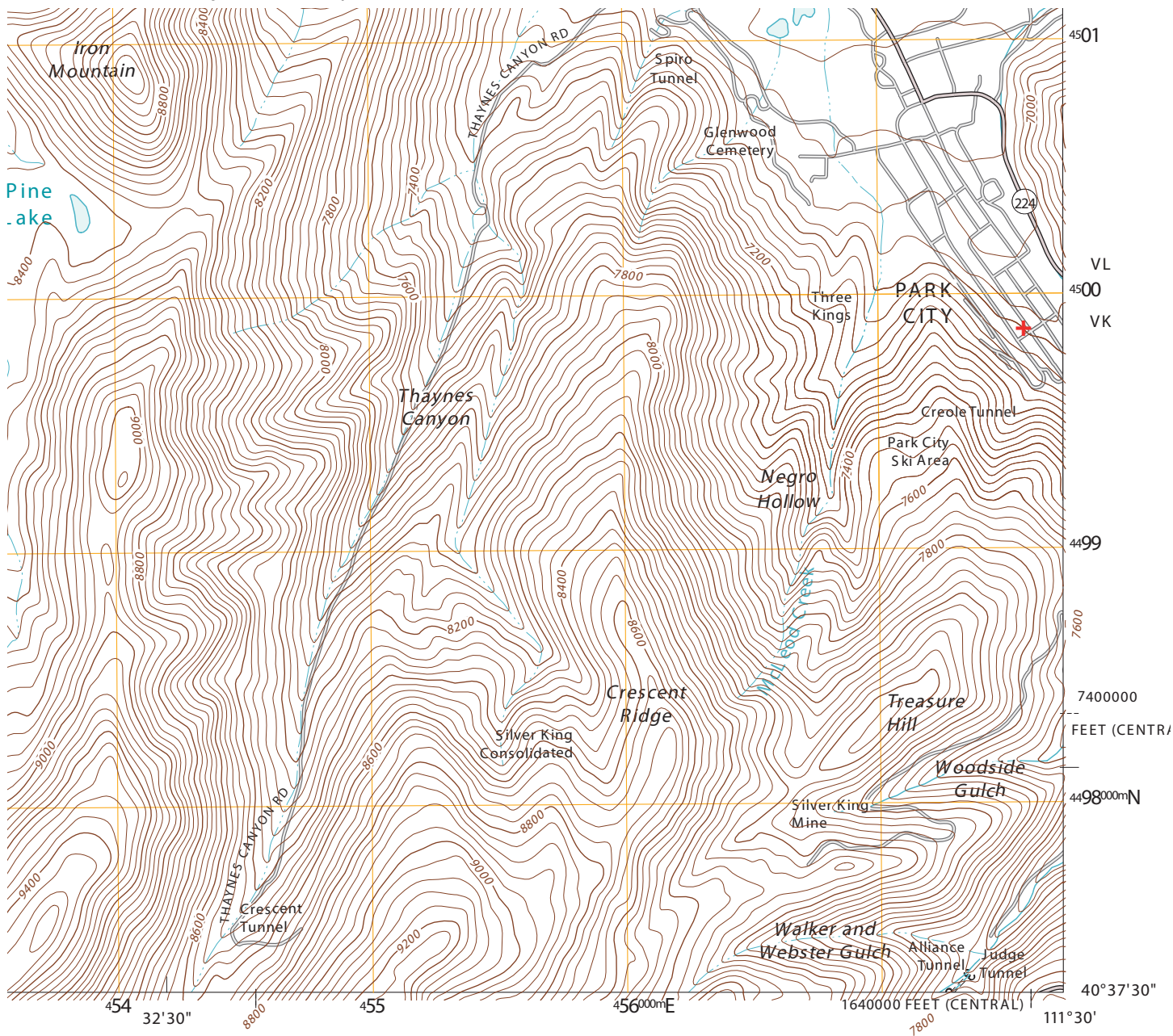
As a mark of respect for the deceased, nearly all the business houses of the city closed during the funeral services.

The pall bearers were, John Kelly, Sherman Fargo, R. W. Macdonald, James Bennie, James Murdock, Barney Riley, George W. Wilkinson, sr., Anell Johnson and H. M. Swan.

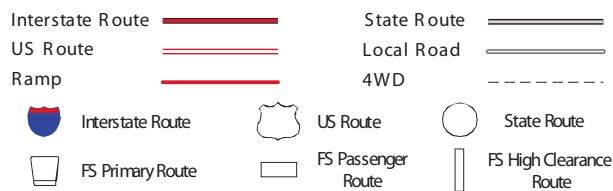
Outside relatives and friends who came to attend the funeral were Mrs. G. E. Williams, Mrs. Ellen Higby, Mr. I. G. Robertson, of Blackfoot, Idaho, Mrs. H. T. Davidson and son, Emery Davidson, of Millbourne, Wyoming, Mr. and Mrs. Rob Ross, Midway, Utah, James D. Murdock, George Wilkinson, Fred Davis, Jake Olinier, Salt Lake.

1003 Norfolk Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



ROAD CLASSIFICATION



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

PARK CITY WEST, UT

2011

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

Historic Preservation Board Staff Report



Subject: 844 Empire Avenue
Application: PL-22-05350
Author: Caitlyn Tubbs, Senior Preservation Planner
Date: November 1, 2023
Type of Item: Material Deconstruction

Recommendation

(I) Review the proposed Material Deconstruction for 844 Empire Avenue, a Significant Historic Structure, (II) conduct a public hearing, and (III) consider approving the Material Deconstruction for 844 Empire Avenue subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Todd Gilbert, represented by Jonathan DeGray
Historic Designation: Significant Historic Structure
Location: 844 Empire Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Residential
Reason for Review: The Historic Preservation Board reviews and takes Final Action for Material Deconstruction in accordance with LMC [§ 15-1-8](#).

DRT Design Review Team
HDDR Historic District Design Review
HPB Historic Preservation Board
HSI Historic Sites Inventory
LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

844 Empire Avenue is designated a Significant Historic Structure on Park City's Historic Sites Inventory (HSI) and was constructed c. 1895.¹ The Applicant proposes to lift the Significant Historic Structure, construct a new foundation, remove approximately 308 square feet of siding on the east-facing façade, and modify approximately 277 square feet of the roof form to accommodate a new addition and the construction of a new detached garage.

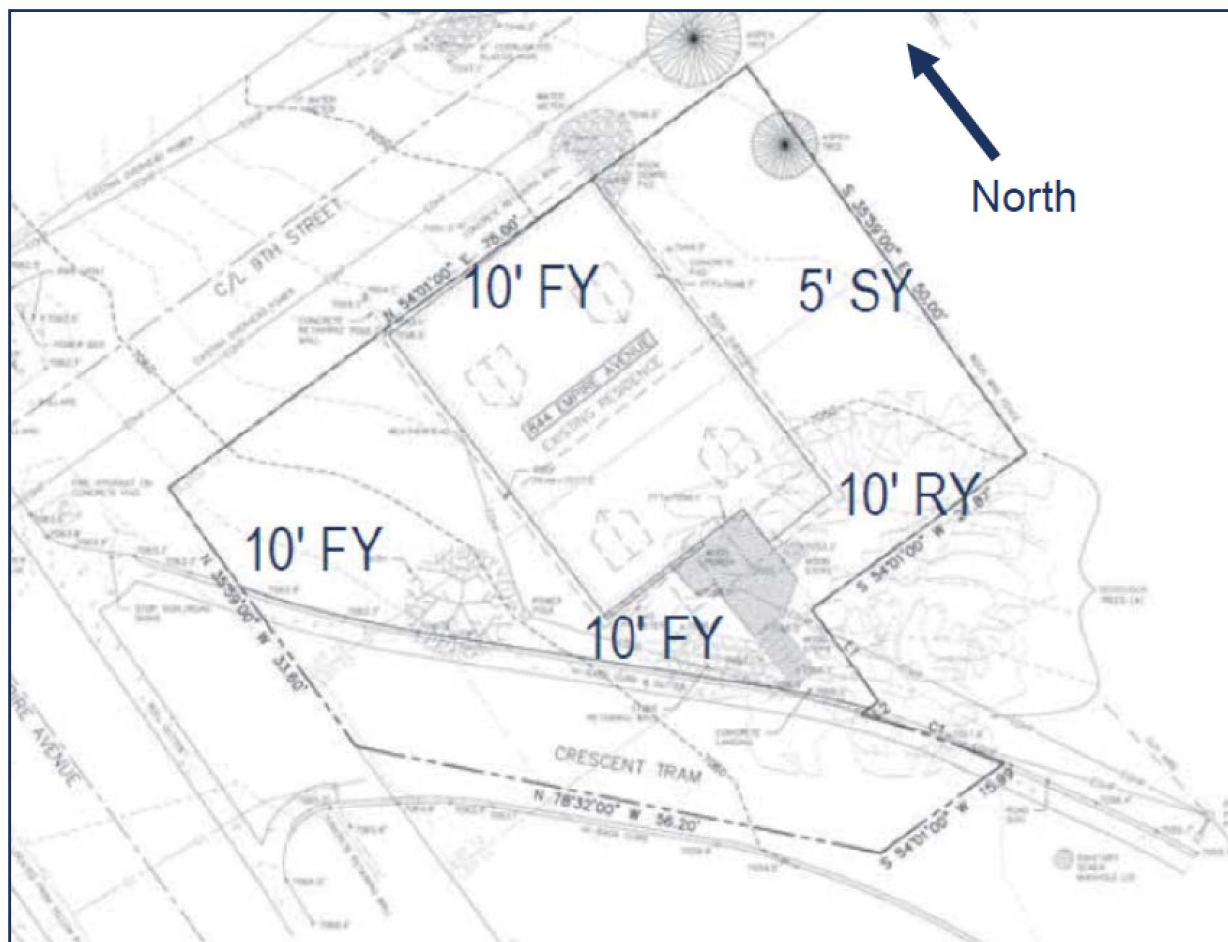
¹ 2016 Intensive Level Survey (Exhibit E) indicates a mortgage was taken out on the property in 1895 and states this is the likely date of construction. The Historic Sites Inventory Form (Exhibit D) states the home was constructed in 1904, however, the Sanborn Fire Insurance Maps show the home on the 1900 map.

Background

844 Empire, also known as the Thomas Jones House, was constructed c. 1895 and is a 1 ½ story hall-parlor house ([HSI Form](#)). This home has undergone several substantial changes since its original construction, including replacing original materials and modifying the original clipped gable roof form to the standard gable roof form existing today.



844 Empire Avenue is a uniquely-shaped Lot with frontage along Crescent Tram Road, Empire Avenue, and the 9th Street public right-of-way. Historically, the front of the house faced the 9th Street right-of-way but presently the front door faces Crescent Tram Road. The home is addressed off Empire Avenue, which is the street the Site has the least amount of frontage on. In 2015 the property owners amended the plat for 844 Empire Avenue; as part of this review process the Planning Director provided a determination of the locations of the front, side, and rear Lot lines as well as the required setbacks:



The 2015 Planning Director Determination acknowledges three front yards; one each along Crescent Tram Road, Empire Avenue, and the 9th Street public right-of-way. The eastern side of the Lot is noted as the only side yard area and the remaining portion of the southern portion of the Lot (not along Crescent Tram Road) is noted as the rear yard area.



Figure 1: 1940s tax photo looking southeast.

844 Empire Avenue first appeared on the Sanborn Fire Insurance Maps in 1900 at the corner of Empire Avenue and Shepherd Avenue (present-day 9th Street). In 1907 a rear porch is shown on the southern side (Crescent Tram) of the Structure which remained through the 1941 Sanborn Fire Insurance Map. The 1940s tax photo shows the original front porch (facing 9th Street) and the clipped gable roof form with two dormers. This front porch was removed, and the northern wall of the home was extended at some point following 1941 to accommodate an addition to the Structure. At this point in



Figure 2: Street view of 844 Empire looking southeast.

time, the “front” of the home was moved to face Crescent Tram Road.

The HSI Form acknowledges the substantial changes that have been made to the Structure over time have diminished its historical significance and indicates it is not eligible for listing to the National Register of Historic Places. Additionally, the Structure has suffered fire damage. The home has since been unoccupied and is generally in good condition, however, the Existing Conditions Report (Exhibit C) indicates the exterior walls and

foundation are in poor condition and are not structurally sound. The Applicant has also stated the existing (non-original and non-historic) vinyl windows and replacement doors are in poor condition and need to be replaced. Additionally, the southern porch (facing Crescent Tram Road) is sagging and in need of repairs.

On August 17, 2022, the Applicant submitted a Historic District Design Review (HDDR) Pre-Application. The proposed design was reviewed by the Design Review Team (DRT) on September 14, 2022, May 24, 2023, and September 13, 2023; following these meetings feedback was returned to the Applicant. On August 14, 2023, the Applicant submitted the full HDDR application to the Planning Department.

Analysis

The Historic Preservation Board reviews and takes Final Action on Material Deconstruction requests in accordance with LMC [§ 15-1-8](#) and LMC [§ 15-11-12.5\(A\)\(2\)](#). Additions to Historic Structures shall be considered only on non-character-defining facades, usually tertiary facades (LMC [§ 15-13-2\(B\)\(4\)\(a\)\(2\)](#)).



Figure 3: Rendering of Historic Structure and proposed addition (left) and detached garage (right).

The proposed addition would be located on the eastern façade of the Historic Structure in the area determined in 2015 to be a side yard. Additions to Historic Structures cannot be located on primary facades and are typically encouraged to be on tertiary facades. The configuration of this Site with frontage along three public rights-of-way limits the ability to locate an addition to a tertiary façade. The proposed location of the addition is considered a secondary façade. Due to the change in grade from Empire Avenue and Crescent Tram Road the proposed addition is minimally visible from

the primary vehicular public rights-of-way. The proposed addition would be visible from the 9th Street public right-of-way, however it would not be located on a primary façade

and would not obscure any historically-significant features.



Figure 4: Streetscape of proposed detached garage as viewed from Empire Avenue.

(I) As-Built and Proposed Material Deconstruction.

Material Deconstruction is defined in LMC [§ 15-15-1](#) 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.”

The Applicant proposes to lift the Significant Historic Structure, construct a new foundation, construct an addition to the secondary (side) façade of the Significant Historic Structure, and construct a detached garage at the western end of the Lot.

The Applicant has proposed to lift the Significant Historic Structure and construct a new basement and foundation. Once completed, the Applicant will set the Significant Historic Structure on the new foundation at a height no more than two feet (2') above its current elevation. Additionally, the Applicant has proposed the removal of the non-compatible addition to the historic front of the Structure and to restore the historic front porch as viewed in the 1940s tax photograph (see Figure 1). The Applicant proposes to remove approximately 308 square feet of siding material from the eastern façade. The affected siding material is generally in good condition and is not visible from the public right-of-way. If the Historic Preservation Board approves Material Deconstruction of this siding, planning staff recommends a Condition of Approval that siding material removed from this section that is in good condition be used to patch or repair other sections of siding on the Historic Structure that may be damaged or missing.



Figure 5: Photograph of eastern facade of home showing area of siding proposed to be removed.

The Applicant is also requesting Material Deconstruction approval to modify approximately 277 square feet of the roof form to accommodate a large dormer in place of the two existing dormers on the southern face of the roof. LMC [§ 15-13-2\(B\)\(4\)\(a\)\(4\)](#)



Figure 6: View of Structure from Crescent Tram Road showing existing and proposed dormers.

prohibits additions from modifying historic roof forms, however, this façade has already undergone several structural changes and modifications to the original form including the 1960s removal of the full-width porch and the relocation of the entrance to what historically was the rear of the house. The dormers on the historic front façade of the Structure will be retained (see Figure 3) as shown in the 1940s tax photograph.

(II) Financial Guarantee.

Pursuant to LMC [§15-11-9](#) a Financial Guarantee is required prior to the issuance of a building permit. The

Chief Building Official will determine the dollar 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. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. 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.

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 October 18, 2023. Staff mailed courtesy notice to property owners within 100 feet on October 18, 2023. The *Park Record* published notice on October 18, 2023.²

² LMC [§ 15-1-21](#)

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;
- The Historic Preservation Board may deny the Material Deconstruction and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Submittal Materials

Exhibit C: Existing Conditions Report and Historic Preservation Plan

Exhibit D: Historic Sites Inventory Form

Exhibit E: 2016 Intensive Level Survey



Planning Department

November 1, 2023

Jonathan DeGray
degrayarch@qwestoffice.net

CC: Todd Gilbert

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 844 Empire Avenue

Zoning District: Historic Residential – 1

Application: Historic District Design Review – Material Deconstruction

Project Number: PL-23-05350

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: November 1, 2023

Project Summary: The Applicant Seeks Approval for Material Deconstruction for a Portion of a Significant Historic Structure to Facilitate the Construction of a Side Addition.

Action Taken

On November 1, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for 844 Empire Avenue according to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The property is located at 844 Empire Avenue in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.
3. The Property is also known as Lot 1 of the 844 Empire Avenue Amended Plat.
4. The house first appears on the 1900 Sanborn Fire Insurance Map as a simple, one and one half-story hall-parlor style home.



Planning Department

5. A review of this proposal was continued at the December 2, 2020, and January 6, 2021, Historic Preservation Board meetings.
6. On August 17, 2022, the Planning Department received a Historic District Design Review Pre-Application with a proposed design for a side addition and a detached garage structure.
7. On August 14, 2023, the Planning Department received a complete Historic District Design Review Application to lift the Historic Structure, construct a new foundation, construct a garage, remove approximately 308 square feet of siding from the east side façade to accommodate an addition, and modify approximately 277 square feet of the roof form.
8. The discussion and figures of the Background and Analysis sections of the Staff Report dated November 1, 2023, are incorporated herein.
9. The Applicant's proposal is to lift the Significant Historic Structure, construct a new foundation, and set the Structure on the new foundation at approximately two feet (2') above its current elevation, as permitted in LMC § 15-13-2(B)(2)(b)(2).
10. The Applicant proposes to remove approximately 308 square feet of siding from a secondary (eastern) façade to accommodate an addition, in accordance with LMC § 15-13-2(B)(4)(a)(2) and LMC § 15-13-2(B)(4)(a)(5).
11. The Applicant proposes to restore the historic front façade of the Structure and remove the non-contributing addition per LMC § 15-13-2(B)(4)(a)(2).

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board on November 1, 2023, for the Material Deconstruction of approximately 308 square feet of siding and to modify approximately 277 square feet of the southern face of the roof. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.



Planning Department

3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain Historic District Design Review approval from the Planning Director, or their Designee, prior to submitting a building permit.
5. 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.
6. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer-specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
7. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
8. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
9. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
10. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
11. The Planning Director, or their Designee, may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, they determine that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.



Planning Department

12. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee.
13. The Historic Site shall be returned to original grade following construction of a foundation. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
14. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.

If you have questions or concerns regarding this Final Action Letter, please contact Caitlyn Tubbs at (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Randy Scott, Chair
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner

NEW RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

LEGEND

	BRICK & STONE	OFFICE 103	ROOM NAME ROOM NUMBER
	EARTH		FLOOR, POINT ELEV.
	CONCRETE		CENTER LINE
	CONCRETE MASONRY UNIT		ROUND, DIA.
	STEEL (LARGE SCALE)		CHANNEL
	RIGID INSULATION		ANGLE
	ROUGH WOOD		DETAIL
	BLOCKING		SECTION CUT, DETAIL
	ALUMINUM (LARGE SCALE)		BUILDING SECTION
	GRAVEL		KEYED NOTES
	FINISHED WOOD		WINDOW TYPE
	BATT OR BLOWN INSULATION		DOOR NUMBER
	PLASTER, SAND, GROUT, MORTAR		REVISION
	STEEL (SMALL SCALE)		INTERIOR WALL ELEV.
	BITUMINOUS PAVING		WALL TYPE
	PLYWOOD		
	GYPSUM BOARD		

ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACOUST.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G.	GAS	REV'D.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GALV.	GALVANIZED	RM.	ROOM
B.W.	BOTH WAYS	GRD.	GRADE	R.O.	ROUGH OPENING
BLDG.	BUILDING	G.W.B.	GYPSUM WALL BOARD	S & R	SHELF AND ROD
BLK.	BLOCK	G.L.B.	GLU-LAM BEAM	S.C.	SOLID CORE
BRK.	BRICK	H.B.	HOSE BIBB	SCHED.	SCHEDULE
C.I.	CAST IRON	HD.	HEAD	SHT.	SHEET
C.J.	CONTROL JOINT	H.M.	HOLLOW METAL	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	HOR.	HORIZONTAL	SPEC.	SPECIFICATION
CLG.	CEILING	ID.	INSIDE DIAMETER	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	IRRIG.	IRRIGATION	STRUC.	STRUCTURAL
CONC.	CONCRETE	INSUL.	INSULATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	JB.	JAMB	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JNT.	JOINT	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	M.R.	MOISTURE RESISTANT	T.O.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	MANFR	MANUFACTURER	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MAX.	MAXIMUM	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MECH.	MECHANICAL	TYP.	TYPICAL
DN.	DOWN	MIN.	MINIMUM	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	(N)	NEW	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
EA.	EACH	N.T.S.	NOT TO SCALE	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	NO.	NUMBER	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	O.C.	ON CENTER	WD.	WOOD
E.J.	EXPANSION JOINT	O.D.	OUTSIDE DIAMETER	W/	WITH
ELEC.	ELECTRIC/ELECTRICAL	OF.D.	OVERFLOW DRAIN	WP.	WATERPROOF
ELEV.	ELEVATION	OPNG.	OPENING	W.R.	WATER RESISTANT
EQ.	EQUAL	PLYWD.	PLYWOOD	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PNT.	PAINT	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNTD.	PAINTED	W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR			W.W.M.	WOVEN WIRE MESH

CODE ANALYSIS

APPLICABLE CODES

2015 IRC 2018 IBC
2018 IPC 2018 IMC
2017 NEC 2018 IFGC
2018 IECC 2018 IFC

OCCUPANCY: R2

CONSTRUCTION TYPE: VB
BUILDING TO BE FIRE SPRINKLED: CONTRACTOR
TO PROVIDE APPROVALS PRIOR TO
INSTALLATION.

AREA CALCULATIONS (S/F)

LIVING AREA	EXISTING	NEW	TOTAL
LOWER LEVEL	987	112	1099
ASSECCORY BLDG.		252	252
MAIN LEVEL	1020	-1	1019
UPPER LEVEL	658	-88	570
TOTAL	2665	275	2940
GARAGE			252
ENTRY PORCH			133
PATIO			338
LOD/DISTURBED AREA			990
LOT AREA			3242
PROPOSED FOOTPRINT			1351
ALLOWABLE FOOTPRINT			1351

GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
- THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
- ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
- ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
- ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
- TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
- EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
- BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY
2	Iof 1	PLAT AMENMENT
3	Iof 1	EXISTING CONDITIONS AND TOPOGRAPHIC MAP
		ARCHITECTURAL
4	AB.1	AS-BUILTS FLOOR PLANS
5	AB.2	AS-BUILTS ELEVATIONS
6	3D.1	CRESENT TRAM VIEW
7	3D.2	EMPIRE VIEW
8	3D.3	9th STREET STAIRS VIEWS
9	3D.4	BIRDS EYE IMAGES
10	A0.1	ARCHITECTURAL SITE PLAN
11	A0.2	LANDSCAPE PLAN
12	A0.3	SWPP PLAN
13	A0.4	PARK CITY WATER DETAILS
14	A1.1	LOWER LEVEL PLAN
15	A1.2	MAIN LEVEL PLAN
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17	A1.4	HIGH ROOF PLAN
18	A2.1	SOUTH ELEVATION, EAST ELEVATIONS AND WEST ELEVATION - GARAGE
19	A2.2	NORTH ELEVATION, WEST ELEVATIONS AND EAST ELEVATION - GARAGE
20	A3.1	BUILDING SECTIONS
21	A3.2	BUILDING SECTIONS
22	A5.1	ARCHITECTURAL NOTES AND DETAILS
23	A5.2	ROOF FLASHING DETAILS
24	A6.1	DOOR, WINDOW AND ROOM SCHEDULES

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@gwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

COVER SHEET

SHEET DESCRIPTION:

REVISIONS:

DATE:

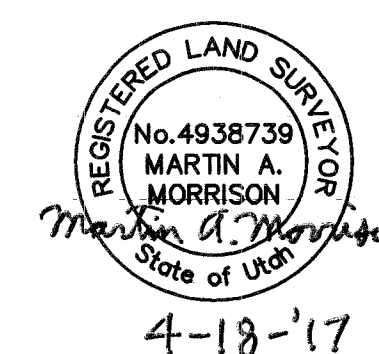
JULY 25, 2023

PROJECT NUMBER:

2305-01

SHEET NUMBER:

Aa



I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, I have prepared this Record of Survey map of 844 EMPIRE AVENUE PLAT AMENDMENT and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

Lot 12, Block 14, Snyder's Addition to Park City.

Also, a part of Lots 13 and 14, in Block 14, Snyder's Addition to Park City described as follows: Beginning at the Southwest corner of Lot 11, Block 14; and running thence South 54°01' West 75 feet; thence South 35°59' East 8.6 feet; thence South 78°32' East 56.2 feet; thence North 54°01' East 37 feet; thence North 35°59' West 50 feet to the point of beginning.

Less and excepting the following land conveyed to Robert G. Ward and Margery W. Ward, his wife, grantee, as show in that certain Quit-Claim Deed recorded December 28, 1983, as Entry No. 214633, in Book 283, at page 299, of Official Records, more particularly described as follows:

Beginning at the Northeast corner of Lot 14, Block 14, Snyder's Addition to Park City, Utah; and running thence South 35°59' East along the Easterly boundary of said Lot 14, 25 feet; thence South 54°01' West along the Southerly boundary of said Lot 14, 21.01 feet to a point on the Northerly side of the Crescent right-of-way; thence along said Northerly side of the Crescent right-of-way, being a 130-foot radius curve to the left (radius point bears South 22°14'19" West), 15.94 feet; thence North 54°01' East 2.34 feet; thence North 35°59' West 12 feet to a point on the Northerly boundary of said Lot 14; thence North 54°01' East along said Northerly boundary of Lot 14, 27.87 feet to the point of beginning.

KNOW ALL MEN BY THESE PRESENTS that CRESCENT TRAM LLC, a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as 844 EMPIRE PLAT AMENDMENT, does hereby certify that it has caused this Plat Amendment to be prepared, and does hereby consent to the recordation of this Plat.

ALSO, the owner hereby irrevocably offers for dedication to the City of Park City all the streets, land for local government uses, easements and required utilities shown on this plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 24th day of April, 2017.

By: TGG
Todd Gilbert, Manager
CRESCENT TRAM LLC, a Utah limited liability company

State of CALIFORNIA
County of SAN FRANCISCO : ss.

On this 24th day of APRIL, 2017, Todd Gilbert personally appeared before me, whose identity is personally known to me or proven to me by the production of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of CRESCENT TRAM LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the 844 EMPIRE PLAT AMENDMENT.

A Notary Public commissioned in CALIFORNIA

GILAYNA JOI SANTOS
Printed Name

Residing in: SAN FRANCISCO, CA

My commission expires: 08/16/2019

COMMISSION NAME: GILAYNA JOY SANDS
EXPIRATION DATE: 08/14/2019
COUNTY: SAN FRANCISCO, CALIFORNIA
COMMISSION NUMBER: 2123850

NOTE

1. This subdivision is subject to the Conditions of Approval in Ordinance 2016-26.
2. Fire sprinklers shall be required for all new construction or substantial renovations, as determined by the Park City Building Department during building permit review.
3. Drive access to the site shall be from Empire Avenue or through platted un-built 9th Street in a location approved by the City Engineer.

A COMBINATION OF LOT 12 AND PART OF LOTS 13 AND 14 IN BLOCK 14, SNYDER'S ADDITION TO PARK CITY SURVEY

LOCATED IN SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

4/18/17 JOB NO.: 17-8-15 FILE: X:\SnydersAddition\dwg\srv\plat2015\170815.dwg

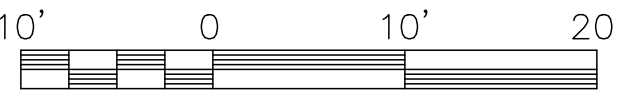
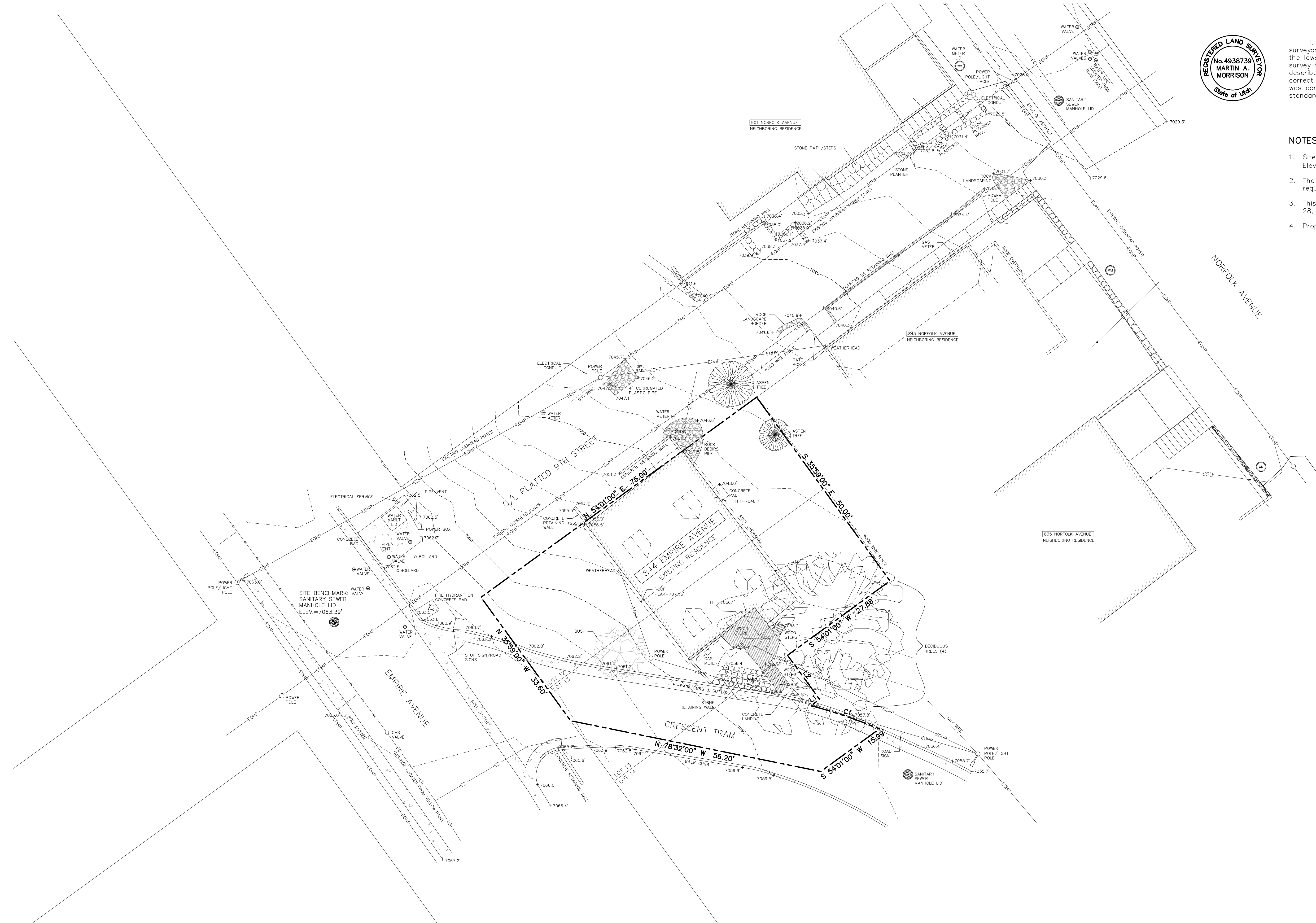
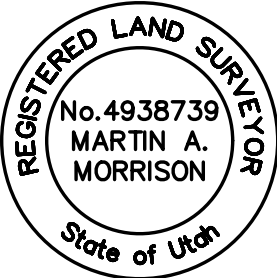
844 EMPIRE AVENUE PLAT AMENDMENT Page 161 of 41

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

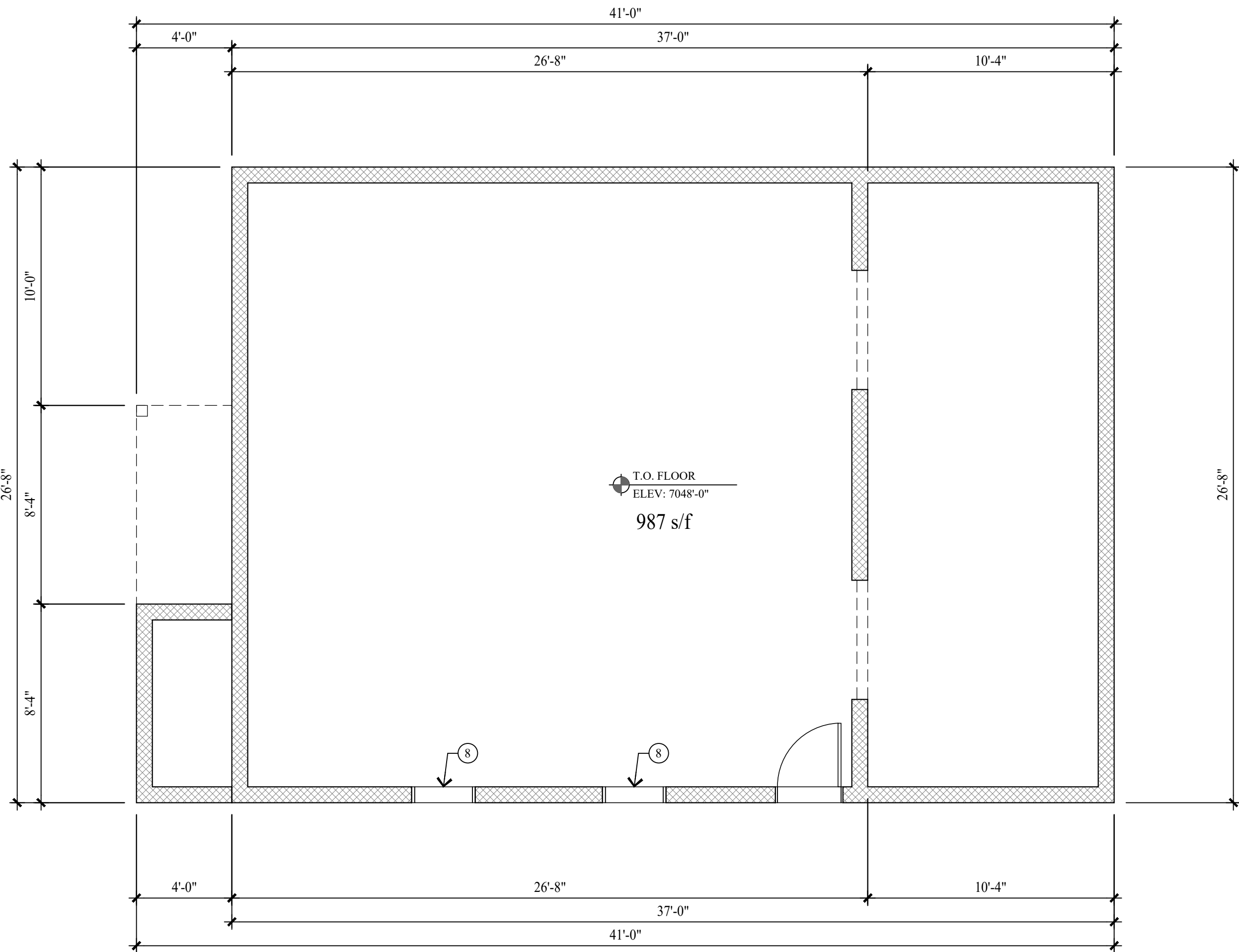
NOTES

1. Site Benchmark: Sanitary Sewer Manhole Lid
Elevation=7063.39'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on September 28, 2015.
4. Property corners were not set.

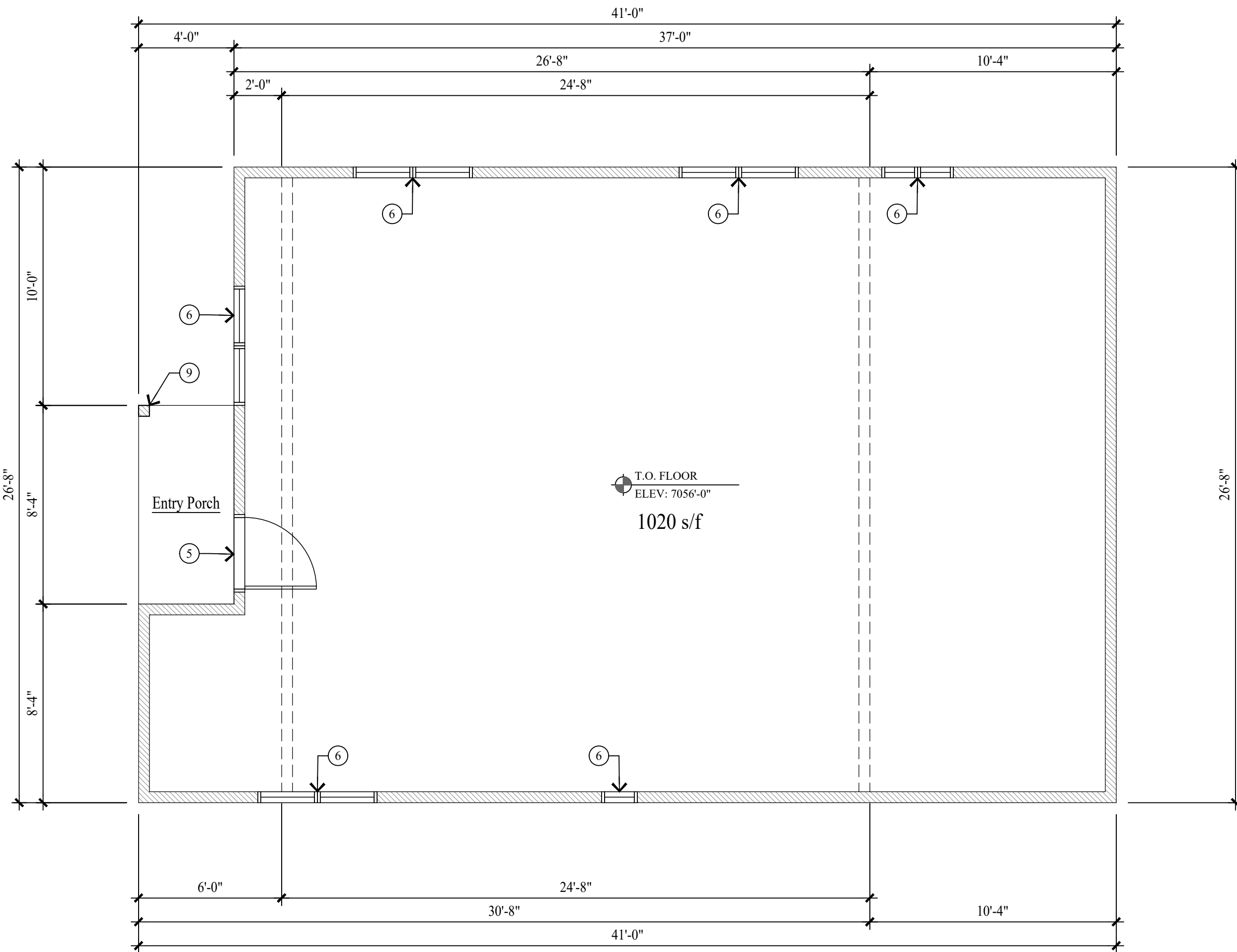


 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	STAFF: MARSHALL KING MARTY MORRISON JESSE MORENO	EXISTING CONDITIONS & TOPOGRAPHIC MAP 844 EMPIRE AVENUE BLOCK 14, SNYDER'S ADDITION TO PARK CITY	SHEET 1 OF 1
	DATE: 10/12/15	FOR: TODD M. GILBERT JOB NO.: 17-8-15 FILE: X:\SnydersAddition\dwg\srvt\topo2015\170815.dwg		

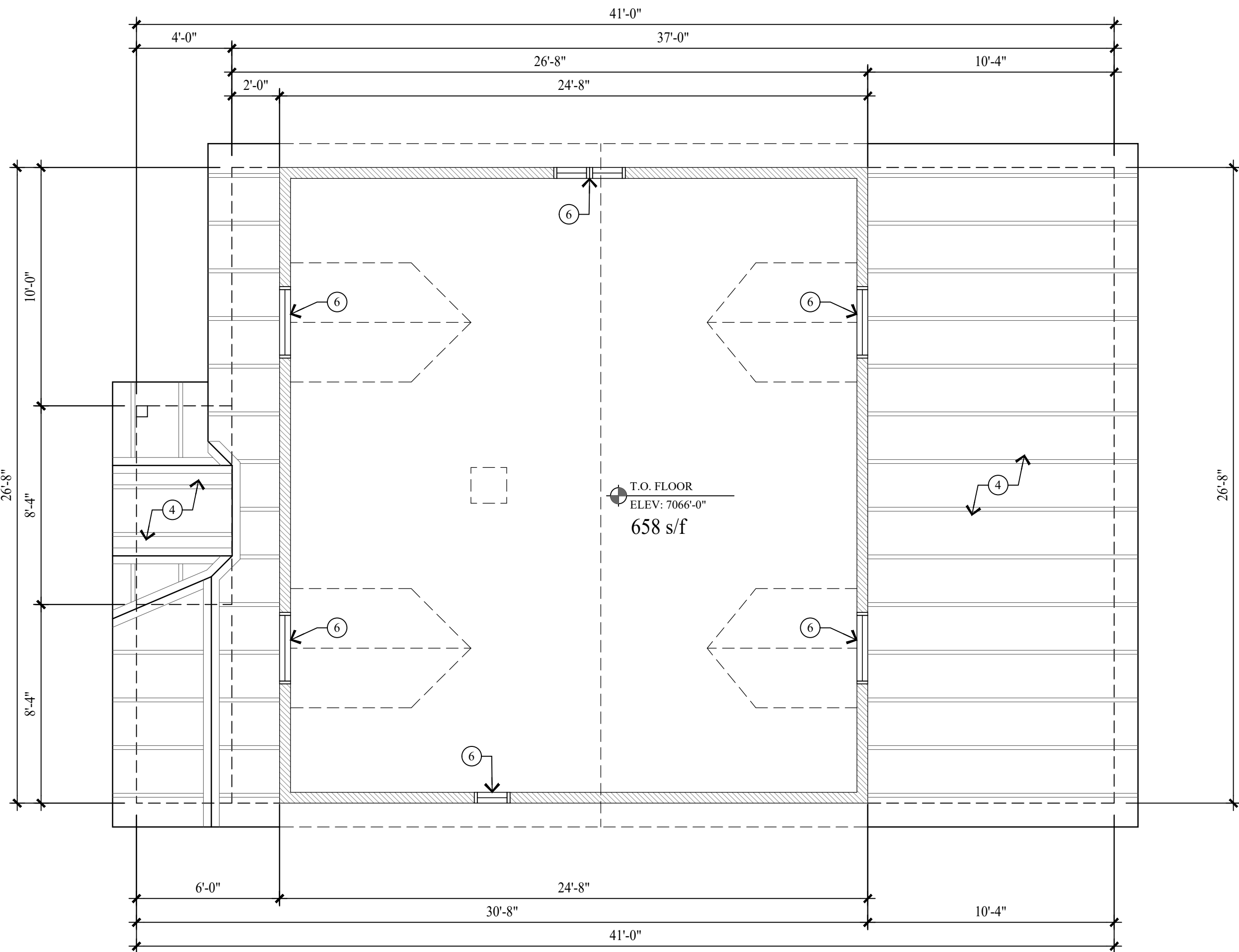
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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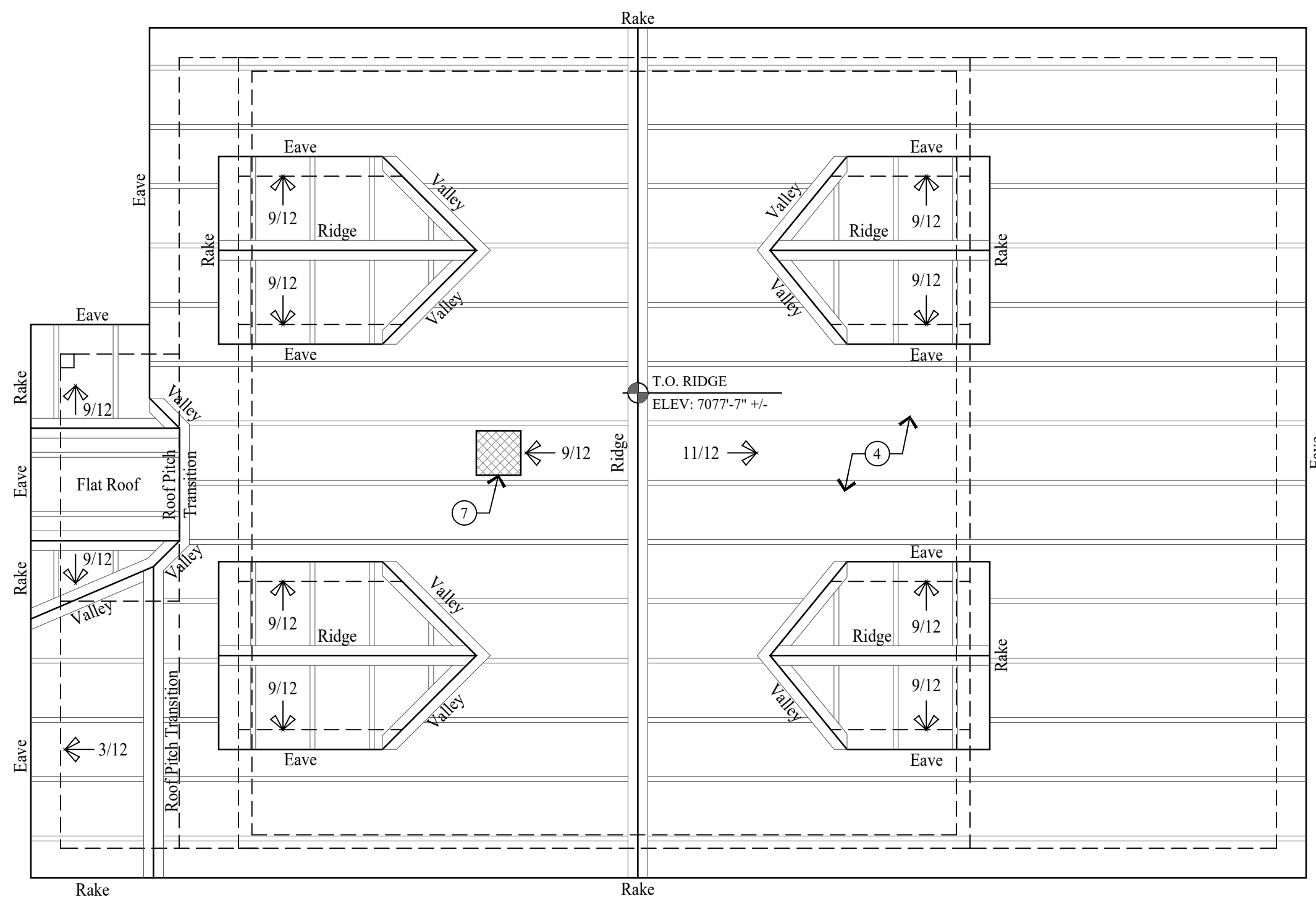
BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL
- EXISTING MASONRY / STONE / CONC.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1x8 HORIZONTAL LAP SIDING.
- 1x4 VERTICAL SIDING.
- ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
- STANDING SEAM METAL ROOF.
- EXTERIOR DOOR, NOT ORIGINAL.
- WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS.
- FRAMED CHIMNEY.
- WINDOWS OPENINGS HAVE BEEN FRAMED IN.
- 6x6 WOOD COLUMN, NOT ORIGINAL.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-648-7263, E-mail: degrayarch@gwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

AS-BUILTS
FLOOR PLANS

SHEET DESCRIPTION:

REVISIONS:

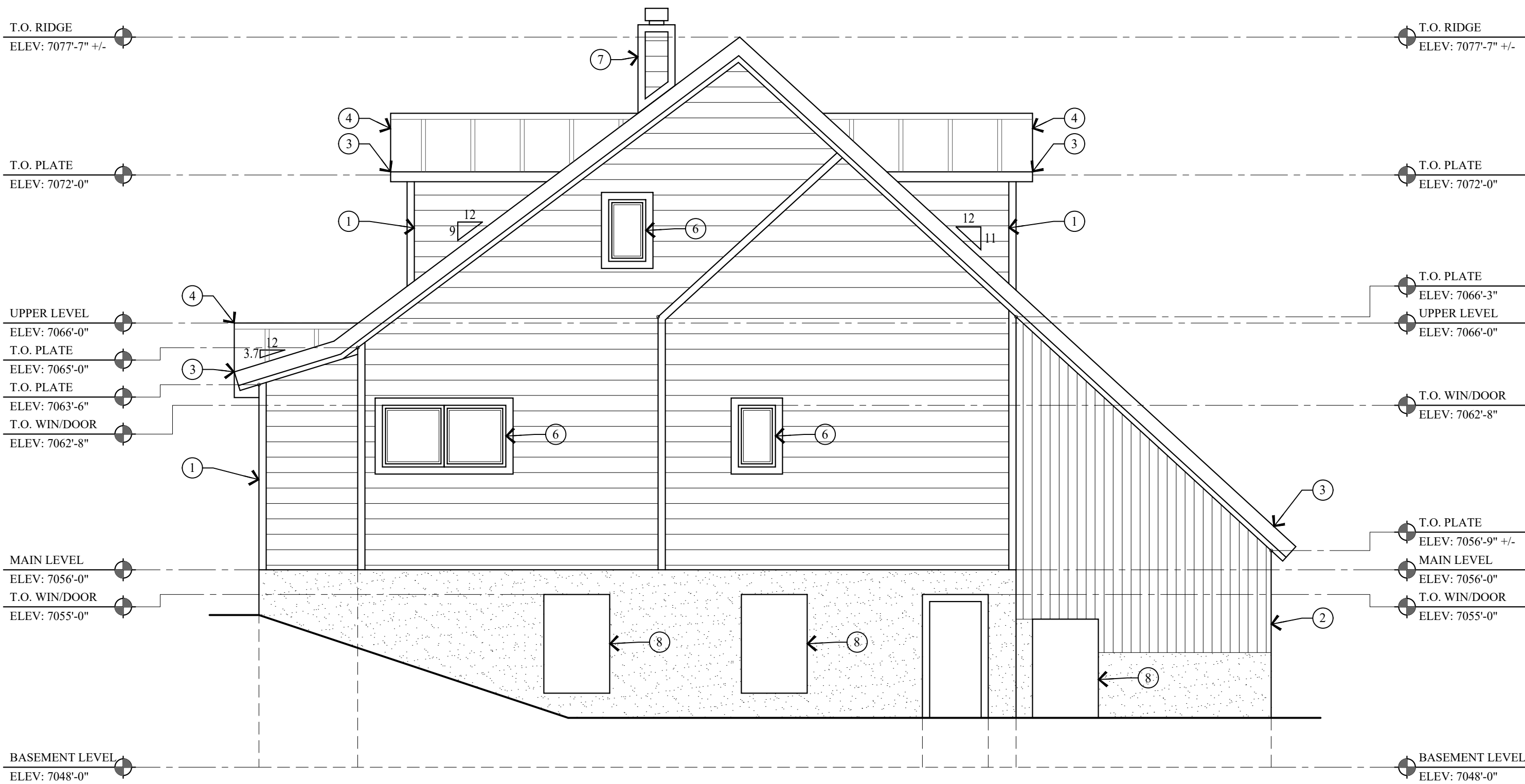
DATE:
JULY 25, 2023

PROJECT NUMBER:
2305-01

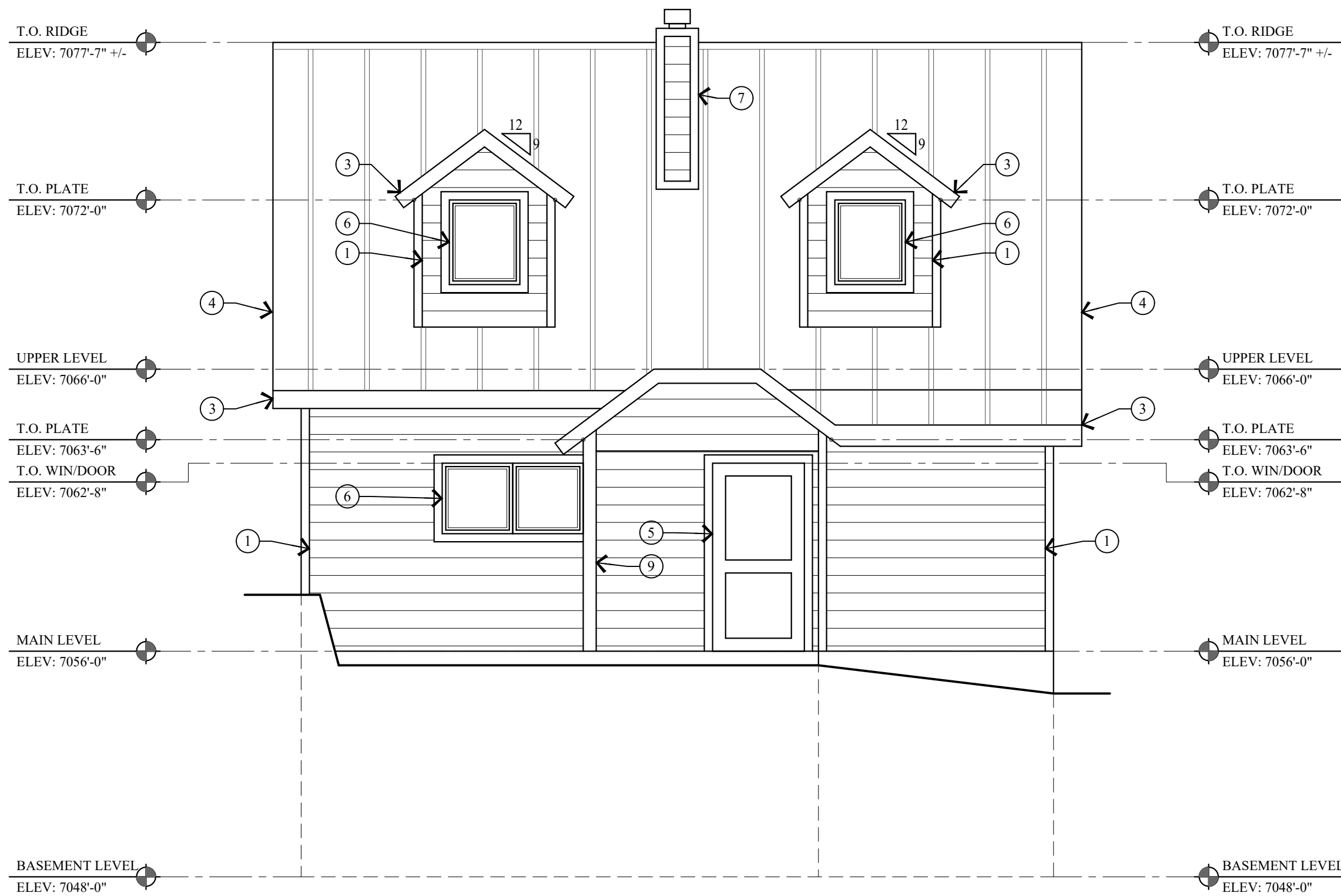
SHEET NUMBER:

AB.1

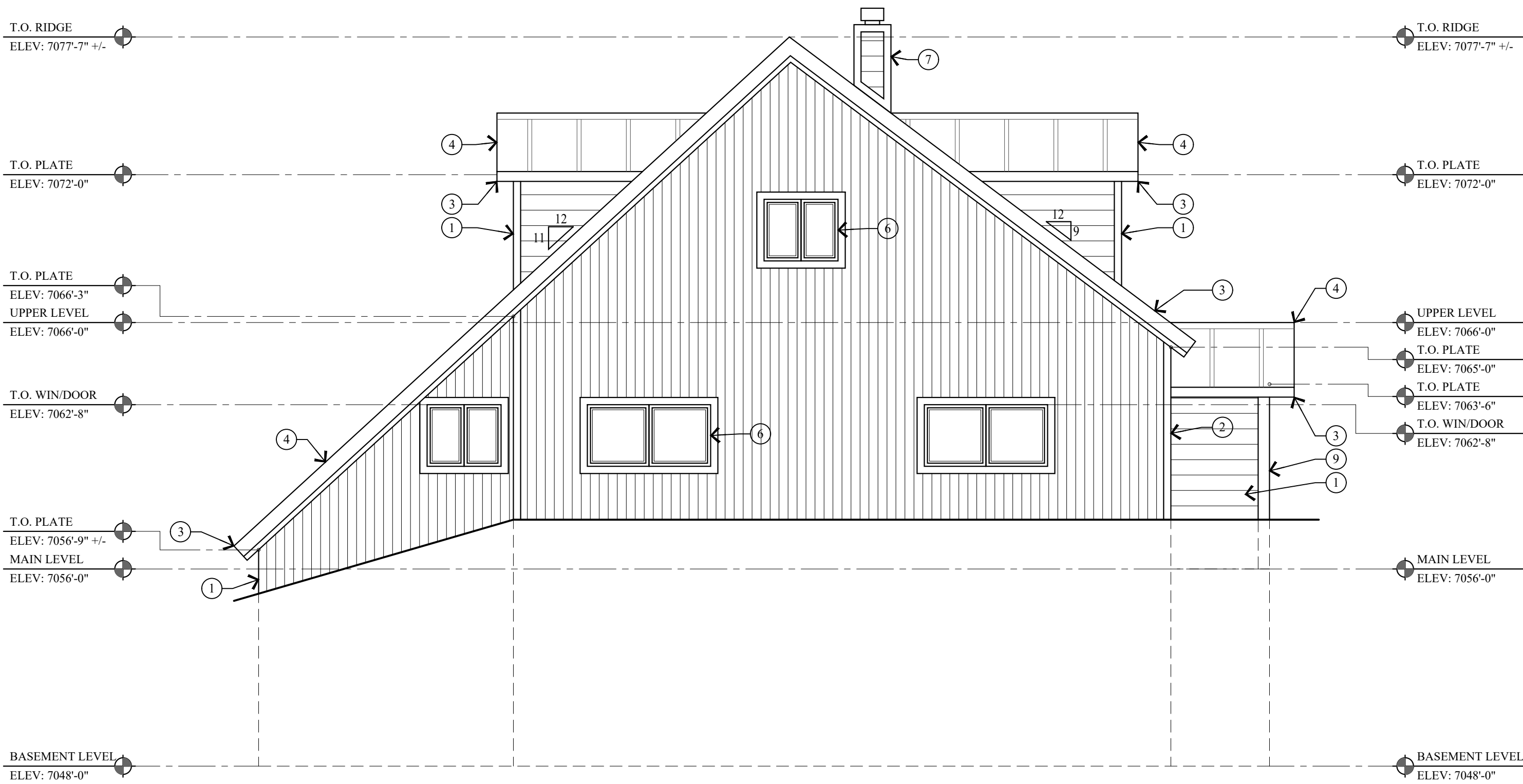
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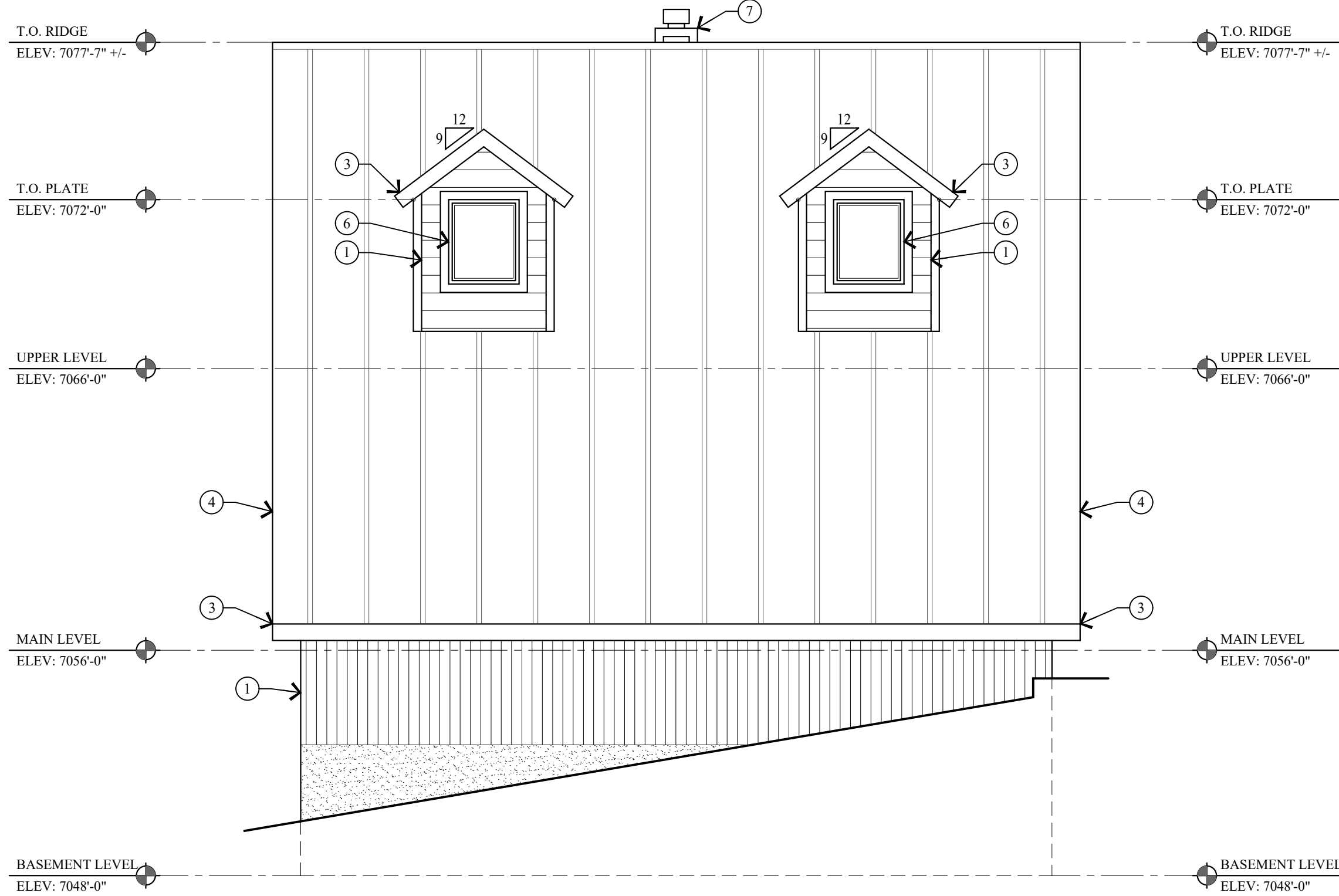
1 EAST ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
AB.2 SCALE: 1/4" = 1'-0"

KEY NOTES

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- 1x4 VERTICAL SIDING.
- ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
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- 6x6 WOOD COLUMN, NOT ORIGINAL.

PRODUCT DESCRIPTION:

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

AS-BUILTS
ELEVATIONS

REVISIONS:

DATE:

JULY 25, 2023

PROJECT NUMBER:

2305-01

SHEET NUMBER:

AB.2

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@gwestoffice.net



PROJECT DESCRIPTION:

844 EMPIRE AVENUE
PARK CITY, UTAH

SHEET DESCRIPTION:

CRESCENT TRAM
VIEW

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

3D.1

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degreyarchi@qwestoffice.net



SHEET DESCRIPTION:

EMPIRE VIEW

REVISIONS:

DATE:

PROJECT NUMBER:

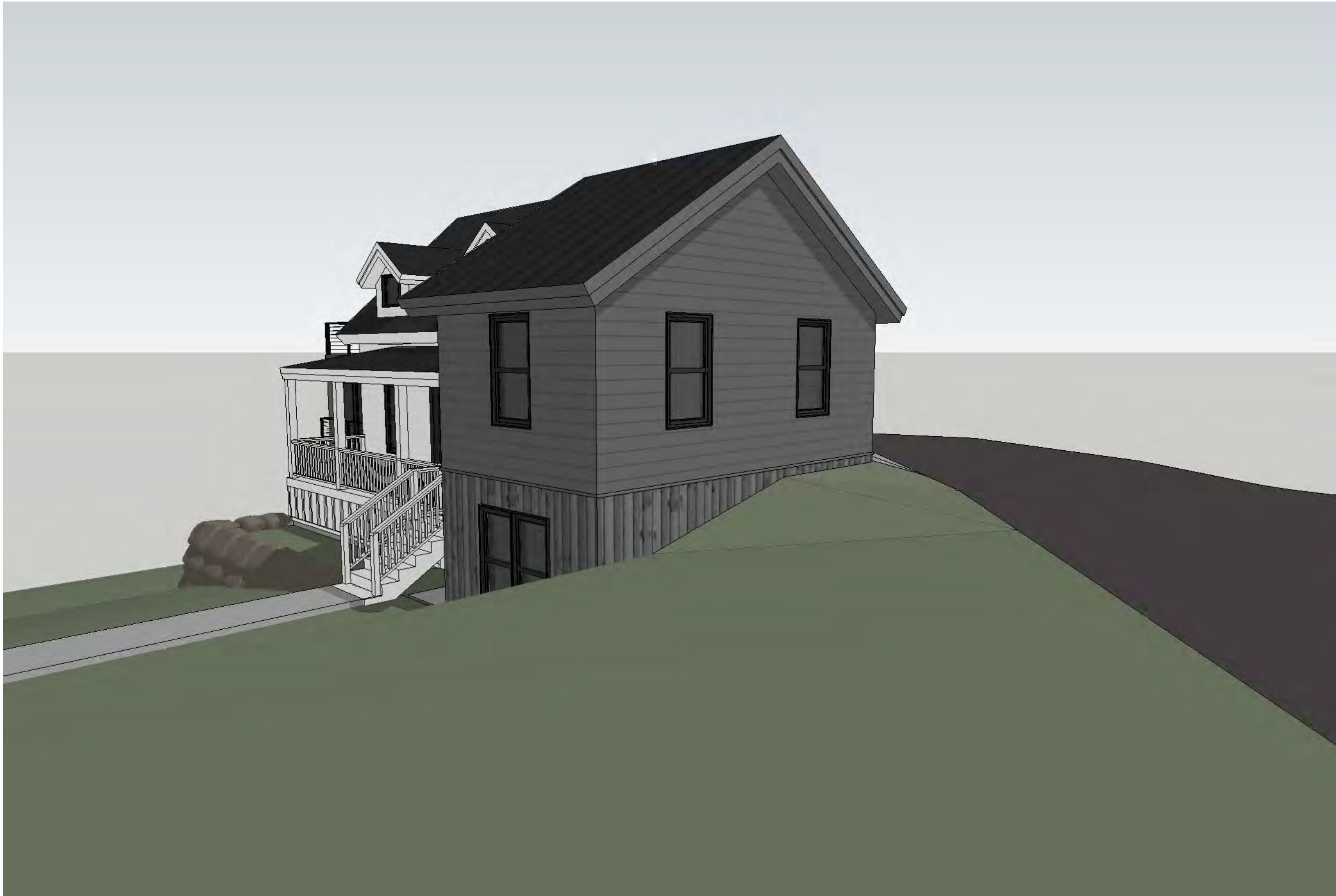
SHEET NUMBER:

3D.2

844 EMPIRE AVENUE
PARK CITY, UTAH

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degreyarch@qwestoffice.net



Jonathan DeGray
A r c h i t e c t

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Tel. 435-649-7263, E-mail: deggrayarch@qwestoffice.net

844 EMPIRE AVENUE
PARK CITY, UTAH

9TH ST. STAIRS VIEWS

PROJECT DESCRIPTION:

SHEET DESCRIPTION:

REVISIONS:

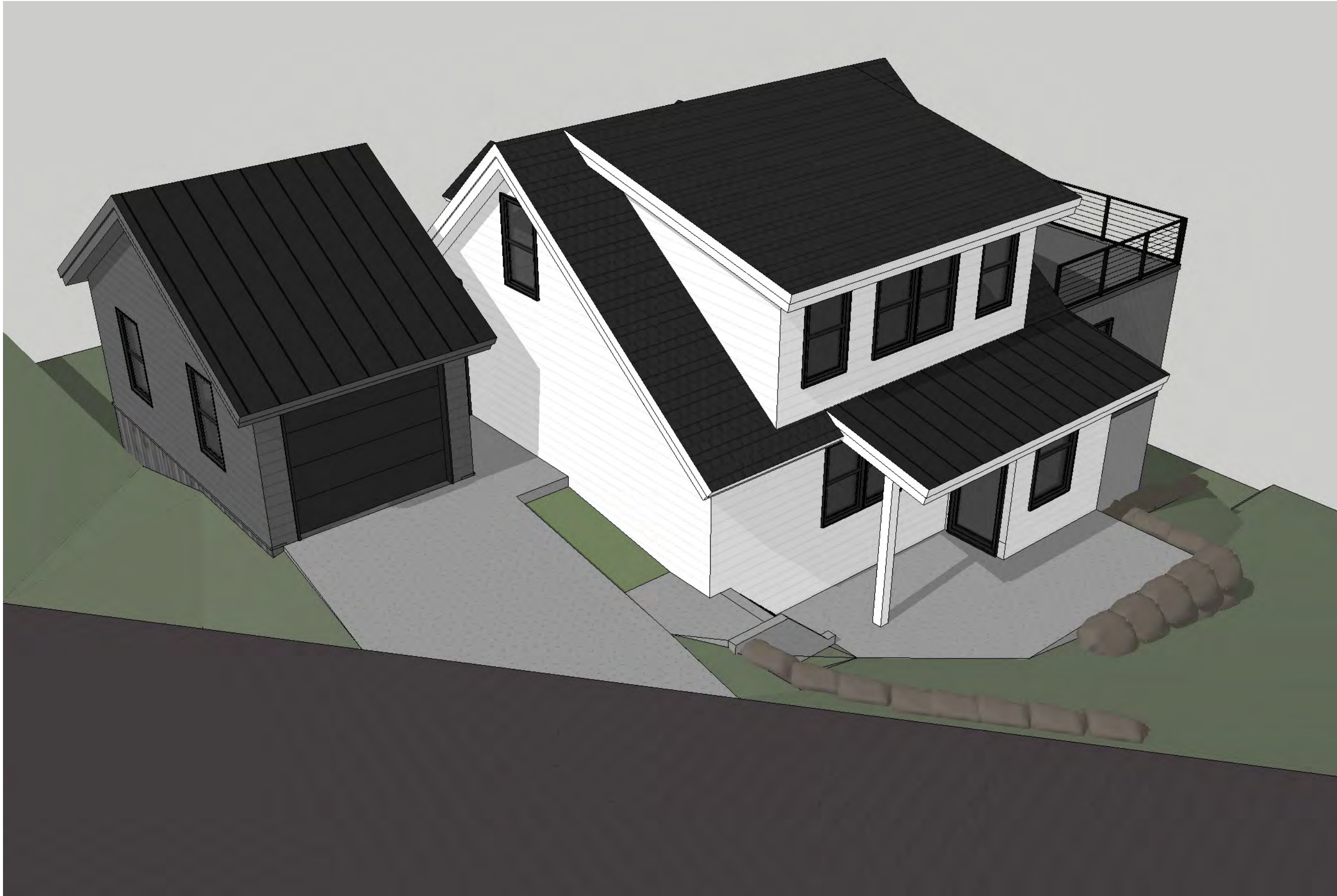
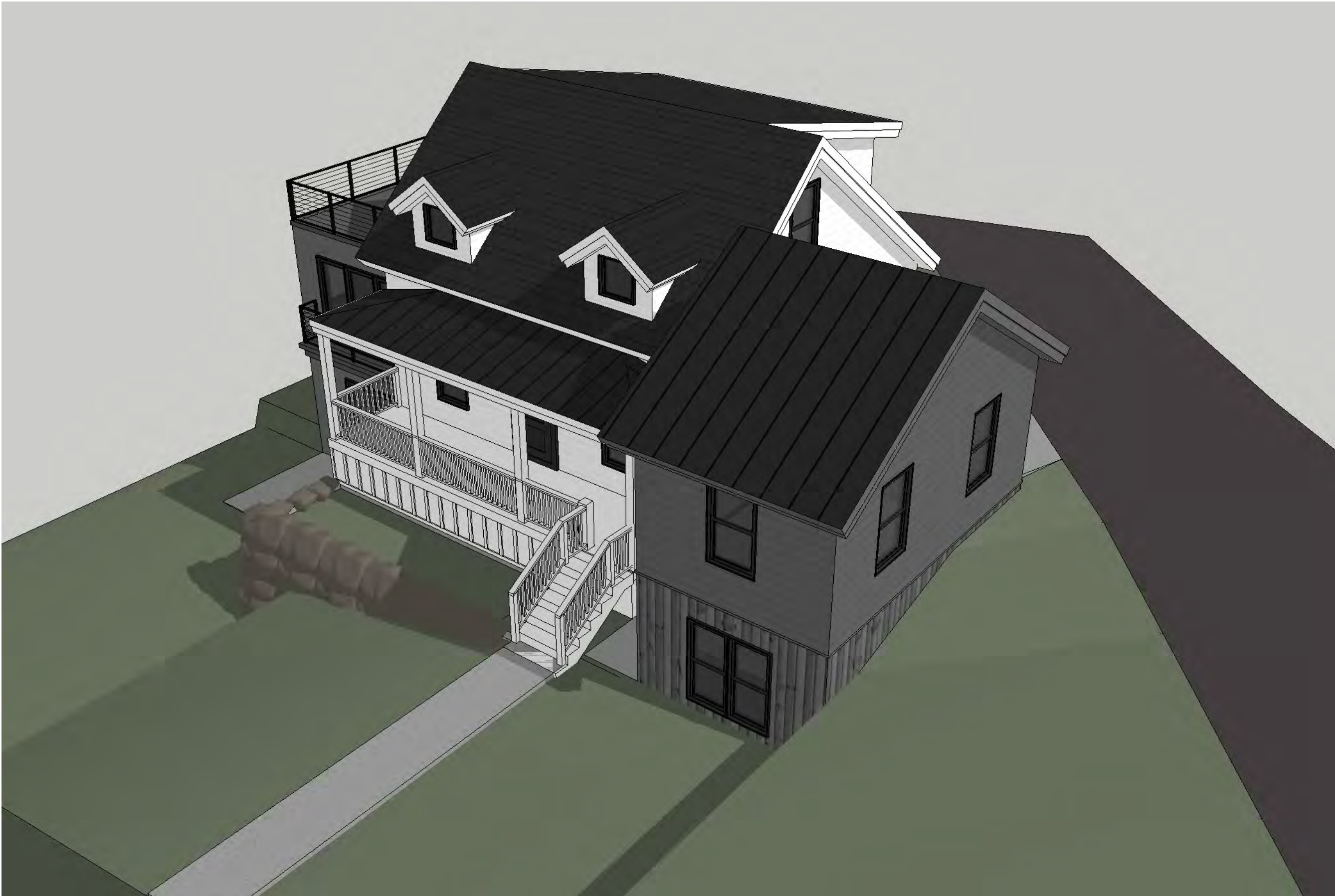
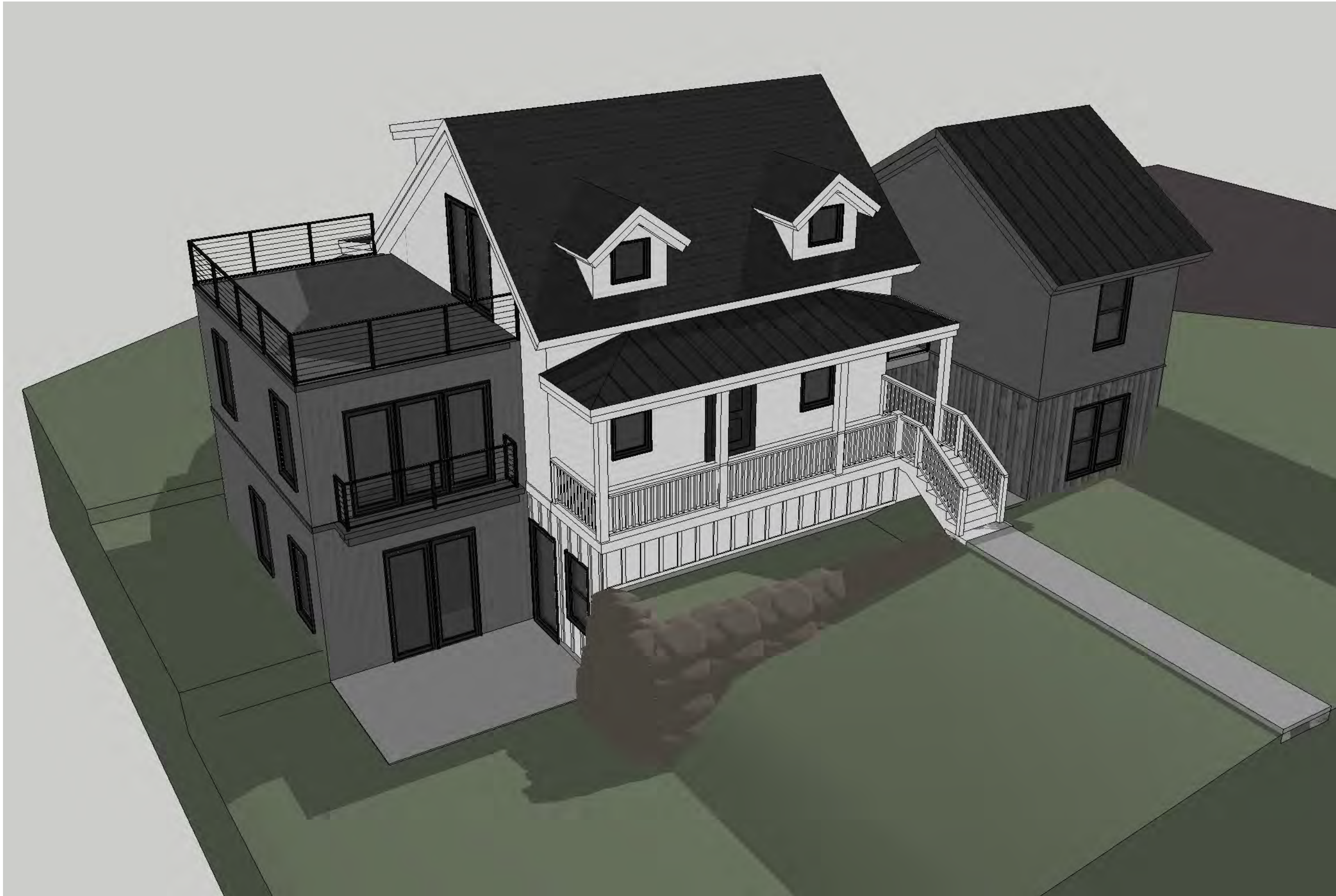
DATE:

PROJECT NUMBER:

SHEET NUMBER:

3D.3

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Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: deggrayarch@qwestoffice.net

844 EMPIRE AVENUE
PARK CITY, UTAH

PROJECT DESCRIPTION:

BIRDSEYE IMAGES

SHEET DESCRIPTION:

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

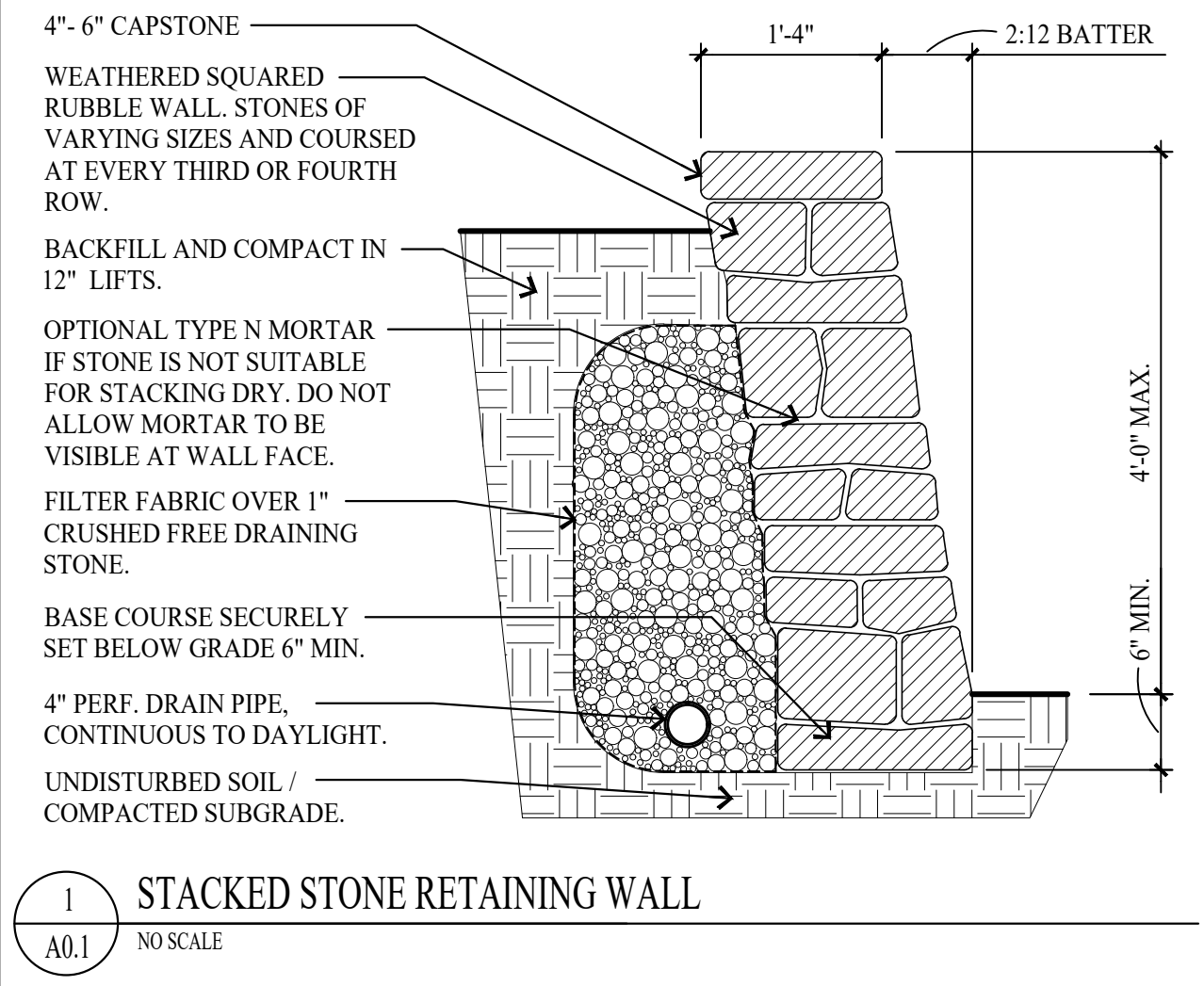
3D.4

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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

Empire Avenue

9th Street

Crescent Tram



GENERAL NOTES

SITE PLAN NOTES:

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

FOR A MINIMUM OF 50' FROM ROADWAY. A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1", 2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1.
3. MINIMUM SLOPE FOR DRAINAGE = 2%.
4. DRAIN AWAY FROM BUILDING
5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- (WML) WATER MANHOLE LID
- (SML) SEWER MANHOLE LID
- (M) ELECTRIC METER BOX
- (GAS) GAS METER
- (W) WATER VALVE
- (WM) WATER METER
- (SDM) STORM DRAIN MANHOLE
- (P) POWER POLE
- (SL) STREET LIGHT
- (DE) DATUM ELEVATION
- (FH) FIRE HYDRANT
- (T) TELECOM BOX
- (E) ELECTRICAL BOX
- (SC) SEWER CLEAN OUT

- LOD FENCE
- SURFACE DRAINAGE FLOW
- - - EXISTING CONTOUR LINE
- - - ORIGINAL CONTOUR LINE
- NEW CONTOUR LINE
- - - PROPERTY LINE
- - - SET BACK LINE
- - - HISTORIC FOOTPRINT LINE
- X - FENCE LINE
- WL - WATER LINE
- SL - SEWER LINE
- GL - GAS LINE
- EL - BURIED ELECTRICAL LINE

LOD DISTURBED AREA: 858 S/F

NOTE:

1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY.

0' 5' 10'
GRAPHIC SCALE



ARCHITECTURAL SITE PLAN

SCALE: 1/4" = 1'-0"

PRODUCT DESCRIPTION:

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:

JULY 25, 2023

PROJECT NUMBER:

2305-01

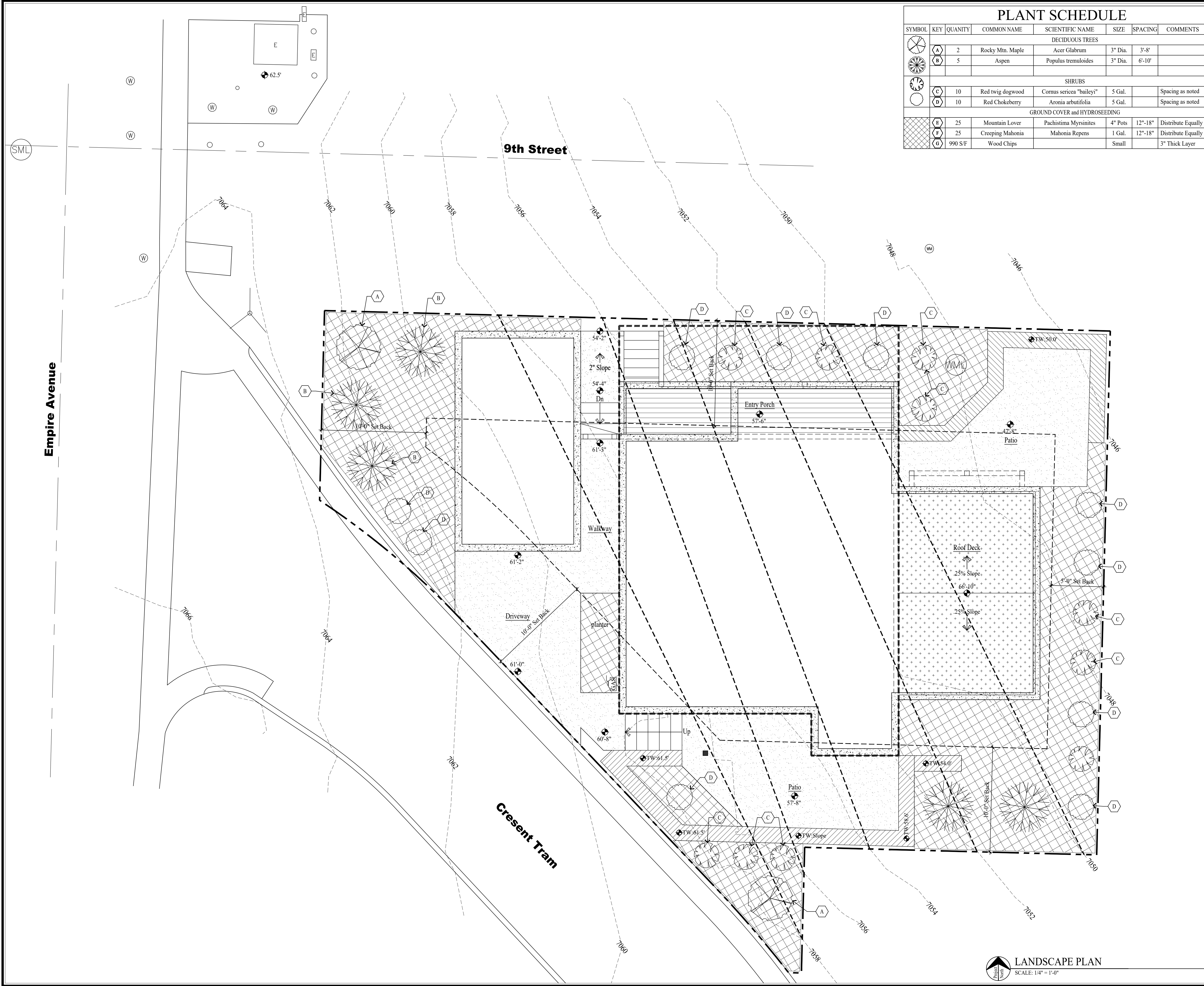
SHEET NUMBER:

A0.1

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-648-7263, E-mail: degrayarch@westoffice.net

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PLANT SCHEDULE							
SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES							
	A	2	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	B	5	Aspen	Populus tremuloides	3" Dia.	6'-10'	
SHRUBS							
	C	10	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted
	D	10	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted
GROUND COVER and HYDROSEEDING							
	E	25	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	F	25	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	G	990 S/F	Wood Chips		Small		3" Thick Layer

- ### GENERAL NOTES
- PLANTING NOTES:**
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
 - ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS STANDARD SPECIFICATIONS.
 - ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
 - CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
 - IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
 - NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
 - SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
 - ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
 - SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/ NATIVE GRASS LOCATIONS.
 - ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
 - ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF OF PLANTING AND PROPERLY DISCARDED.
 - NO BARE ROOT STOCK SHALL BE USED.

- ### LEGEND
- WATER MANHOLE LID
 - SEWER MANHOLE LID
 - ELECTRIC METER BOX
 - GAS METER
 - WATER VALVE
 - WATER METER
 - STORM DRAIN MANHOLE
 - POWER POLE
 - STREET LIGHT
 - DATUM ELEVATION
 - FIRE HYDRANT
 - TELECOM BOX
 - ELECTRICAL BOX
 - SEWER CLEAN OUT
 - LOD FENCE
 - SURFACE DRAINAGE FLOW
 - EXISTING CONTOUR LINE
 - ORIGINAL CONTOUR LINE
 - NEW CONTOUR LINE
 - PROPERTY LINE
 - SET BACK LINE
 - HISTORIC FOOTPRINT LINE
 - FENCE LINE
 - WATER LINE
 - SEWER LINE
 - GAS LINE
 - BURIED ELECTRICAL LINE

LOD DISTURBED AREA: 858 S/F

NOTE:
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2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY.

0' 5' 10'
GRAPHIC SCALE

Jonathan DeGray
A r c h i t e c t

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NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

LANDSCAPE PLAN

REVISIONS:

DATE:
JULY 25, 2023

PROJECT NUMBER:
2305-01

SHEET NUMBER:
A0.2

Page 170 of 171

Empire Avenue

9th Street

Crescent Tram

HATCHED AREA INDICATES
CONCRETE WASH-OUT AREA
W/ FIBER ROLL/STRAW
WATTLE. SEE DETAIL 1/A0.3.

6' CHAIN LINK LOD
FENCE SEE DETAIL
2/A0.3.

CONTRACTOR TO FIELD
VERIFY SEWER LINE WATER
LINE IN THE STREET.

DASHED LINE INDICATES
HISTORIC FOOTPRINT

5' DIA. PRECAST CONCRETE
WATER METER VAULT. SEE
DETAILS ON SHEET A0.4.

STACKED STONE
RETAINING WALL
SEE DETAIL 1/A0.1.

6' CHAIN LINK LOD
FENCE SEE DETAIL
2/A0.3.

RELOCATE EXISTING
POWER POLL

CONTRACTOR TO FIELD
VERIFY GAS LINE &
ELECTRICAL LINE IN THE
STREET.

6' CHAIN LINK LOD
FENCE SEE DETAIL
2/A0.3.

2 6' HIGH LOD FENCE
A0.3 NO SCALE

1 FIBER ROLL/STRAW WATTLE DETAIL
A0.3 NO SCALE

NOTE: FIBER ROLLS ARE TO BE
REPLACED WHEN 50% FULL.

WATTLE SPACING TABLE	
SLOPE	MAX SPACING
> 1:1	5'
2:1 - 1:1	10'
4:1 - 2:1	20'
6:1 - 4:1	25'
< 6:1	50'

GENERAL NOTES

SITE PLAN NOTES:

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STABILIZATION CONSTRUCTION ENTRANCE

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5. CONTAIN DRAINAGE ON PROPERTY.
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT.
7. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND.
2. ABOVE GRADE UTILITY BOX TO BE IN SCREENED LOCATION.

SNOW REMOVAL

SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET.

LEGEND

- (WML) WATER MANHOLE LID
- (SML) SEWER MANHOLE LID
- (M) ELECTRIC METER BOX
- (GAS) GAS METER
- (W) WATER VALVE
- (WM) WATER METER
- (SDM) STORM DRAIN MANHOLE
- (P) POWER POLE
- (SL) STREET LIGHT
- (DE) DATUM ELEVATION
- (FH) FIRE HYDRANT
- (T) TELECOM BOX
- (E) ELECTRICAL BOX
- (SC) SEWER CLEAN OUT

- LOD FENCE
- SURFACE DRAINAGE FLOW
- - - EXISTING CONTOUR LINE
- - - ORIGINAL CONTOUR LINE
- NEW CONTOUR LINE
- PROPERTY LINE
- SET BACK LINE
- HISTORIC FOOTPRINT LINE
- X — FENCE LINE
- WL — WATER LINE
- SL — SEWER LINE
- GL — GAS LINE
- EL — BURIED ELECTRICAL LINE

LOD DISTURBED AREA: 858 S/F

NOTE:
1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DESPOSITION. FIELD VERIFY.

0' 5' 10'
GRAPHIC SCALE

SWPPP PLAN
SCALE: 1/4" = 1'-0"

PRODUCT DESCRIPTION:

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 25, 2023

PROJECT NUMBER:

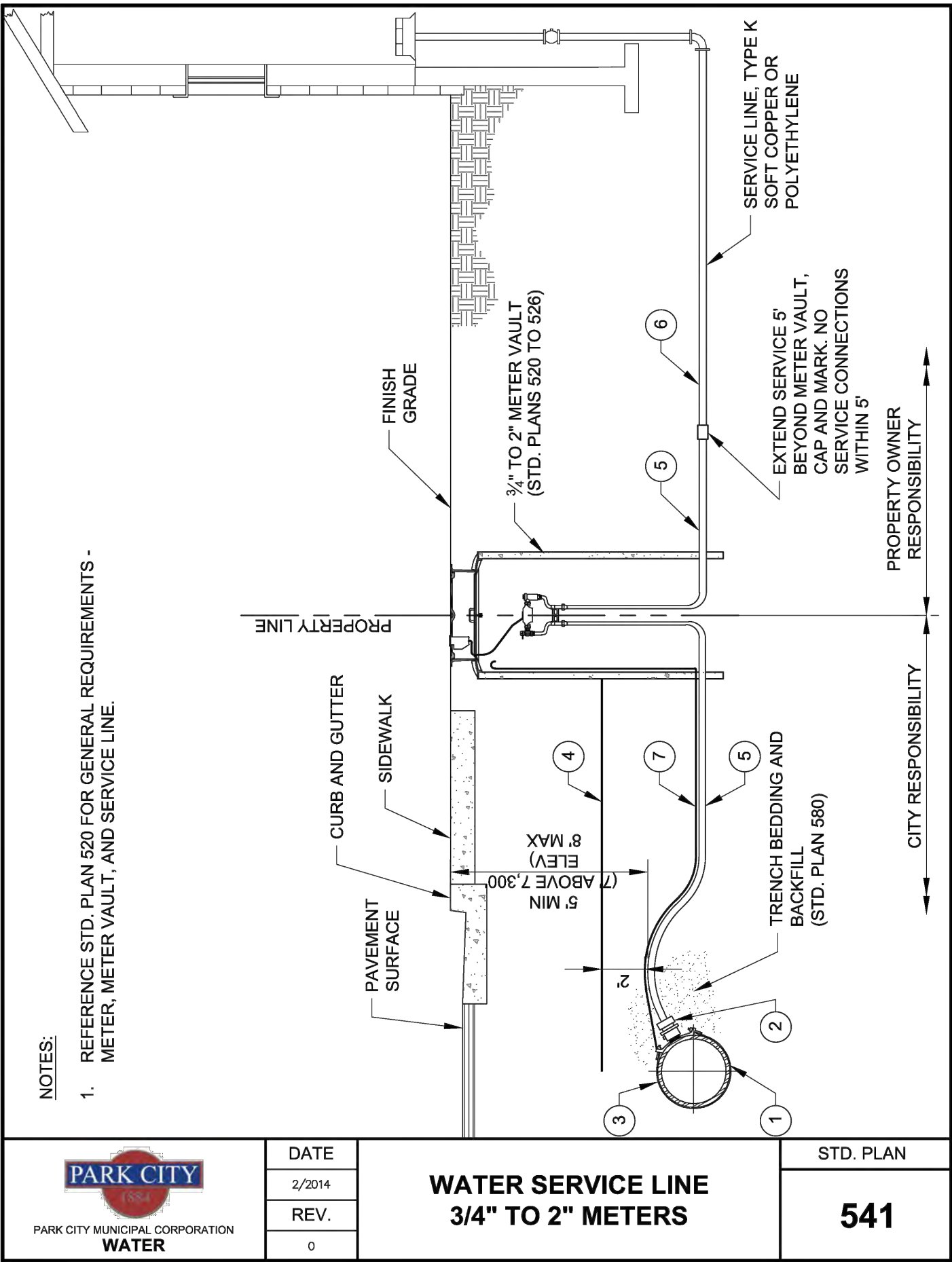
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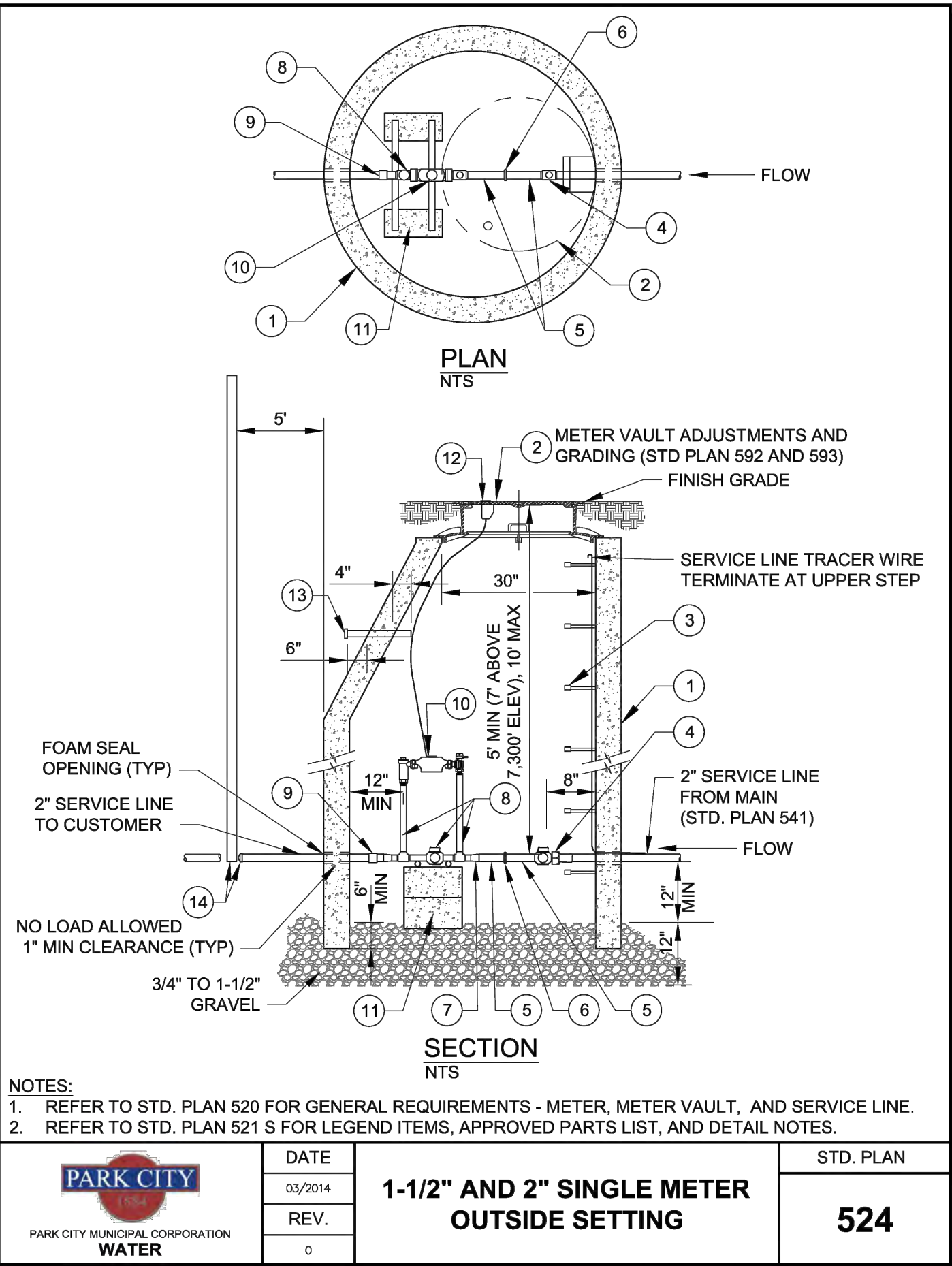
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Jonathan DeGray
A r c h i t e c t

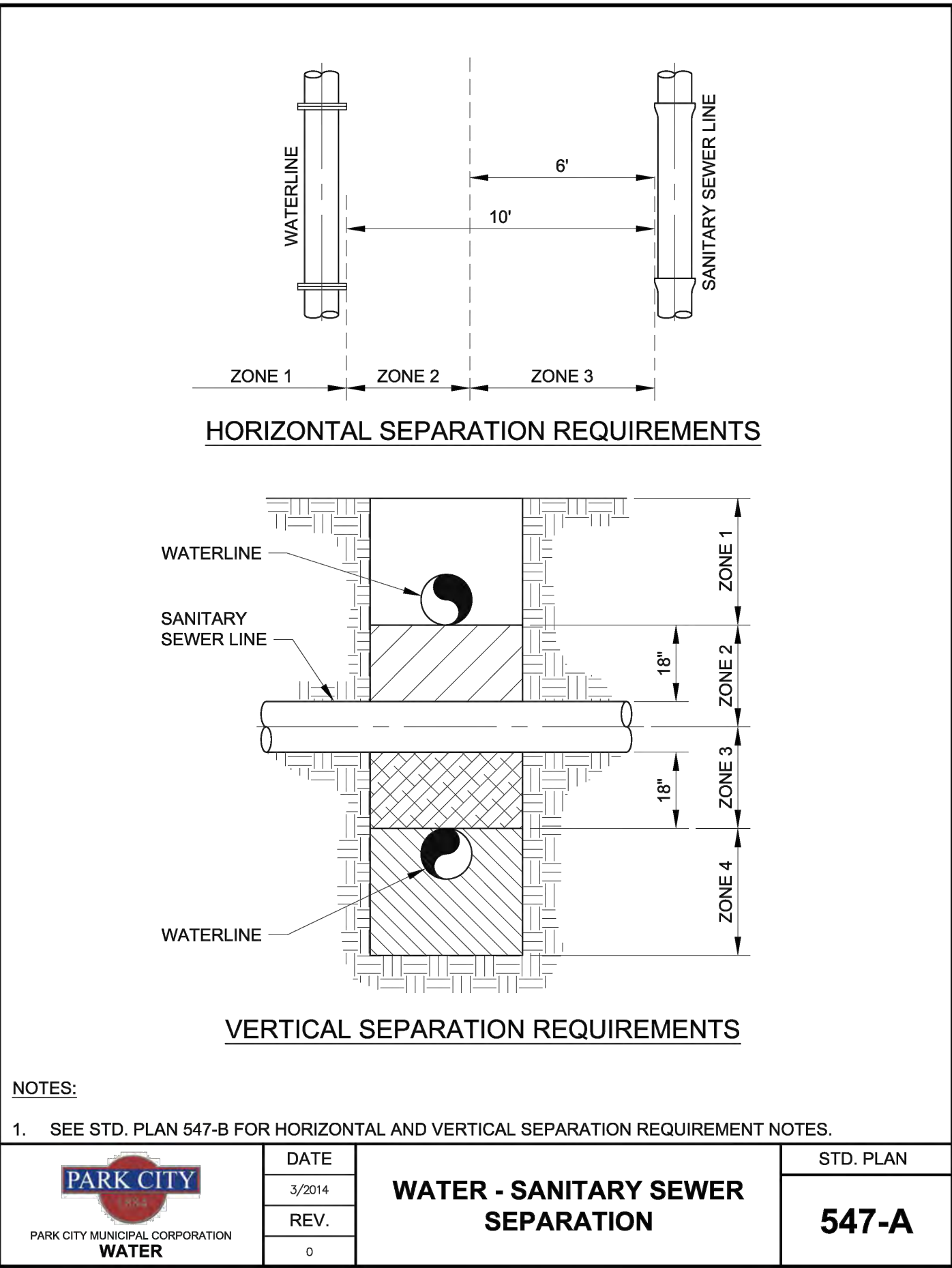
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net



LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	BRONZE SERVICE SADDLE; DI & AC PIPE; DOUBLE STRAP PVC PIPE; TWO-PIECE BOLTED	MUELLER	DI & AC PIPE: BR2B SERIES; 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS PVC PIPE: H-13000 SERIES; 1-1/2" SERVICE, CC THDS; 2" SERVICE FIP THDS
		FORD	DI & AC PIPE, STYLE 202B 1-1/2" SERVICE, CC THDS; 2" SERVICE, FIP THDS PVC PIPE: 1-1/2" SERVICE, STYLE S902, CC THDS; 2" SERVICE, STYLE S912, FIP THDS
②	BRASS CORPORATION STOP, INLET CC THREAD, OUTLET CTS COMPRESSION	MUELLER FORD	B-25008N FB1100-(SERVICE SIZE)-G-NL
③	POLYETHYLENE ENCASUREMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C703E METHOD C	CHRISTY'S OR APPROVED EQUAL	AWWA C703E METHOD C (4 MIL)
④	DETECTABLE UNDERGROUND WARNING TAPE, 5-MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 6" WIDE	SETON OR APP'VD EQUAL	85525
⑤	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901 1-1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER 1-1/2" DIA. SERVICE: 3/4" AND 1" DUAL METERS 2" DIA. SERVICE: 1-1/2" AND 2" SINGLE METER 2" DIA. SERVICE: 1-1/2" DUAL METERS	ADS OR APP'VD EQUAL	
⑥	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901, OR, TYPE K COPPER, SOFT, AWWA C800	ADS OR APP'VD EQUAL	
⑦	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL
DETAIL NOTES			
1. COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS			
2. LOCATE SERVICE PER APPROVED PLANS			
3. NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE			
4. APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP: DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)			
DATE: 5/2014 REV.		WATER SERVICE LINE 3/4" TO 2" METERS	
PARK CITY MUNICIPAL CORPORATION WATER		STD. PLAN 541 S	

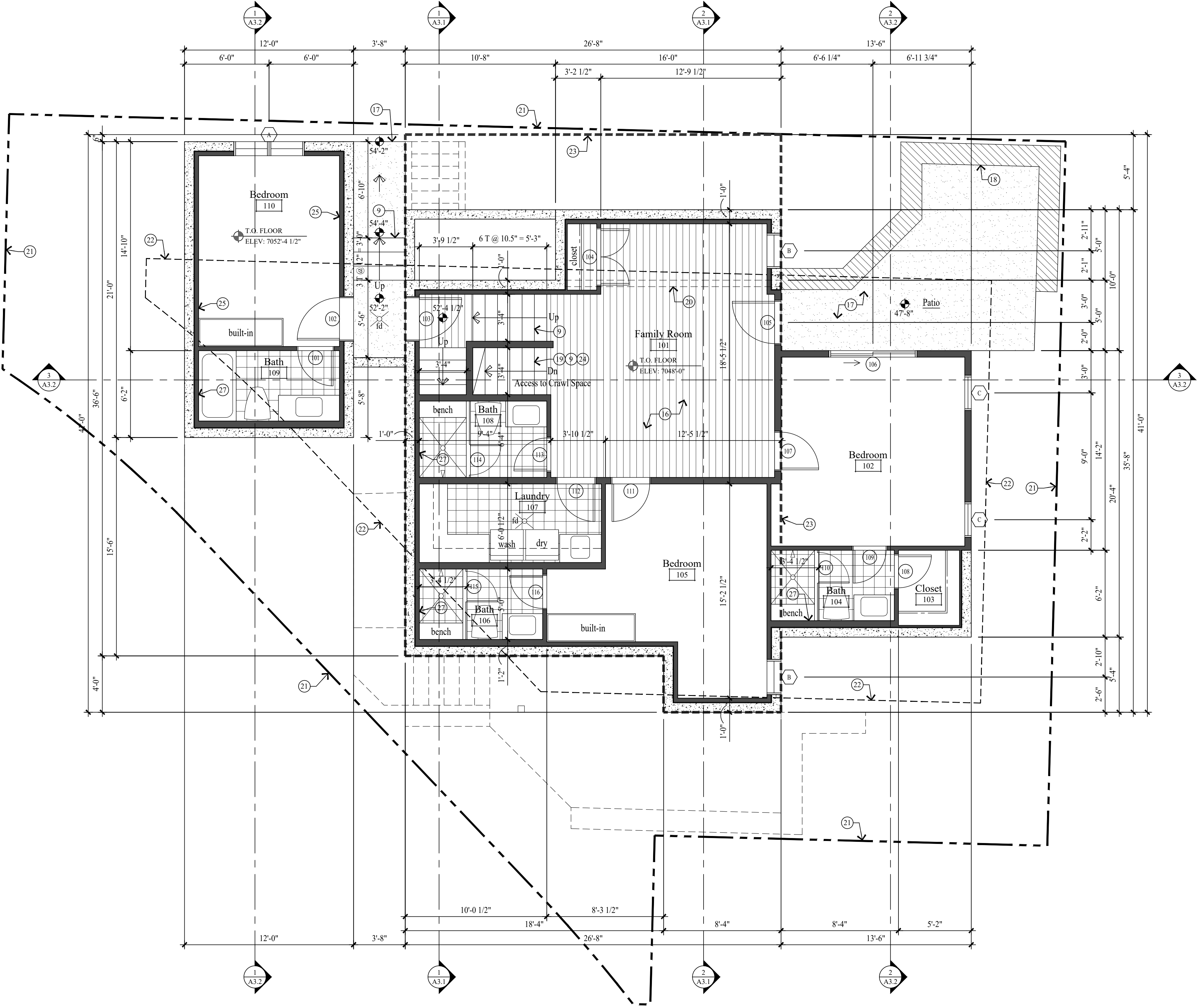


LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
①	5' DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
②	METER VAULT FRAME AND COVER (STD. PLAN 529)		
③	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C; 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'VD EQ.	PS2-PFDF
④	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
⑤	2" DIA. BRASS NIPPLE X 4" LENGTH, M.I.P.		
⑥	2" BRONZE UNION, F.I.P., THREADED		
⑦	1-1/2" BRASS NIPPLE X 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (1-1/2" YOKE ONLY)		
⑧	1-1/2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBHH76-15B-11-66-NL (WITH BYPASS) 1-1/2" VBHH76-15-11-66-NL (WITHOUT BYPASS)
⑨	2" METER YOKE COMMERCIAL SERVICE: WITH BYPASS RESIDENTIAL SERVICE: WITHOUT BYPASS IRRIGATION SERVICE: WITHOUT BYPASS	MUELLER	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBHH77-15B-11-77-NL (WITH BYPASS) 2" VBHH77-15-11-77-NL (WITHOUT BYPASS)
⑩	2" CONNECTION, F.I.P. x CTS AND 2" BRASS NIPPLE X 4" LENGTH (OUTLET); 1-1/2" YOKE ONLY; ADD 2"x1-1/2" BRONZE BELL REDUCER AND 1-1/2" CLOSE BRASS NIPPLE	MUELLER FORD	H-15451N C-14-66-G-NL
⑪	METER, SUPPLIED AND INSTALLED BY PCMC		
⑫	PIPE SUPPORTS (4) 16"x8"x8" CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
⑬	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
⑭	MXU REMOTE LOCATION CONDUIT WITH END CAPS, SCH 40 PVC (STD. PLAN 531)		
⑮	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N
DETAIL NOTES			
1. LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB			
2. SST INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS			
DATE: 3/2014 REV.		1-1/2" and 2" SINGLE METER OUTSIDE SETTING	
PARK CITY MUNICIPAL CORPORATION WATER		STD. PLAN 524 S	



HORIZONTAL SEPARATION NOTES:							
1.	ZONE 1:	WATER LINE AND SEWER LINE SEPARATED 10 FEET OR GREATER – NO SPECIAL REQUIREMENTS					
	ZONE 2:	WHERE LOCAL CONDITIONS AND SITE SPECIFIC CONDITIONS PRECLUDE ZONE 1 SEPARATION – SPECIAL REQUIREMENTS APPLY: A) APPROVAL BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND; B) SEWER PIPES IN GOOD CONDITION AND; C) NO HIGH GROUNDWATER AND; D) WATER LINE SEPARATED BY AT LEAST 6 FEET AT OUTSIDE PIPE WALLS AND; E) BOTTOM OF WATER LINE IS AT LEAST 18 INCHES ABOVE TOP OF SEWER LINE AND; F) WATER LINE CONSTRUCTED WITH MECHANICAL, RESTRAINED JOINT PIPE					
	ZONE 3:	WATER LINE AND SEWER LINE SEPARATED LESS THAN 6 FEET – NOT ALLOWED WITHOUT APPLICATION TO AND APPROVAL BY UTAH DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER FOR EXCEPTION TO THE RULE. ADDITIONAL MITIGATION MEASURES TO PROTECT PUBLIC HEALTH REQUIRED					
2.		ADDITIONAL WATER-SEWER SEPARATION AND SPECIAL PIPE MATERIALS MAY BE REQUIRED IN AREAS OF HIGH GROUNDWATER, SOILS CONDITIONS, OR SITE SPECIFIC WATER LINE CONTENTS					
3.		SERVICE LINE TAPS NOT ALLOWED IN ZONE 2					
4.		SERVICE LINE TAPS WITHIN ZONE 3 ALLOWED ONLY BY SITE SPECIFIC APPROVAL. BY DIVISION OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER					
5.		SANITARY SEWER FORCE MAINS a. WATER LINE TO MAINTAIN 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION ABOVE SEWER FORCE MAIN b. NEW SEWER FORCE MAIN CROSSING UNDER AN EXISTING WATER MAIN TO BE ENCLOSED IN A CONTINUOUS SLEEVE c. NEW WATER MAIN CROSSING OVER AN EXISTING SEWER FORCE MAIN, 200 PSI MINIMUM WORKING PRESSURE RATED PIPE MATERIALS REQUIRED 6.					
		CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR ADDITIONAL SANITARY SEWER RELATED REQUIREMENTS AND SEWER LINE MODIFICATIONS					
VERTICAL SEPARATION NOTES:							
1.	ZONE 1:	WATER LINE ABOVE SEWER LINE AND SEPARATED 18 INCHES OR GREATER – NO SPECIAL REQUIREMENTS					
	ZONE 2:	WATER LINE ABOVE SEWER LINE SEPARATED LESS THAN 18 INCHES – LOOP WATER LINE, REFER TO STD. PLANS 543 AND 544. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO 150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO TOP OF SEWER LINE					
	ZONE 3:	WATER LINE BELOW SEWER LINE SEPARATED LESS THAN 18 INCHES – LOOP WATER LINE, REFER TO STD. PLANS 543 AND 544. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO 150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE					
	ZONE 4:	WATER LINE BELOW SEWER LINE SEPARATED GREATER THAN 18 INCHES – CENTER ONE FULL UNLINED LENGTH OF WATER PIPE OVER THE CROSSING AND PROVIDE MECHANICAL RESTRAINED PIPE JOINTS UNTIL THE WATER PIPE EXTENDS TO A DISTANCE OF 10 FEET PERPENDICULAR TO EACH SIDE OF THE SEWER LINE. INSTALL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), "FLOWABLE FILL", 100 PSI MINIMUM TO150 PSI MAXIMUM MIX DESIGN, FOR FULL TRENCH WIDTH WITHIN WATER PIPE ZONE AND TO 18 INCHES ABOVE SEWER LINE					
2.		SERVICE LINE TAPS NOT ALLOWED IN ZONES 2 AND 3					
3.		SANITARY SEWER FORCE MAINS: SEE HORIZONTAL SEPARATION REQUIREMENTS, NOTE 5.					
4.		CONSULT SNYDERVILLE BASIN WATER RECLAMATION DISTRICT FOR ADDITIONAL SANITARY SEWER RELATED REQUIREMENTS AND SEWER LINE MODIFICATIONS					
<table><tr><td rowspan="2"> PARK CITY MUNICIPAL CORPORATION WATER</td><td>DATE 5/2014 REV.</td><td>WATER – SANITARY SEWER SEPARATION NOTES</td><td>STD. PLAN 547-B</td></tr></table>				 PARK CITY MUNICIPAL CORPORATION WATER	DATE 5/2014 REV.	WATER – SANITARY SEWER SEPARATION NOTES	STD. PLAN 547-B
 PARK CITY MUNICIPAL CORPORATION WATER	DATE 5/2014 REV.	WATER – SANITARY SEWER SEPARATION NOTES	STD. PLAN 547-B				

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTALLED BY
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0'

GENERAL NOTES

-  NEW CONCRETE WALL
 NEW 2x FRAMED WALL
 HISTORIC FOOTPRINT LINE
 PROPERTY LINE
 SET BACK LINE

 (E) INDICATES EXISTING
 (N) INDICATES NEW

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4. - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - UNDER INTERFACE CODE.
- 2 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED, ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - UNDER INTERFACE CODE.
- 3 ROOF DECK: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 1" V.L. JOIST TAPERED TO 9" FOR 2# IN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- 4 COMPOSITE RIDGE VENT, COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 5 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 6 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 7 GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- 8 SNOW RETENTION BARS: S-5 X-GARD 2.0 OR EQUAL - SEE SHEET A5.
- 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 10 36" HIGH GARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH 3x3 TUBE STEEL POST.
- 11 36" HIGH GARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP, TOP AND BOTTOM RAIL TO BE 1" x 2" x 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT, W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4", 4"x4" WOOD END / MID POSTS.
- 12 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED.
- 13 ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- 14 ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REIN. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 15 6x6 COLUMN - PAINT/STAIN.
- 16 1 1/2" GYPCRETE W/ HYDRAULIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 17 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 18 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 19 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 20 DASHED LINES INDICATE WALL / BEAM ABOVE.
- 21 PROPERTY LINE.
- 22 SET BACK LINE.
- 23 DASHED LINE INDICATES HISTORIC FOOTPRINT.
- 24 CRAWL SPACE: 6 MIL. POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRUBBED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP-0.
- 25 5/8" TYPE "X" ON GARAGE CEILING AND WALL, SEPARATING THE GARAGE AND LIVING SPACE.
- 26 GARAGE SLAB: 4" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED, SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 27 TUBS AND SHOWERS WITH TIE WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- 28 HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. ANS1 Z21.88-2019.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

PROJECT DESCRIPTION:

LOWER LEVEL PLAN

REVISIONS:

DATE:

JULY 25, 2023

PROJECT NUMBER:

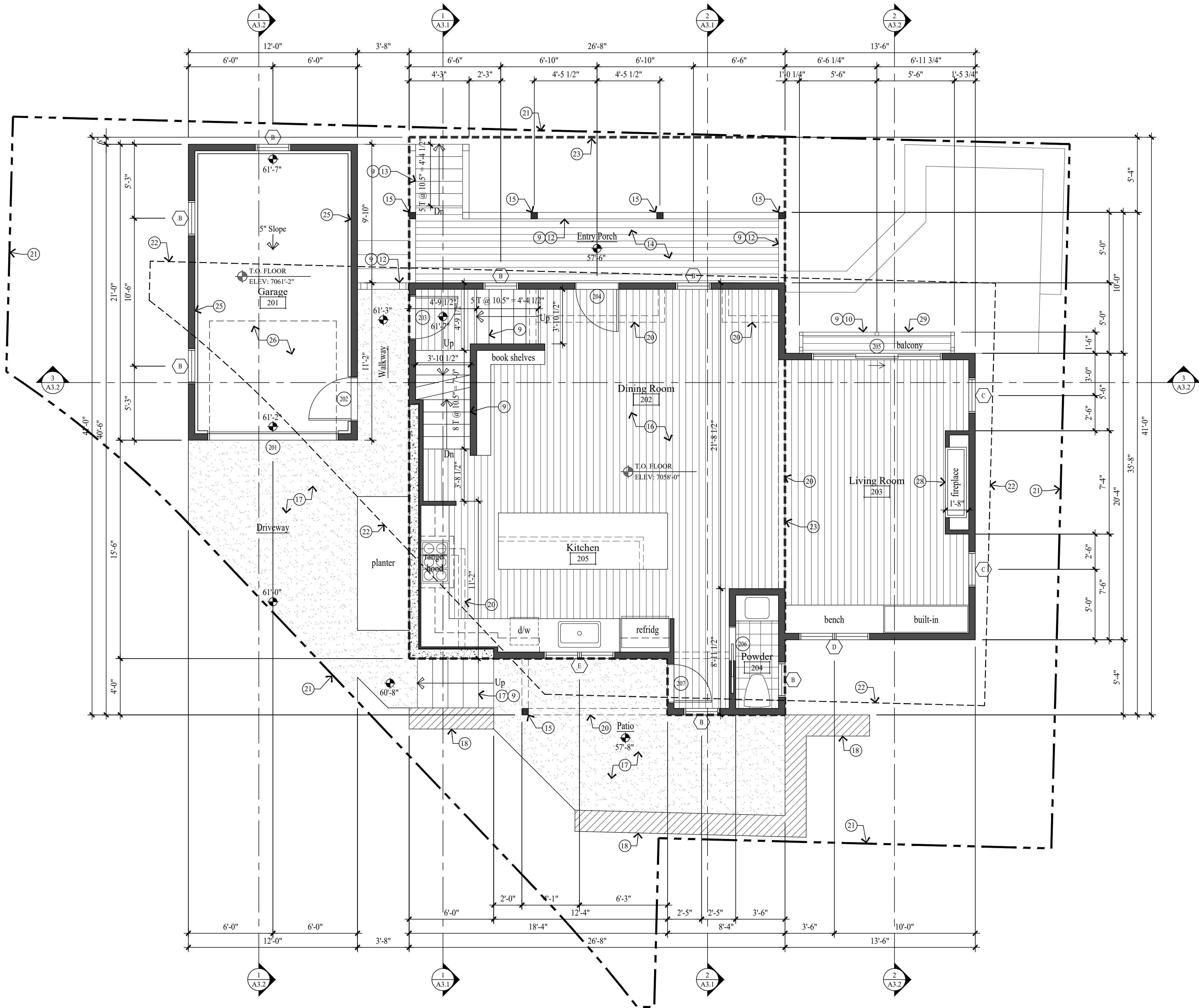
SHEET NUMBER:

A1.1

NEW RESIDENCE HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- HISTORIC FOOTPRINT LINE
- PROPERTY LINE
- SET BACK LINE
- (E) INDICATES EXISTING
- (N) INDICATES NEW

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJH FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJH FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

- ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- ROOF DECK: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8" LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- COMPOSITE RIDGE VENT; COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- SNOW RETENTION BARS, S-5 X-GARD 2.0 OR EQUAL - SEE SHEET A5.2
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
- 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP, TOP AND BOTTOM RAIL TO BE 1/2"x2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT, W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4". 4"x4" WOOD END / MID POSTS.
- 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED.
- ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 6x6 COLUMN - PAINT/STAIN.
- 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- DASHED LINES INDICATE WALL / BEAM ABOVE.
- PROPERTY LINE.
- SET BACK LINE.
- DASHED LINE INDICATES HISTORIC FOOTPRINT.
- CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP.0.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- TUBS AND SHOWERS WITH TILED WALLS TO HAVE A POLYSTYRENE FOAM SYSTEM, WEDI OR EQUAL.
- HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE. ANSI Z21.88-2019.
- BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

MAIN LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 25, 2023

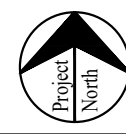
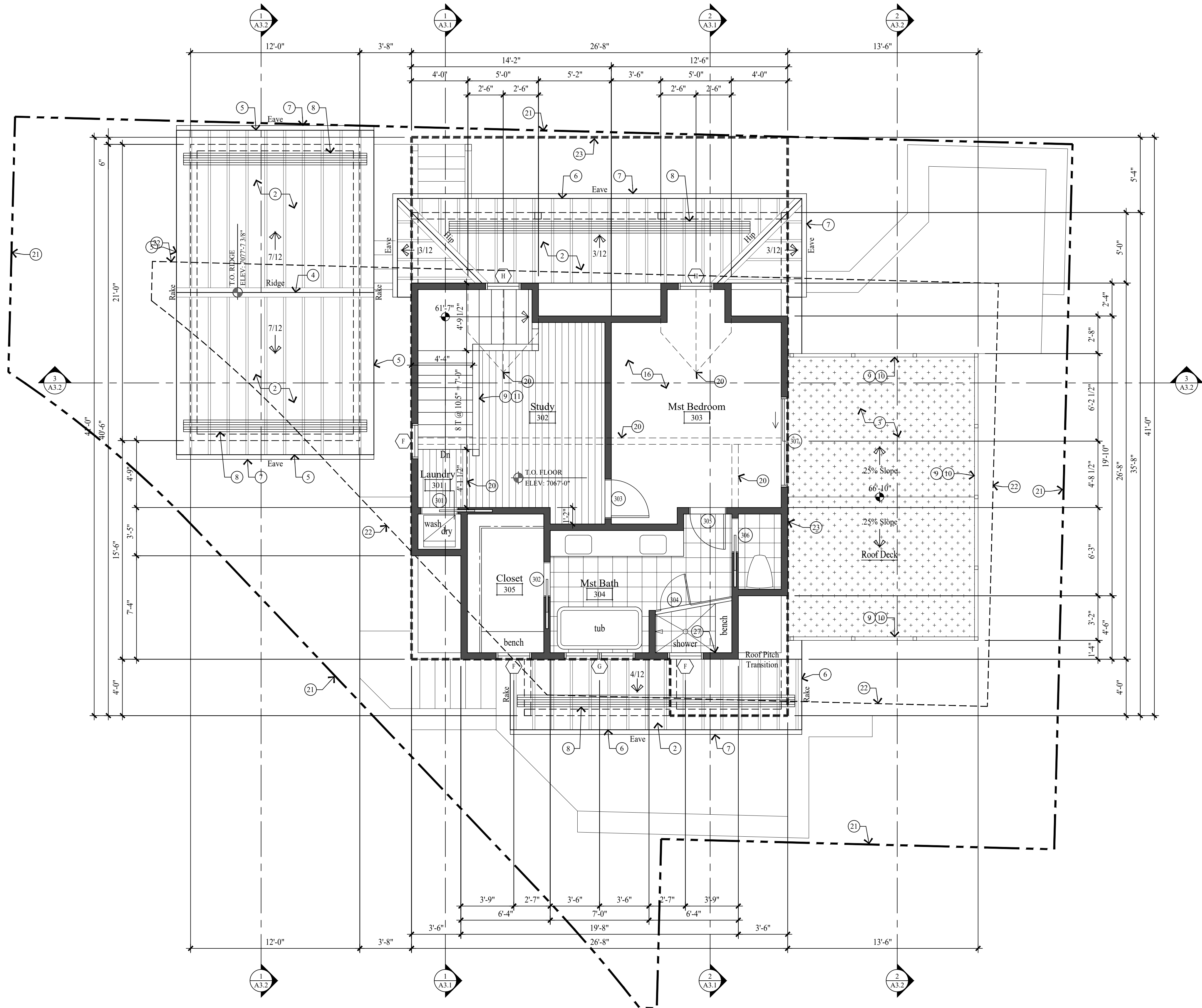
PROJECT NUMBER:

2305-01

SHEET NUMBER:

A1.2

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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UPPER LEVEL PLAN, LOW ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- HISTORIC FOOTPRINT LINE
- PROPERTY LINE
- SET BACK LINE
- (E) INDICATES EXISTING
- (N) INDICATES NEW

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-38 - TYP.

3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.

4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.

5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 600.4

KEY NOTES

- ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED. ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST, SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
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- COMPOSITE RIDGE VENT; COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- SNOW RETENTION BARS: S-5 X-GARD 2.0 OR EQUAL - SEE SHEET A5.2
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
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- 6x6 COLUMN - PAINT/STAIN.
- 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
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- BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

PROJECT DESCRIPTION:

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

UPPER LEVEL PLAN
LOW ROOF PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 25, 2023

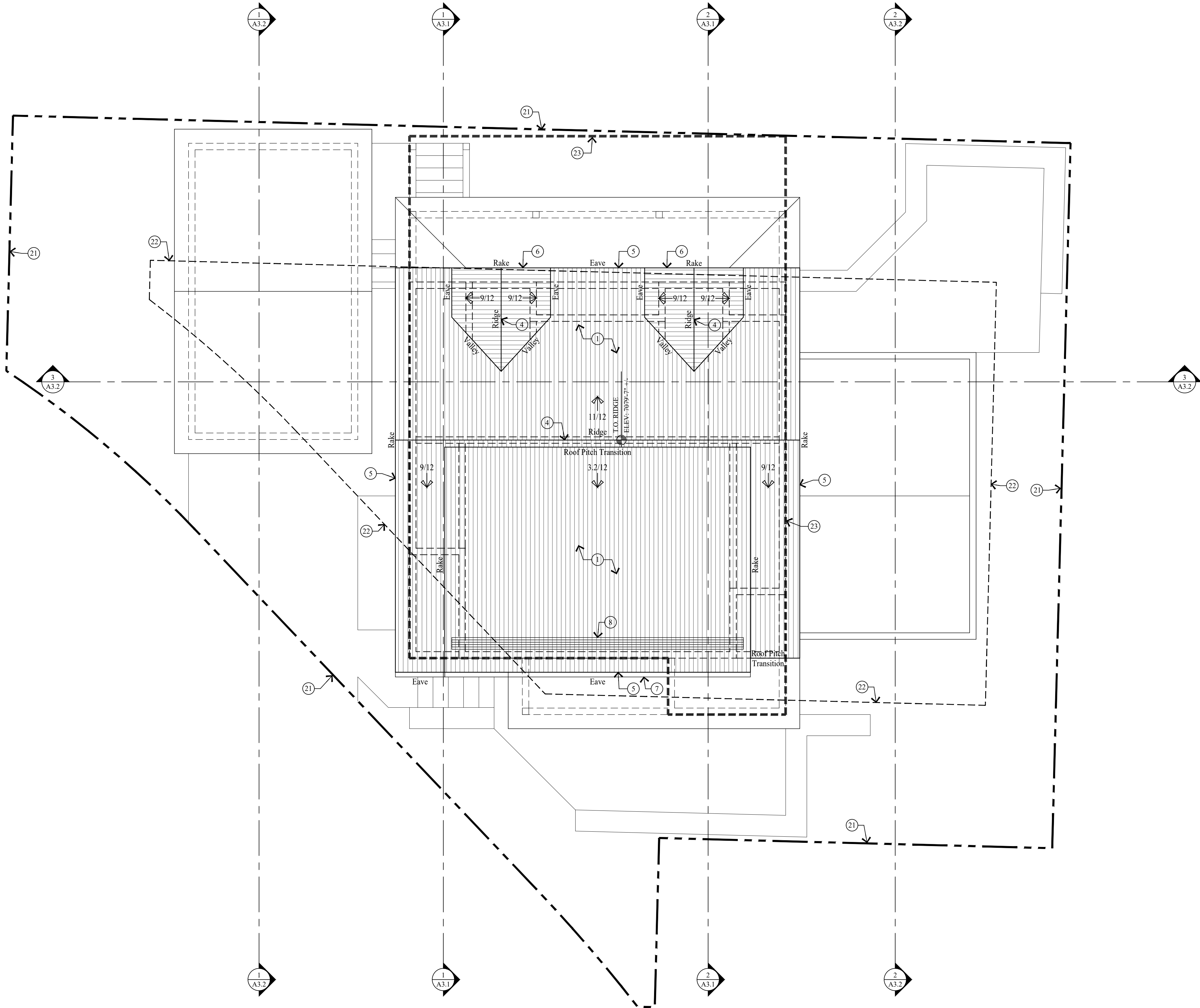
PROJECT NUMBER:

2305-01

SHEET NUMBER:

A1.3

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HIGH ROOF PLAN W/ TOPO
SCALE: 1/4" = 1'-0"

NOTE:
SEE SHEET A5.2 FOR TYPICAL ROOF FLASHING
DETAILS.

NOTE:
1'-0" TYPICAL ROOF OVERHANG U.N.O.

GENERAL NOTES

- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- HISTORIC FOOTPRINT LINE
- PROPERTY LINE
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Jonathan DeGray
A r c h i t e c t

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Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

HIGH ROOF PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 25, 2023

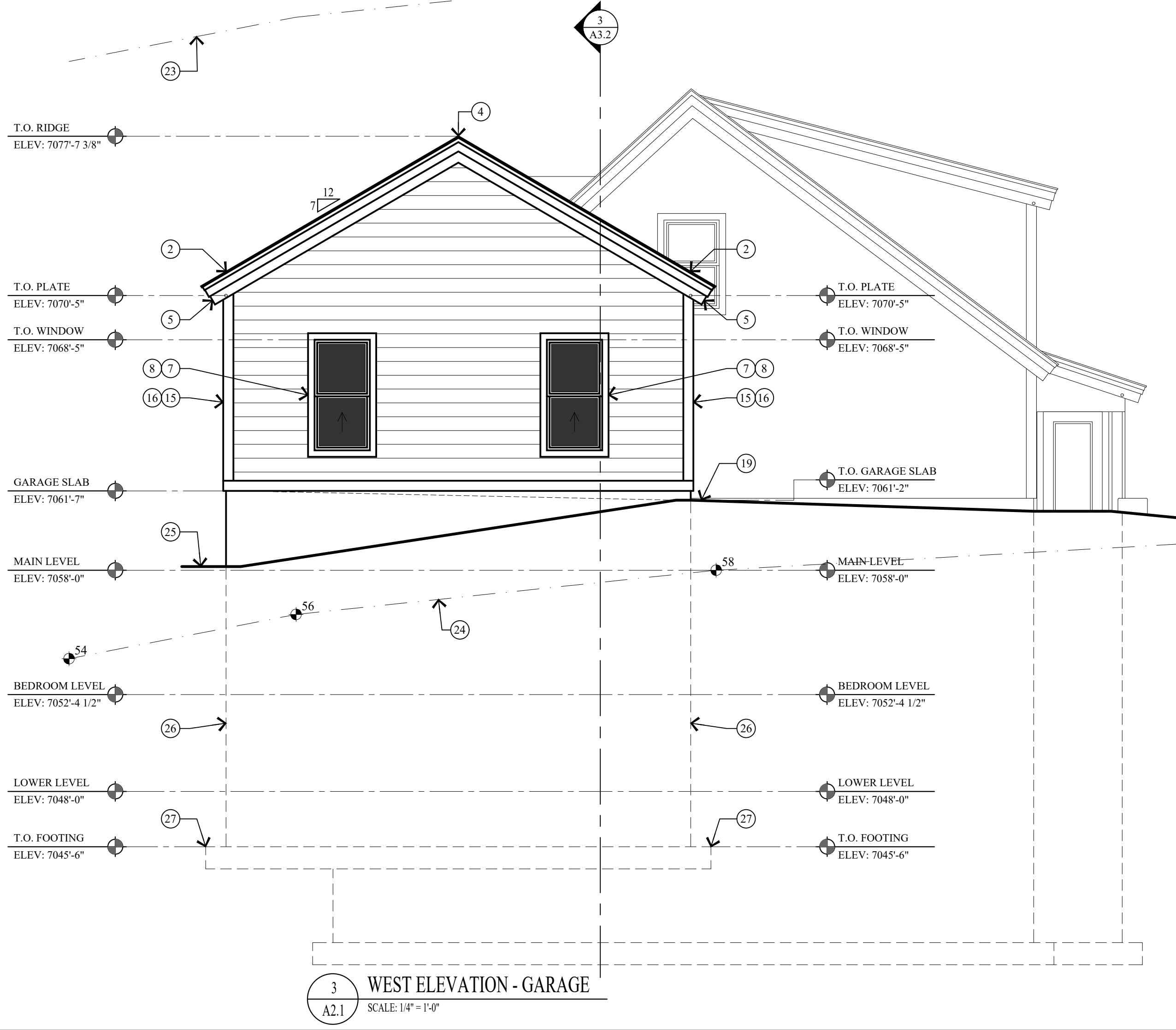
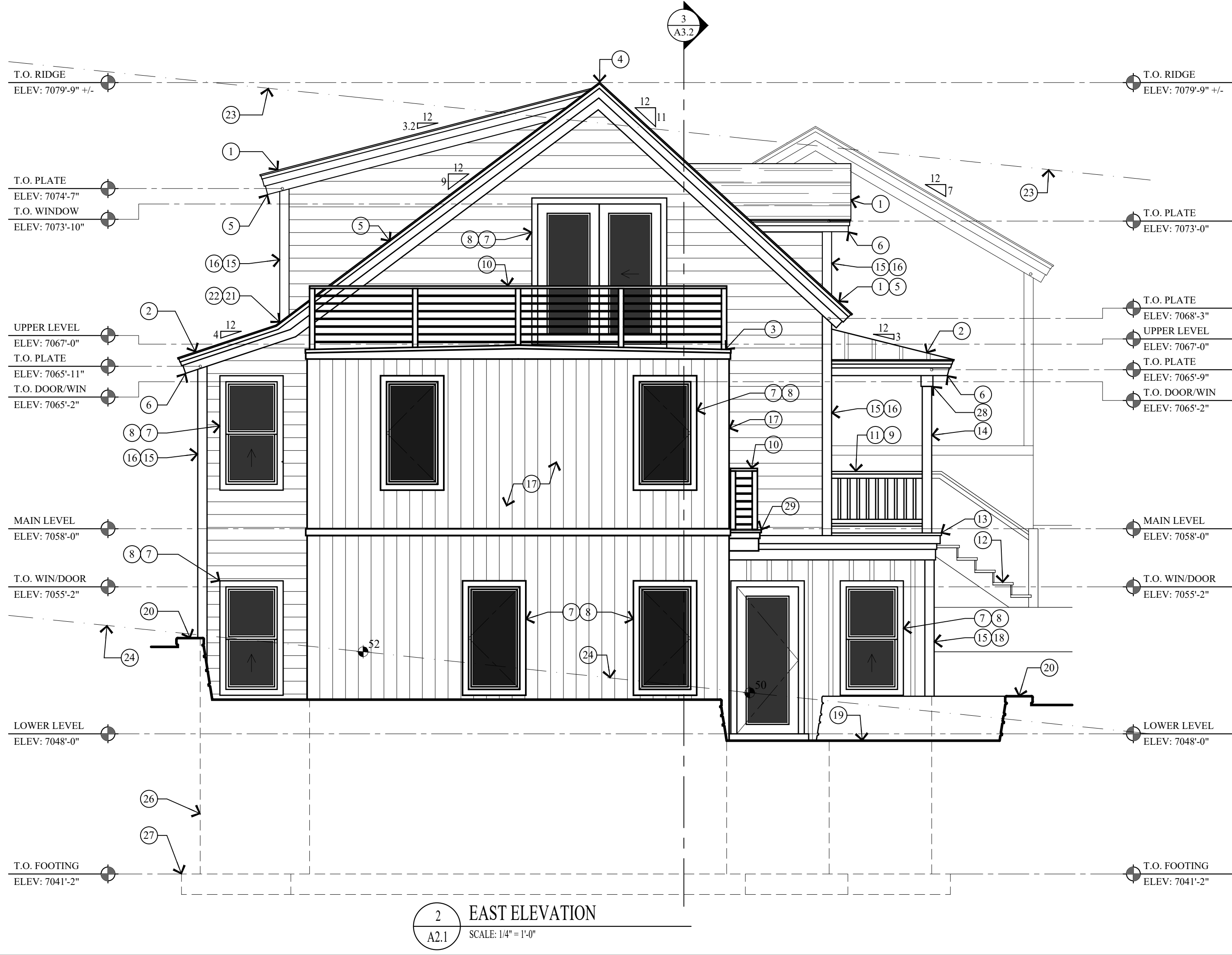
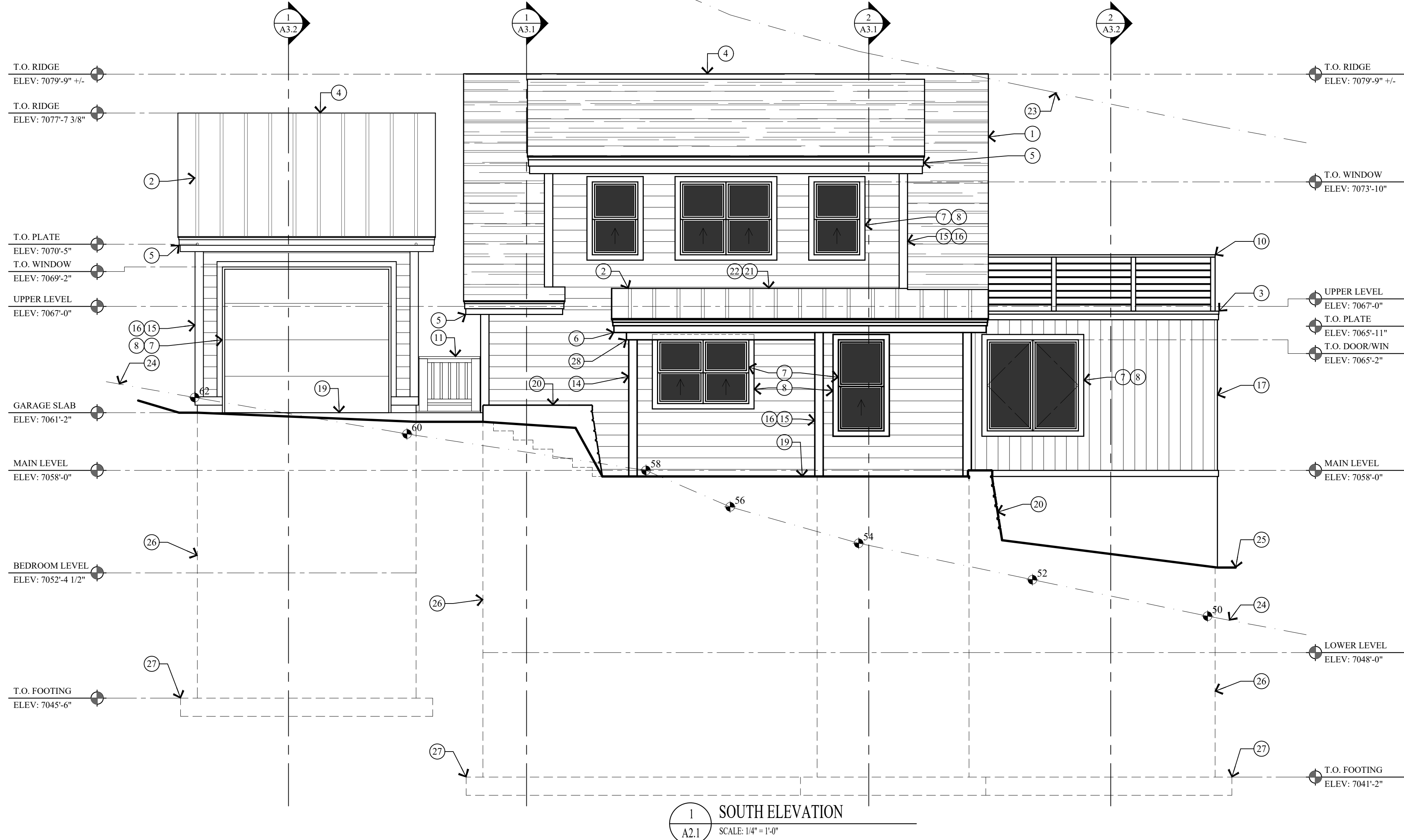
PROJECT NUMBER:

2305-01

SHEET NUMBER:

A1.4

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- ### KEY NOTES
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 - 7 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES.
 - 8 WINDOW AND DOOR TRIM TO BE 2x4 WOOD HEAD, JAMB & SILL - PAINT/STAIN.
 - 9 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
 - 10 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 TUBE STEEL POST.
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 - 14 6x6 COLUMN - PAINT/STAIN.
 - 15 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
 - 16 1x8 HORIZONTAL CEDAR LAP SIDING - PAINT/STAINED, ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
 - 17 1x8 VERTICAL ON CEDAR SIDING - PAINTED/STAINED, ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
 - 18 VERTICAL BOARD AND BATTEN SIDING - PAINT/STAINED ON TYVEK HOMEWRAP ON 1/2" EXT. PLYWOOD ON 2x6 STUD WALL @ 16" O.C.
 - 19 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
 - 20 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
 - 21 FLASHING AND COUNTER FLASHING - TYPICAL.
 - 22 ROOF TO WALL SURFACE, EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
 - 23 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
 - 24 EXISTING GRADE LINE.
 - 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
 - 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
 - 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
 - 28 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
 - 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.

PRODUCT DESCRIPTION:

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 25, 2023

PROJECT NUMBER:

2305-01

SHEET NUMBER:

A2.1

Page 177 of 171

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

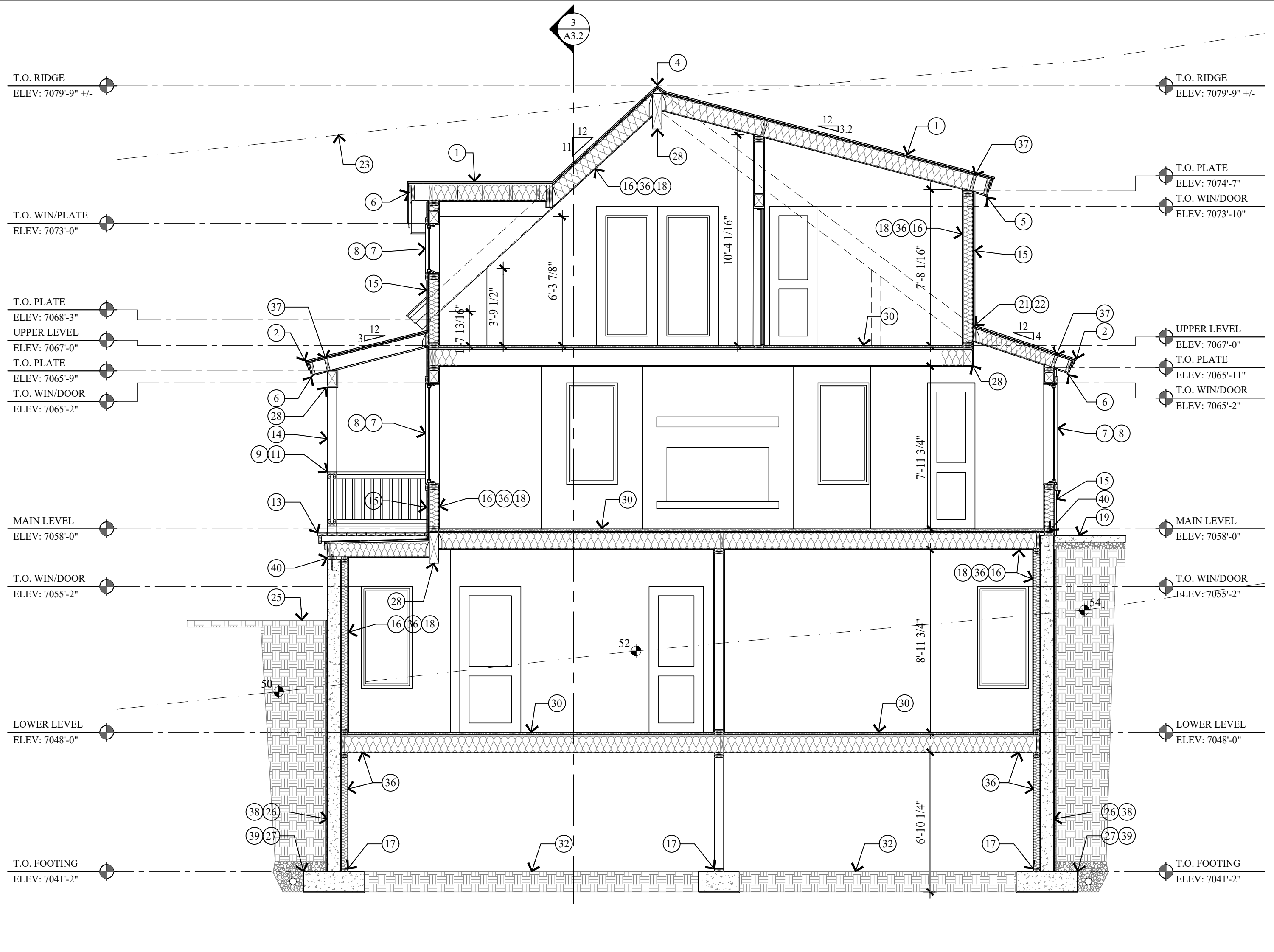
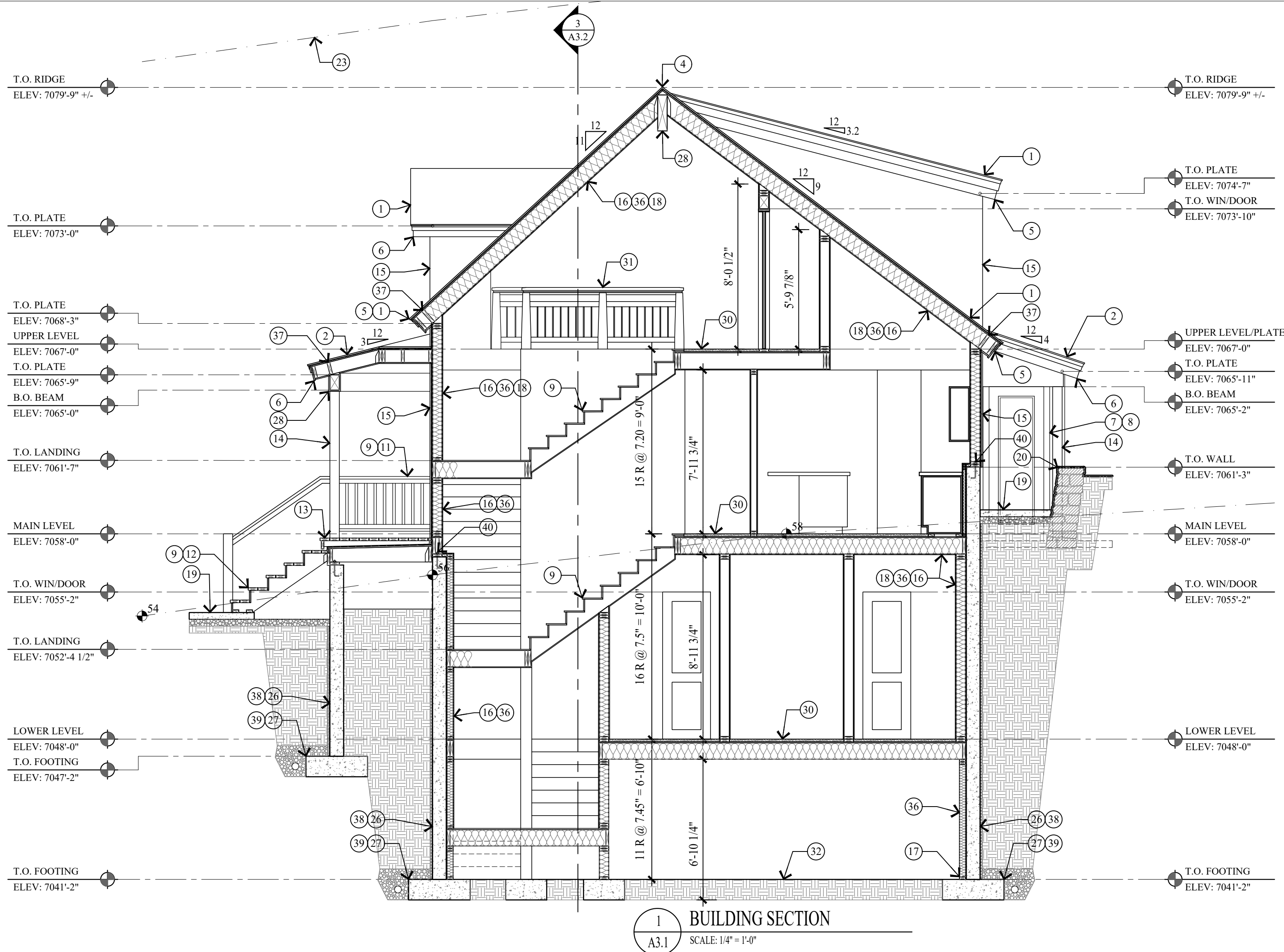
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

ELEVATIONS

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

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- 15 EXTERIOR FINISHES - SEE SHEETS A2.1 AND A2.2.
- 16 1/2" GYPSUM BOARD ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 17 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 18 FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.1.1
- 19 4" REINFORCED HEATED CONCRETE PATIO / DRIVEWAY / STEPS ON 4" GRAVEL BASE.
- 20 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
- 21 FLASHING AND COUNTER FLASHING - TYPICAL.
- 22 ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 23 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 24 EXISTING GRADE LINE.
- 25 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 26 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 27 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 28 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 29 BALCONY: 2x6 TREX DECKING ON 2x P.T. JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 30 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 31 36" HIGH GUARD RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP. TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2 TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT. W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4", 4"x4" WOOD END / MID POSTS.
- 32 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP-0.
- 33 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 34 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 35 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 36 INSULATION: SEE GENERAL NOTE #2 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- 37 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 38 DRAINAGE MATT ON WATERPROOF MEMBRANE
- 39 FILTER FABRIC OVER FREE DRAINING GRAVEL W/ 4" PERF. FOOTING DRAIN, DAYLIGHTED OR TIE INTO STORM DRAIN.
- 40 TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

PRODUCT DESCRIPTION:

BUILDING SECTIONS

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 25, 2023

PROJECT NUMBER:

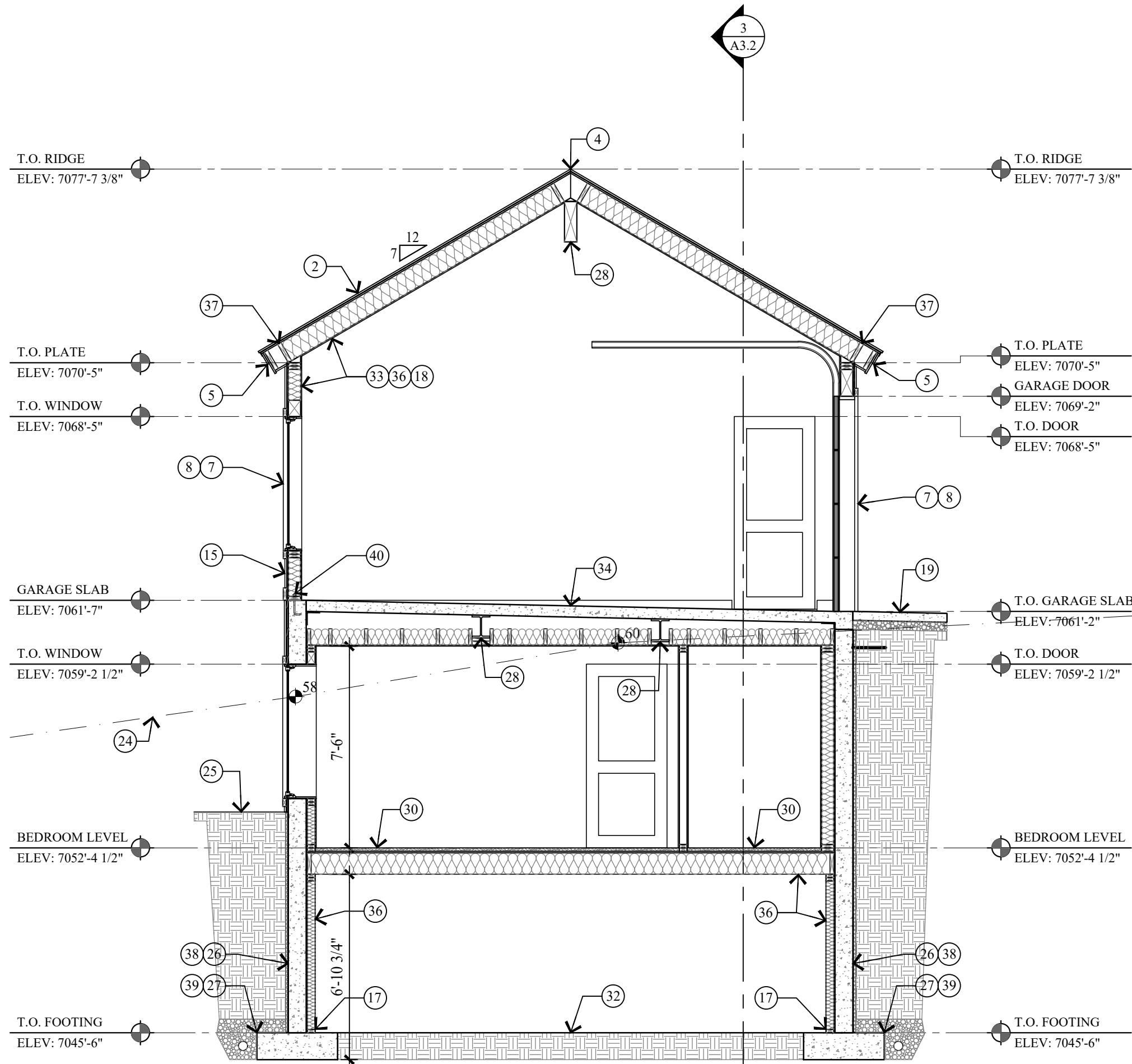
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SHEET NUMBER:

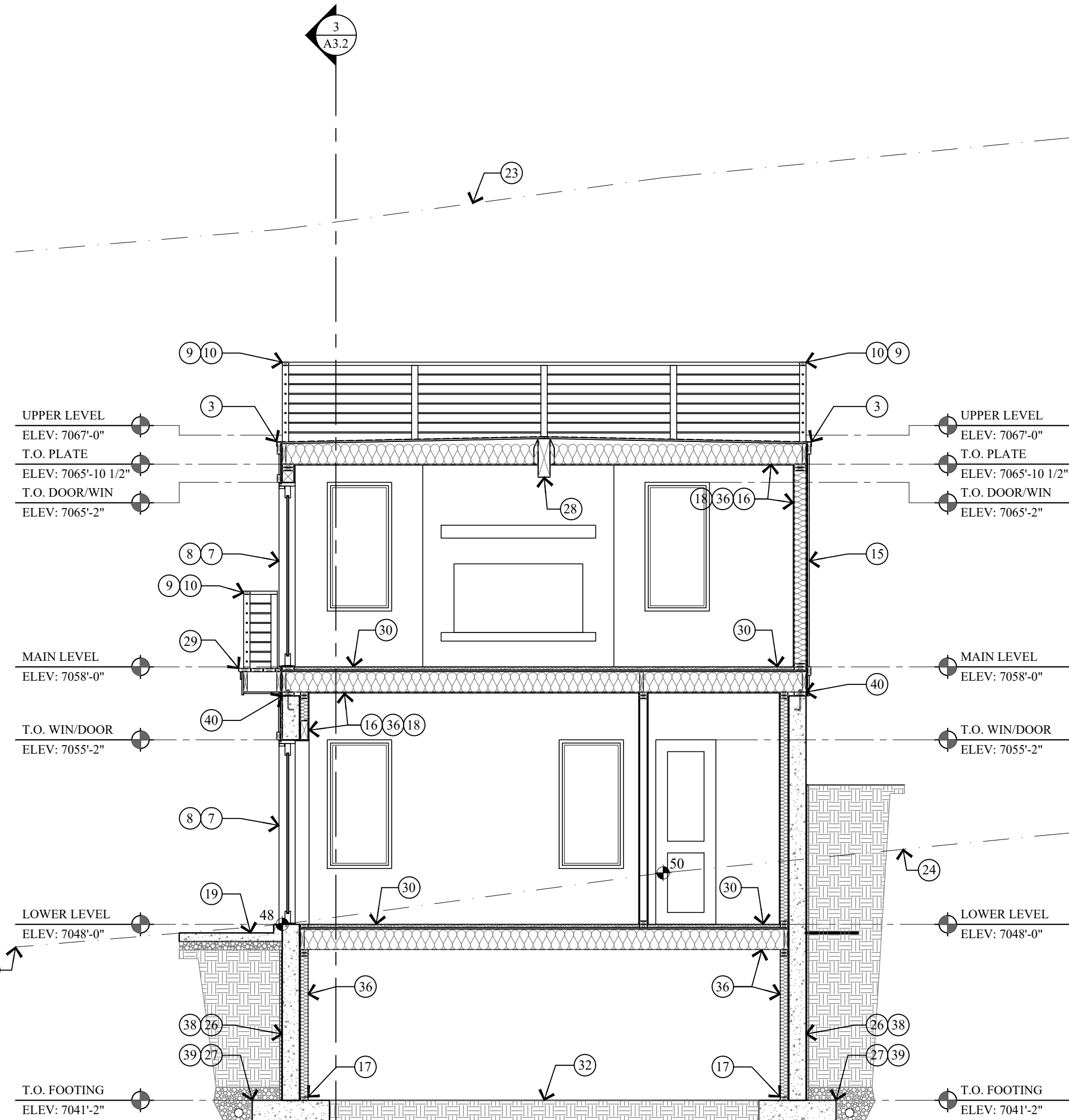
A3.1

2 BUILDING SECTION
A3.1 SCALE: 1/4" = 1'-0"

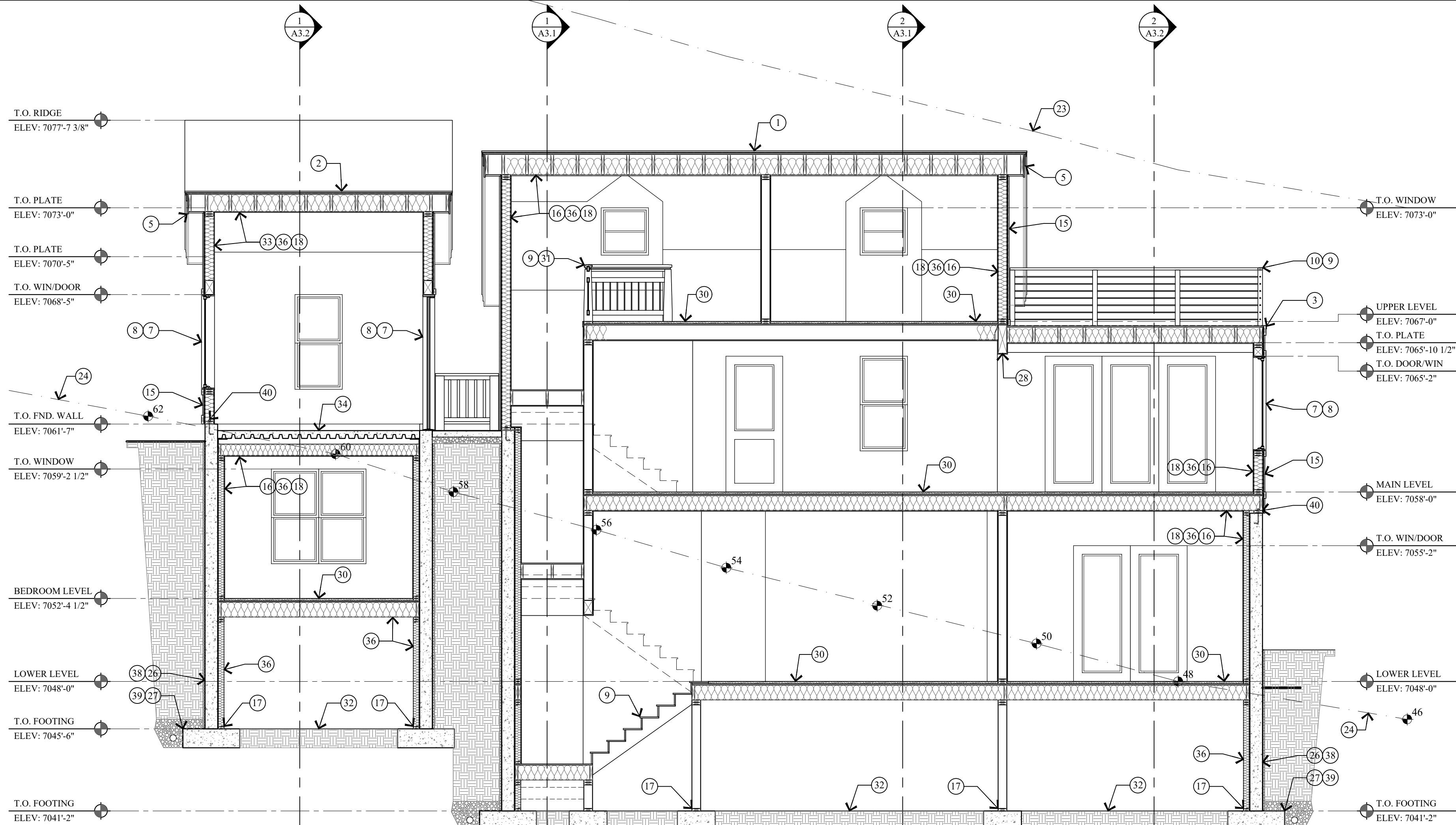
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1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION
SCALE: 1/4" = 1'-0"

KEY NOTES

- ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF, TO BE ICC-ES APPROVED, ON ICE & WATER MEMBRANE ON 5/8" EXT. PLYWOOD ON ROOF JOIST. SEE STRUCT. FOR SIZE & SPACING. ROOF SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE.
- ROOF DECK: REINFORCED WATERPROOF MEMBRANE OVER 3/4" EXTERIOR PLYWOOD ON 11 7/8 LVL JOIST TAPERED TO 9" FOR 2% MIN. SLOPE - SEE STRUCT. FOR SPACING & DETAILS.
- COMPOSITE RIDGE VENT, COBRA OR EQUAL. METAL RIDGE VENT AT METAL ROOF.
- 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x6 ON 1x10 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 2"x3" CONTINUOUS METAL DRIP EDGE OVER 1x4 ON 1x8 BUILT-UP FASCIA W/ 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES.
- WINDOW AND DOOR TRIM TO BE 2x4 WOOD HEAD, JAMB & SILL - PAINT/STAIN.
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 36" HIGH GUARD RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4", THROUGH 3x3 TUBE STEEL POST.
- 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL - PAINTED/STAIN.
- ENTRY STAIRS: WOOD STRINGERS AND STAIRS. NOTES & DETAILS ON SEE SHEET A5.1.
- ENTRY PORCH: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. WATERPROOF MEMBRANE ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 6x6 COLUMN - PAINT/STAIN.
- EXTERIOR FINISHES - SEE SHEETS A2.1 AND A2.2.
- 1/2" GYPSUM BOARD ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
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Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

PRODUCT DESCRIPTION:

BUILDING SECTIONS

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 25, 2023

PROJECT NUMBER:

2305-01

SHEET NUMBER:

A3.2

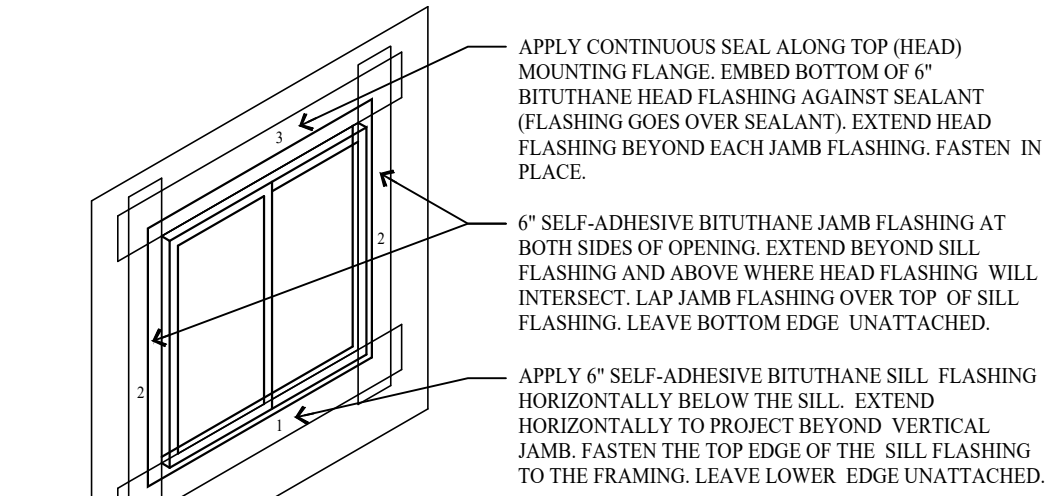
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STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

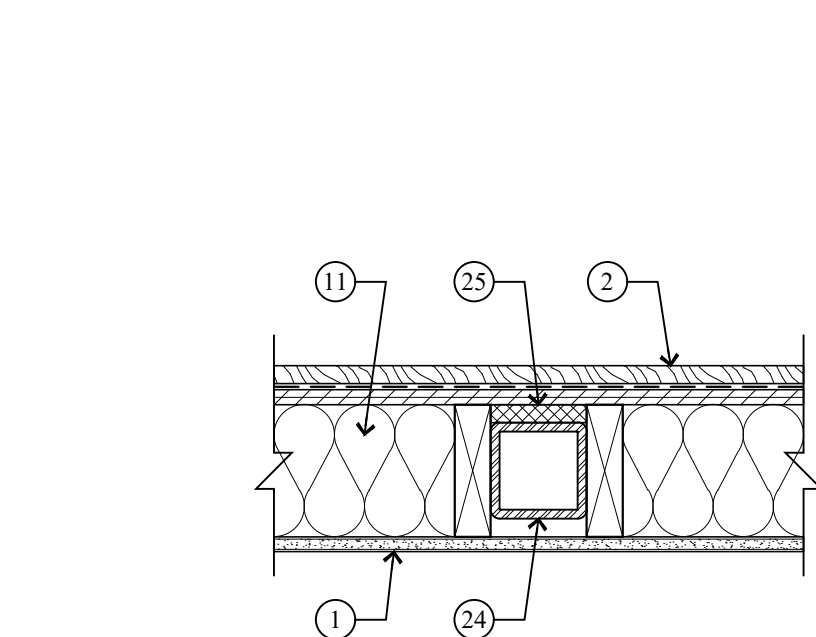
1. STAIRWAYS/ SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 ½ INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1
2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2
3. THE MAXIMUM RISER HEIGHT SHALL BE 7 ¼ INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ¼ INCH. -IRC R311.7.4.1
4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ½ INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN ½ INCH OF THE RECTANGULAR TREAD DEPTH. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN ½ INCH. -IRC R311.7.4.2
5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5
6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1
7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHAL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½ INCH BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2
8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 ½ INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 ½ INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 ½ INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ½ INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST ½ INCH WITHIN ¾ INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST ¾ INCH TO A LEVEL THAT IS NOT LESS THAN 1 ½ INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ½ INCHES TO MAXIMUM OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH. -IRC R311.7.7.3
9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1
10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2
11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3
12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH . A NOSING NOT LESS THAN ¾ INCH BUT NOT MORE THAN 1 ¼ INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED ¼ INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS:
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

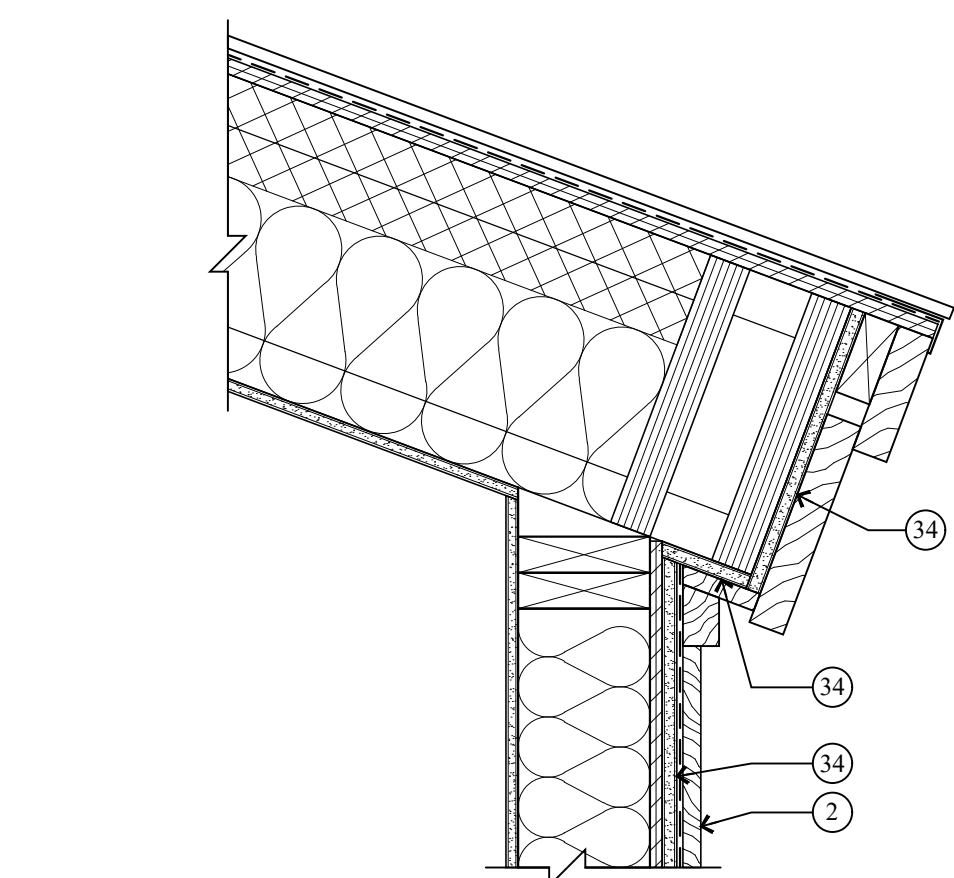
1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.
2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.
3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.
5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1.0 INCH CROWN STAPLE MAY BE USED WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.
6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
8. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



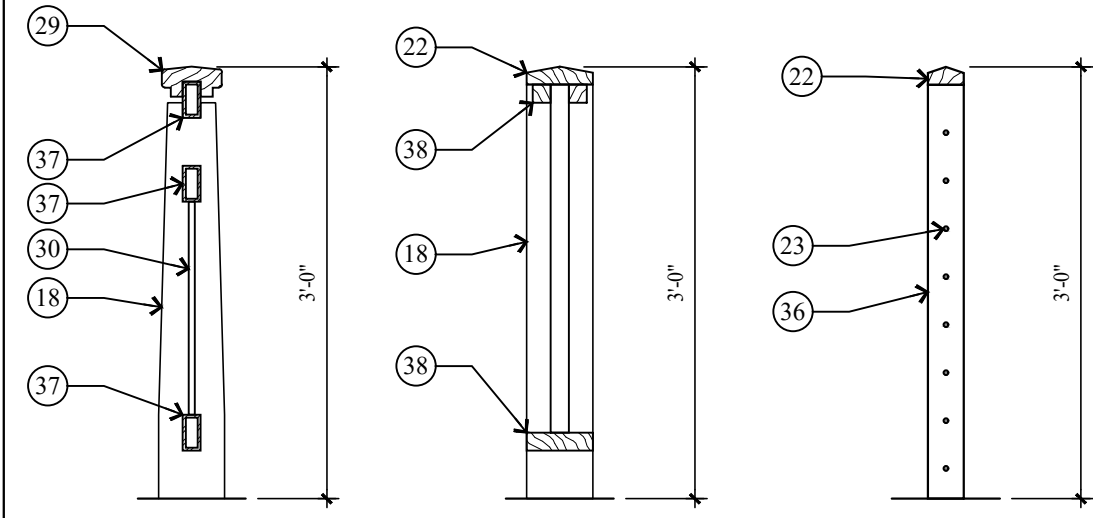
11 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
A5.1 NO SCALE



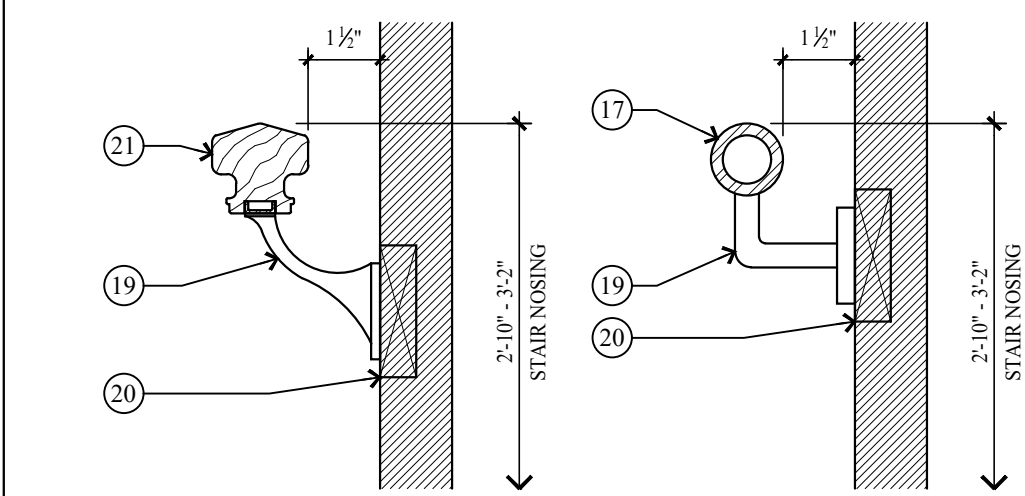
12 THREMAL BREAK DETAIL @ TUBE STEEL COLUMN
A5.1 SCALE: 1 1/2" = 1'-0"



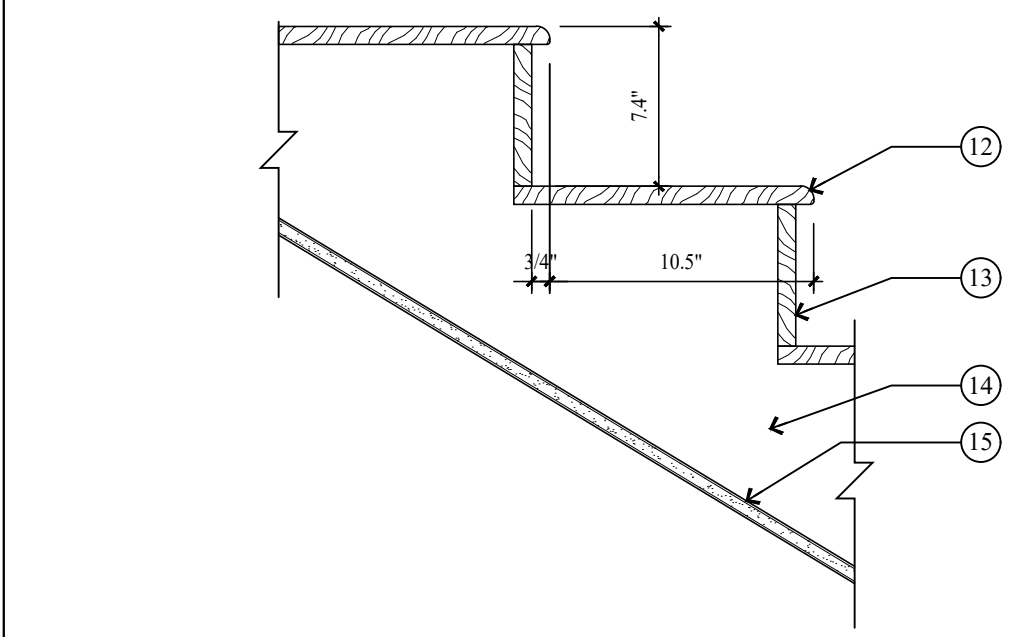
13 ROOF OVER HANG - TYP.
A5.1 SCALE: 1 1/2" = 1'-0"



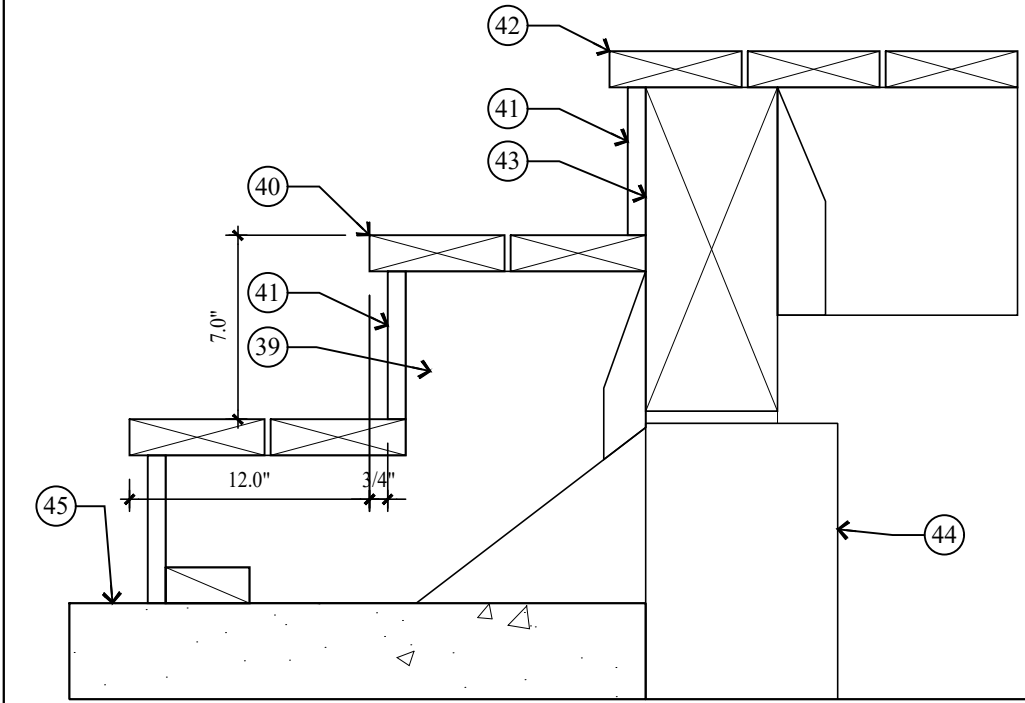
6 TYPICAL HANDRAIL/GUARDRAIL DETAILS
A5.1 SCALE: 3/4" = 1'-0"



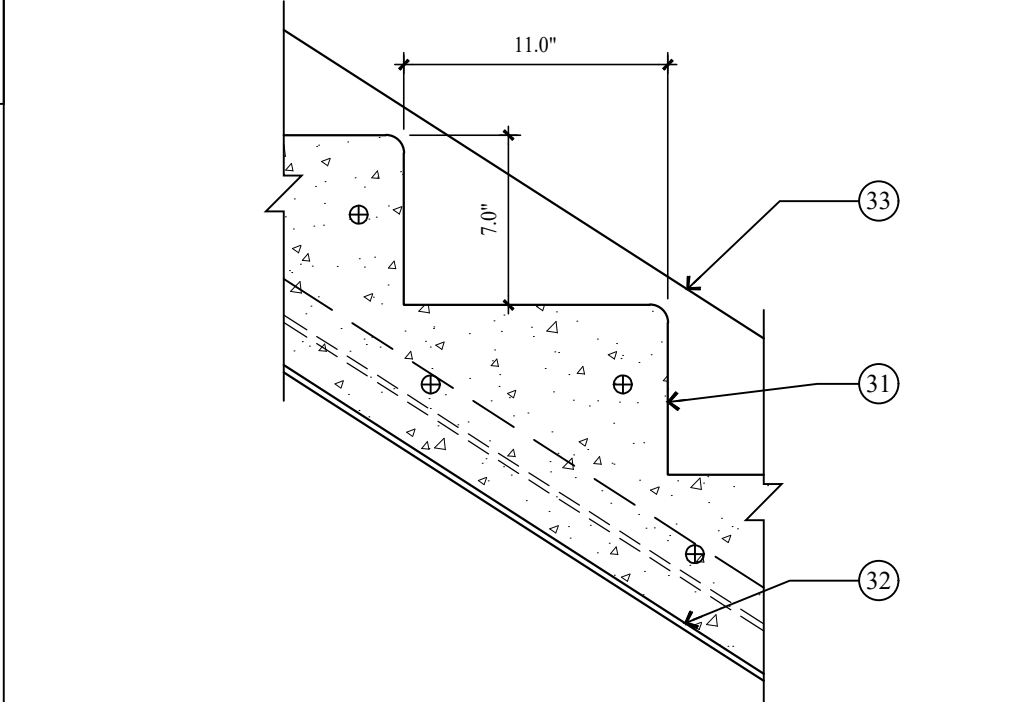
7 TYPICAL HANDRAIL DETAIL
A5.1 NO SCALE



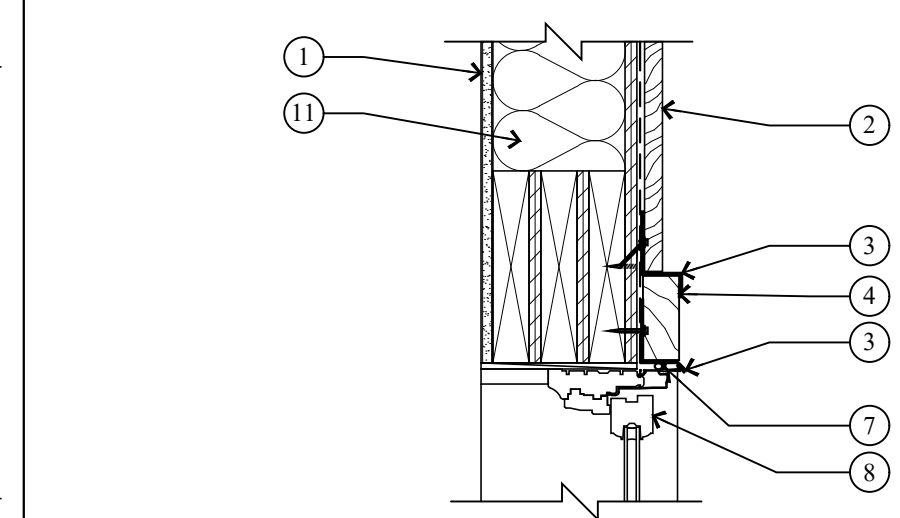
8 TYP. STAIR TREAD/RISER DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



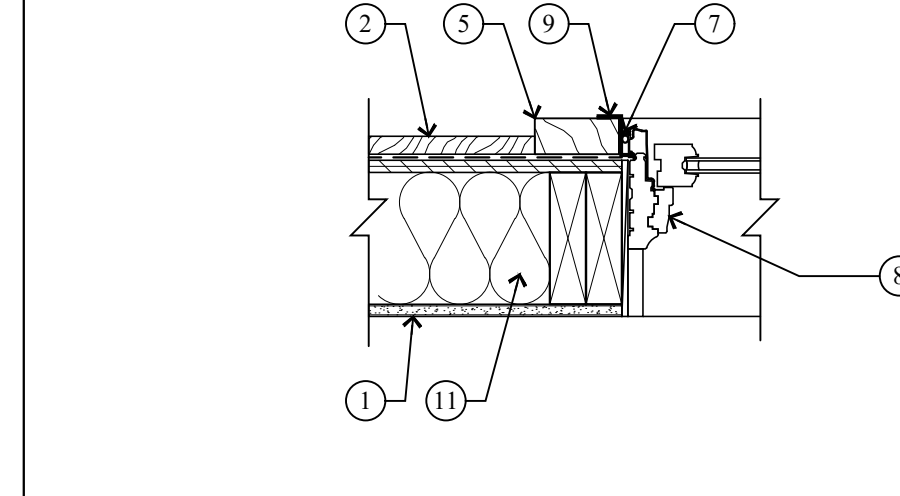
9 TYP. STAIR TREAD/RISER DETAIL
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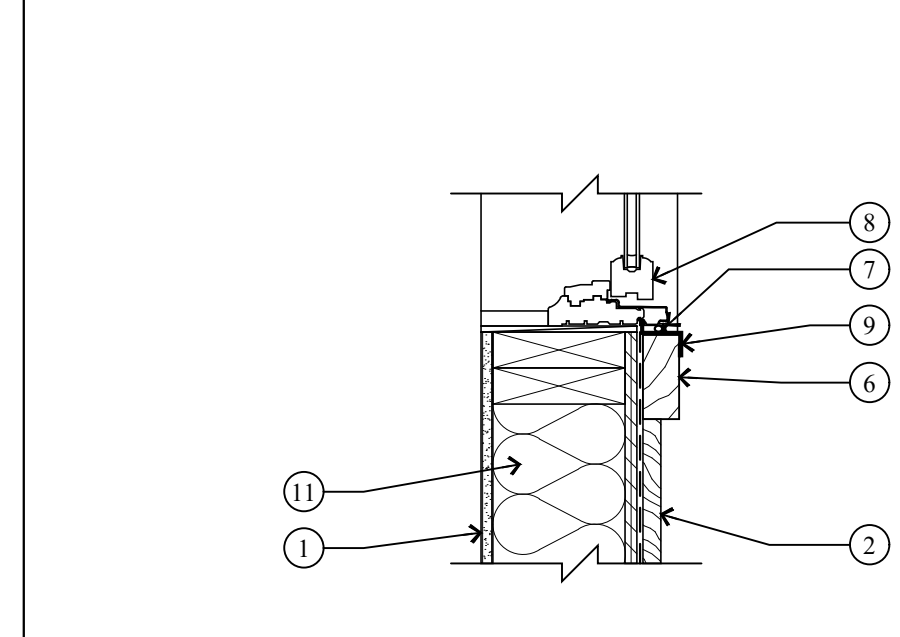
10 TYP. STAIR TREAD/RISER DETAIL
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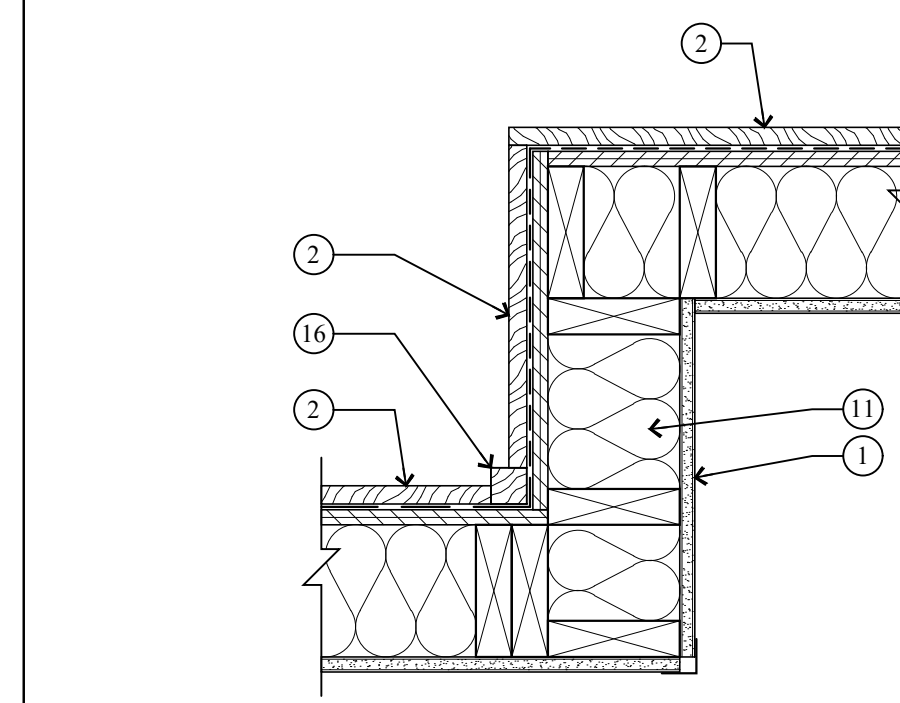
1 HEAD DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



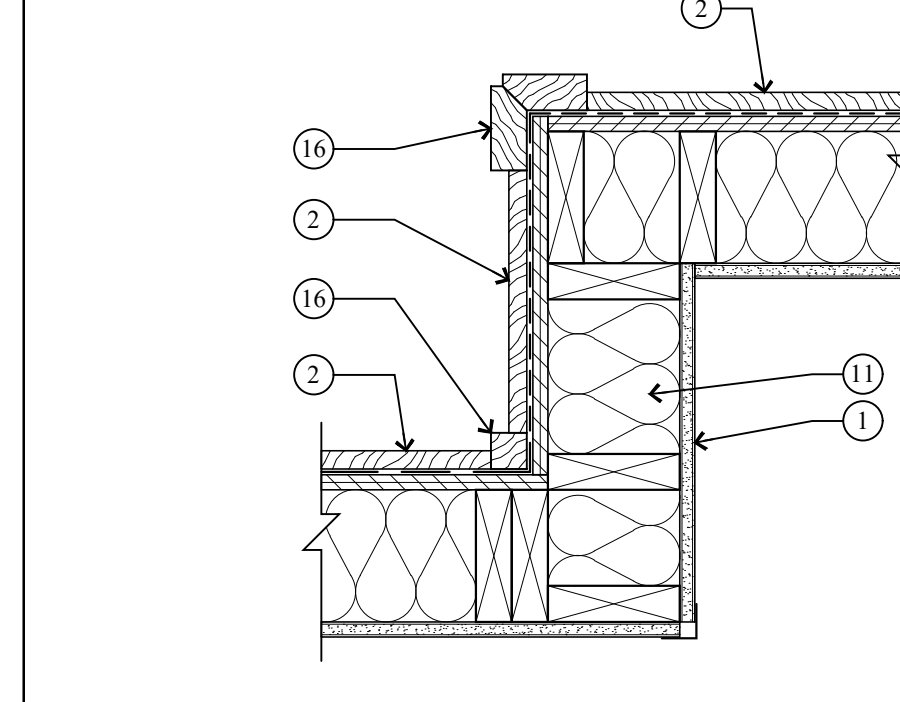
2 JAMB DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



3 SILL DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



4 INSIDE / OUSIDE CORNER TRIM @ VERTICAL SIDING
A5.1 SCALE: 1 1/2" = 1'-0"



5 INSIDE / OUSIDE CORNER TRIM @ HORIZONTAL SIDING
A5.1 SCALE: 1 1/2" = 1'-0"

KEY NOTES

- 1 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
- 2 EXTERIOR SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- 3 HEAD FLASHING/TRIM.
- 4 2x4 WINDOW/DOOR HEAD - STAINED
- 5 2x4 WINDOW/DOOR JAMB - STAINED
- 6 2x4 WINDOW SILL - STAINED
- 7 BACKER ROD AND CAULK.
- 8 WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
- 9 METAL FLASHING.
- 10 BEVELED 2x3 ON 2x12 CEDAR TRIM BOARD W/ METAL FLASHING.
- 11 EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP.
- 12 3/4" HARDWOOD TREAD. SEE STAIR NOTES.
- 13 3/4" HARDWOOD CLOSED RISER. SEE STAIR NOTES.
- 14 2x12 STRINGERS.
- 15 1/2" GYPSUM BOARD.
- 16 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 17 1 1/2" DIA. STEEL PIPE - PAINTED.
- 18 6x6 HARDWOOD END POST.
- 19 HANDRAIL BRACKET.
- 20 SOLID BACKING - TYP.
- 21 HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
- 22 36" HIGH 2x SHAPE HARDWOOD CONT.
- 23 5/32" DIA. 316 STAINLESS STEEL CABLE, WORKING LOAD: 750# BREAKING LOAD: 2000#. HORIZONTAL, SPACED LESS THAN 4". THROUGH 3x3 VERTICAL TUBE STEEL POSTS.
- 24 TUBE STEEL COLUMN - SEE STRUCTURAL.
- 25 3/4" RIGID INSULATION.
- 26 12" STEEL CHANNEL STRINGER.
- 27 3 1/8 x12 GLB TREAD.
- 28 2"x2"x6" STEEL ANGLE W/ 2- ¾ DIA. x3" LAG BOLTS.
- 29 36" HIGH HAND RAIL TO BE 2 ½" x 5" SHAPE HARDWOOD, CONTINUOUS
- 30 1/2" DIA. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4".
- 31 4" REINFORCED CONCRETE STAIRS ON 4" GRAVEL BASE.
- 32 B-DECK WELDED TO BOTTOM OF 2" x12" TUBE STEEL STRINGERS.
- 33 2"x12" TUBE STEEL STRINGERS.
- 34 5/8" TYPE "X" EXTERIOR GRADE GYP. BD.
- 35 1 1/2" METAL TRIM @ HEAD, JAMB & SILL.
- 36 3"x3" TUBE STEEL END AND MID POST.
- 37 (3) TOP AND BOTTOM RAIL TO BE 1 ½" x 3" TUBE STEEL.
- 38 TOP RAIL ON 2x2 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x6 BOTTOM RAIL.
- 39 2x12 PRESSURE TREATED STRINGERS.
- 40 TREAD TO BE 2x6 TREX OR EQUAL.
- 41 RISERS TO BE 1x6 TREX OR EQUAL.
- 42 DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
- 43 DECK BEAM - SEE STRUCTURAL FOR DETAILS.
- 44 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
- 45 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.
- 46 TOP AND BOTTOM RAIL TO BE 1 ½" x 2 ½" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT.
- 47 ENTRY STAIRS: STEEL CHANNEL STRINGERS W/ CLOSED RISER METAL PAN, TREADS FILLED W/ CONCRETE.

PRODUCT DESCRIPTION:

ARCHITECTURAL NOTES
DETAILS

REVISIONS:

DATE:

JULY 25, 2023

PROJECT NUMBER:

2305-01

SHEET NUMBER:

A5.1

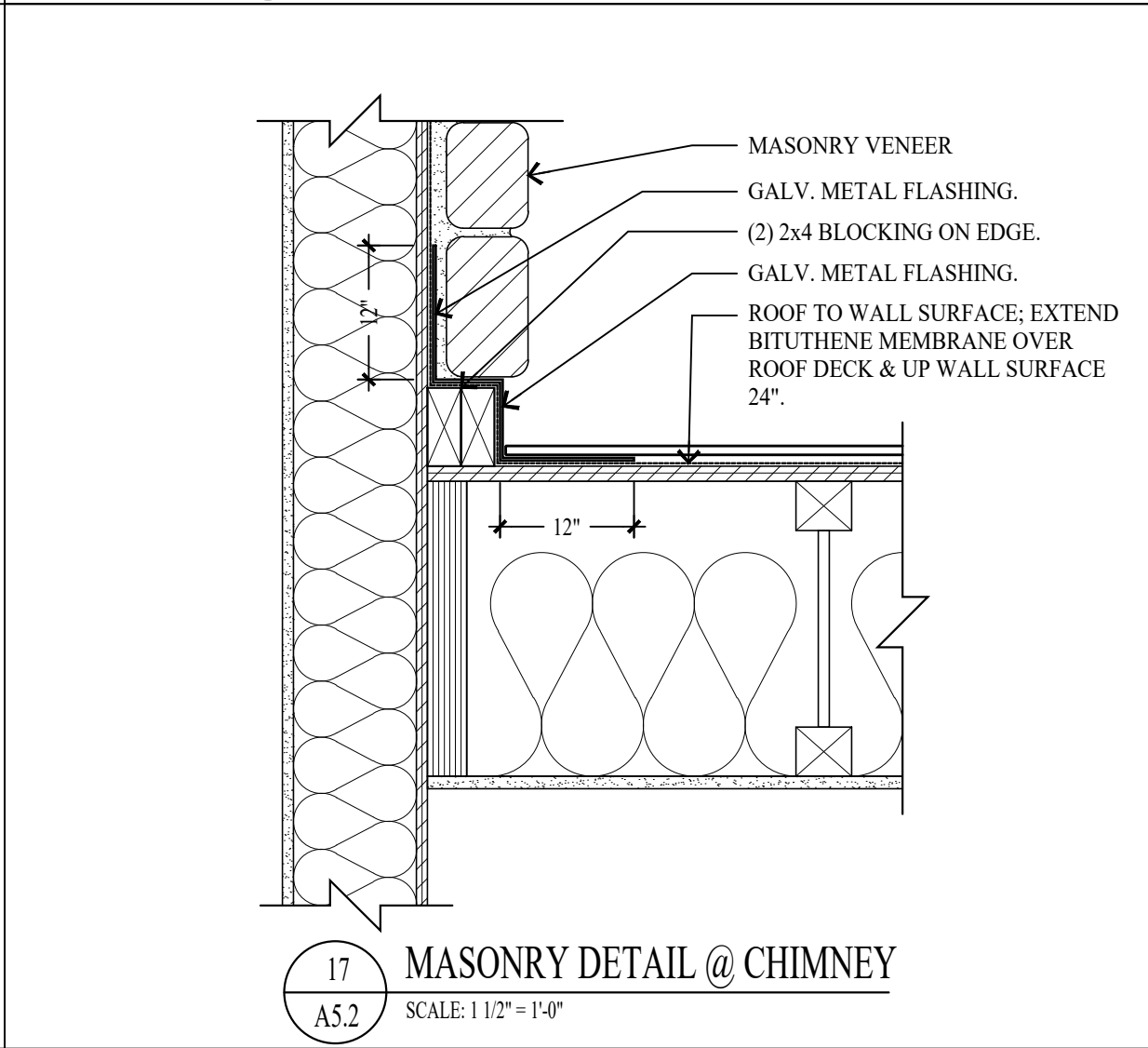
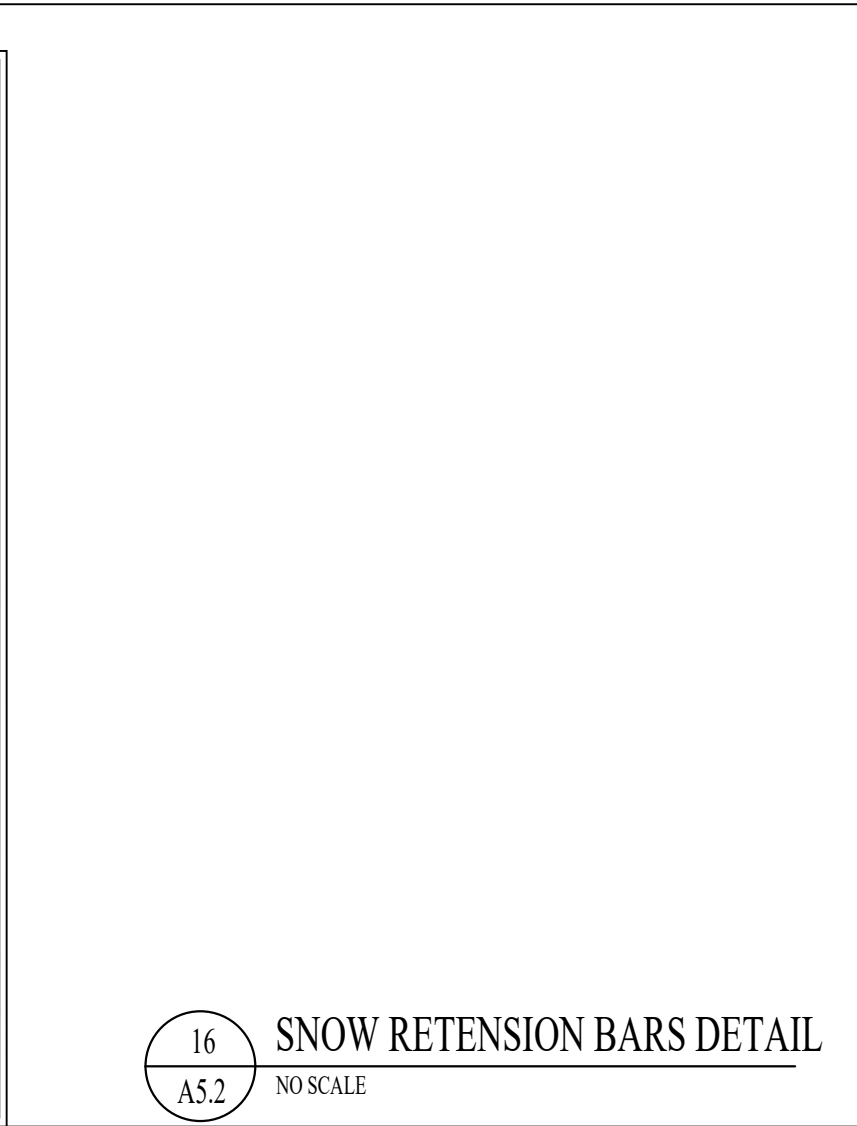
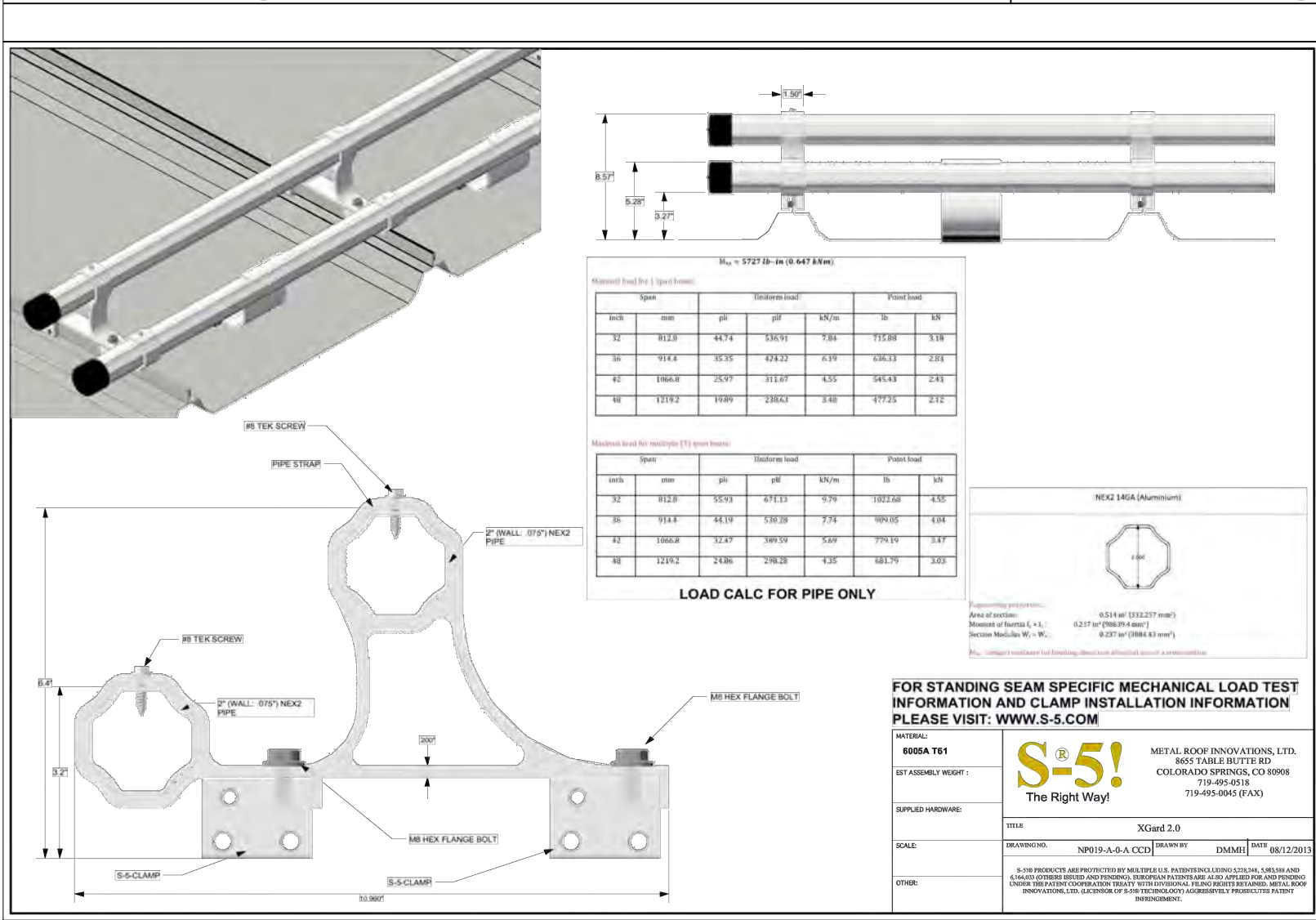
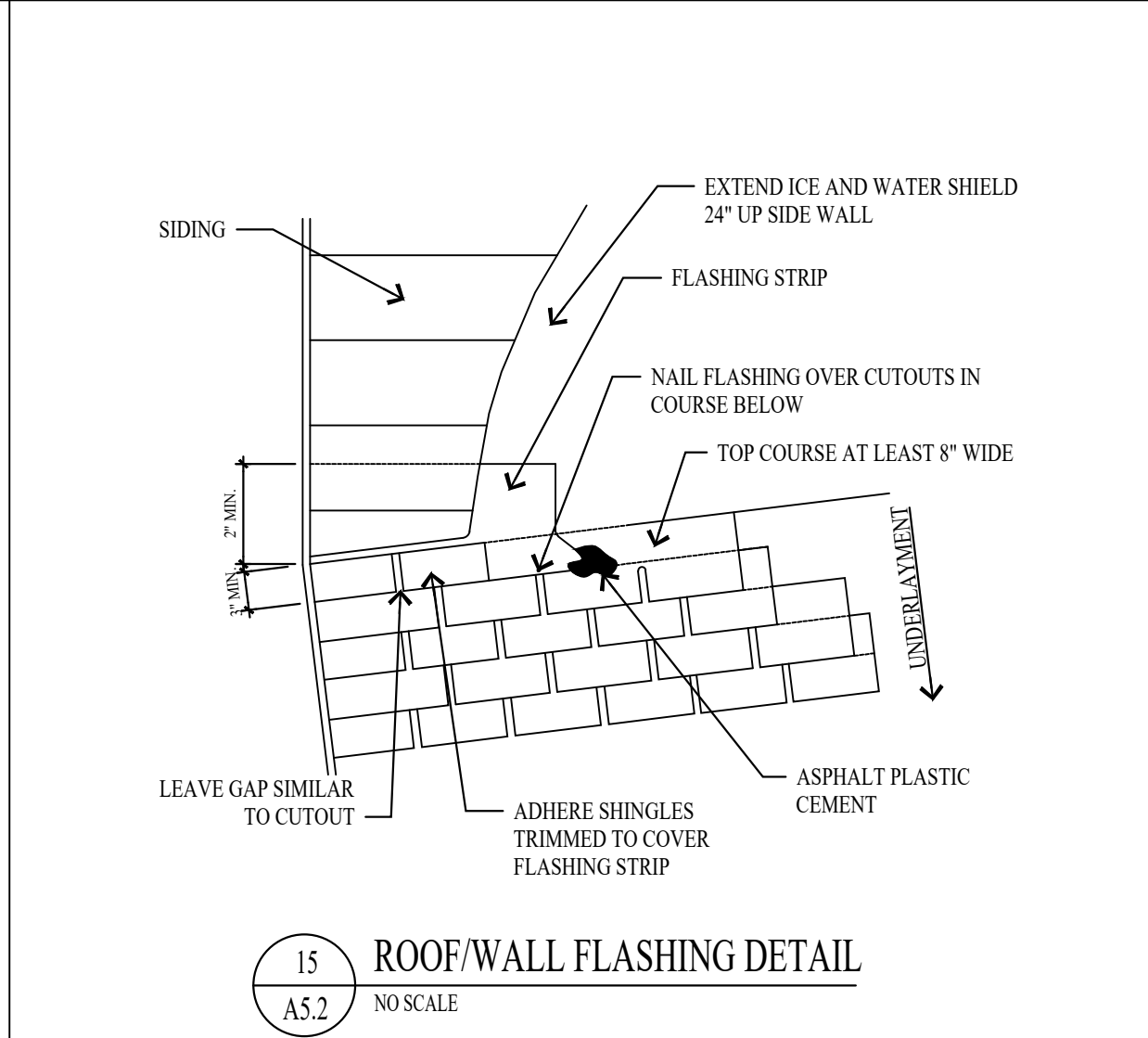
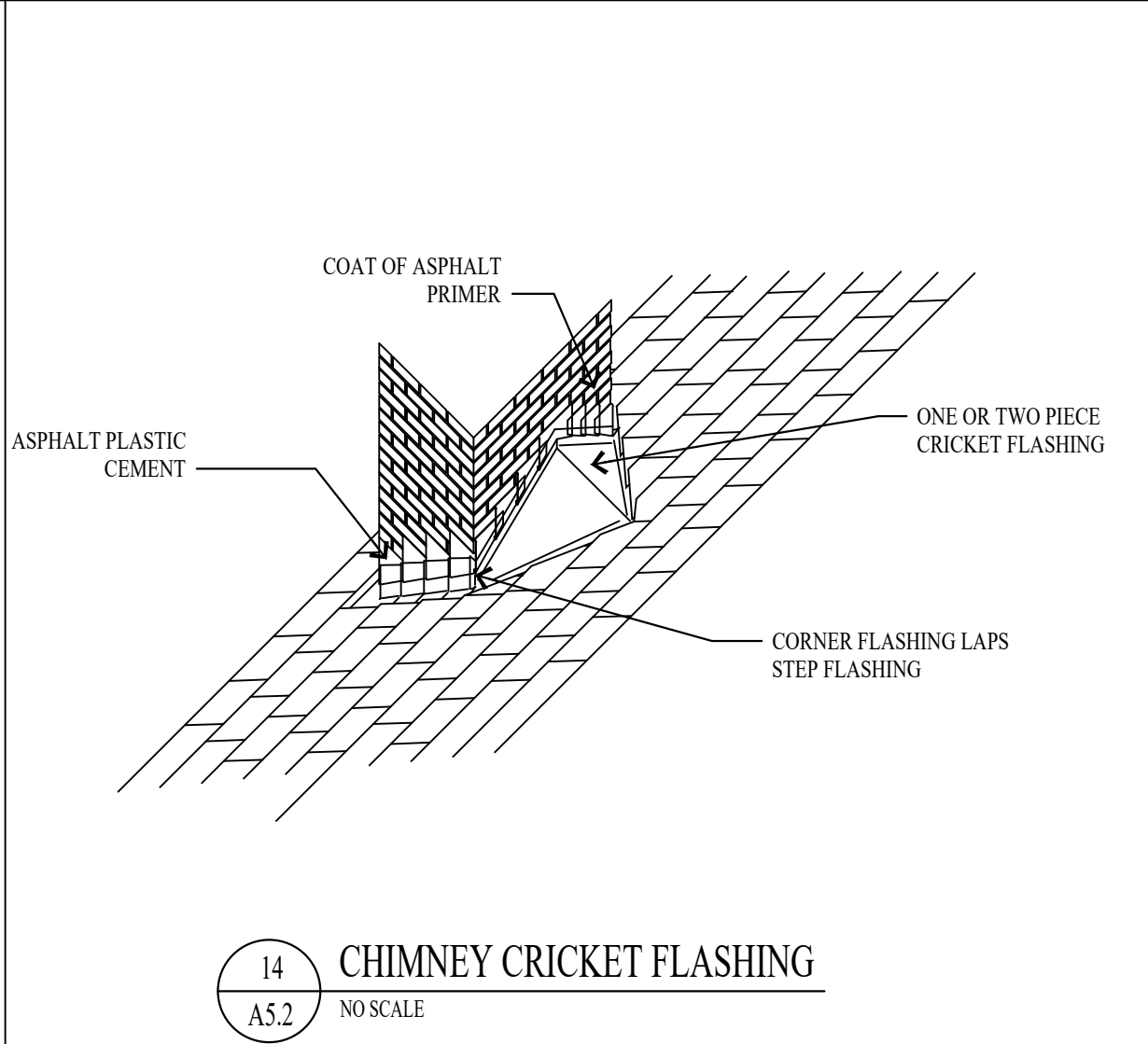
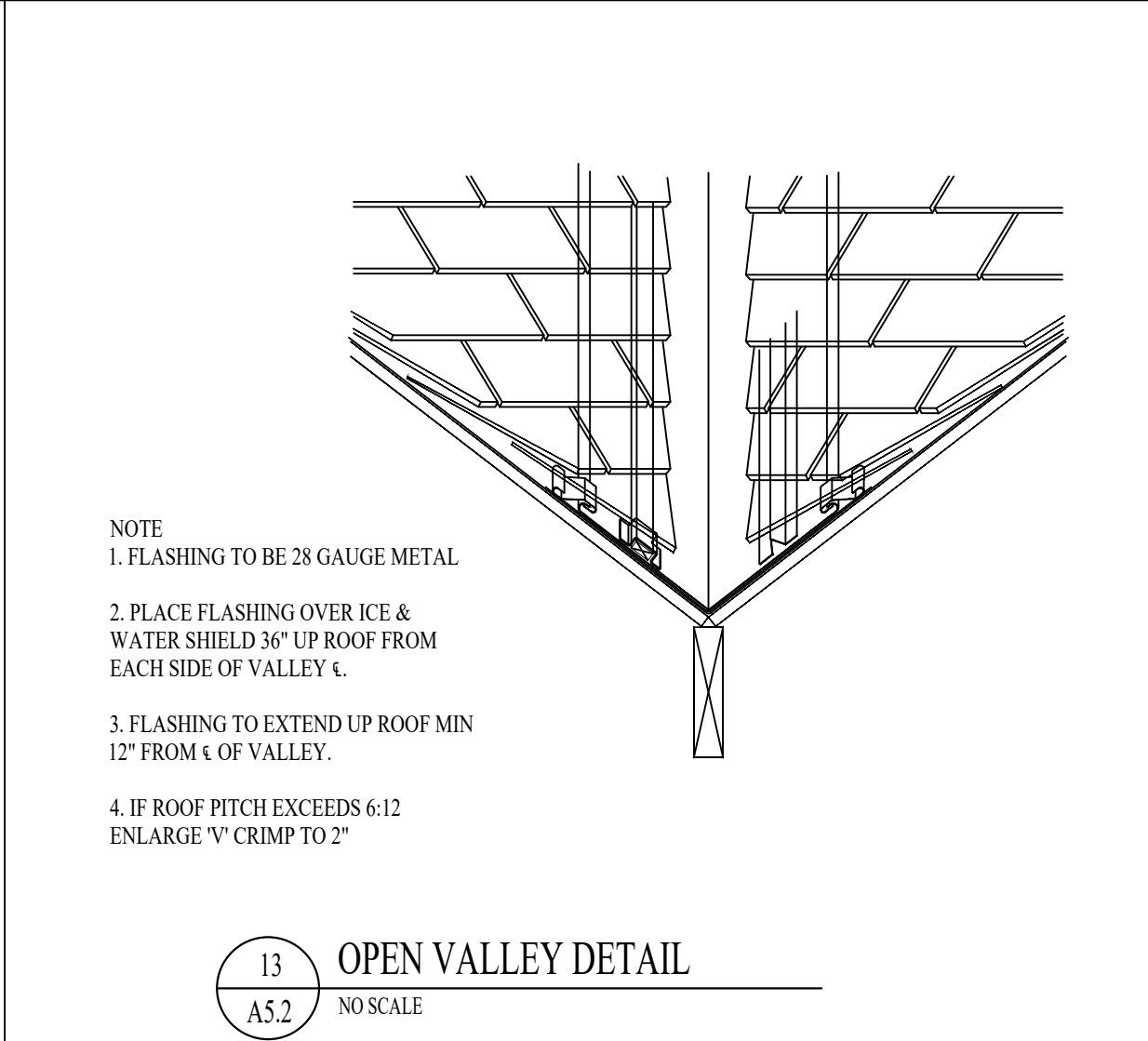
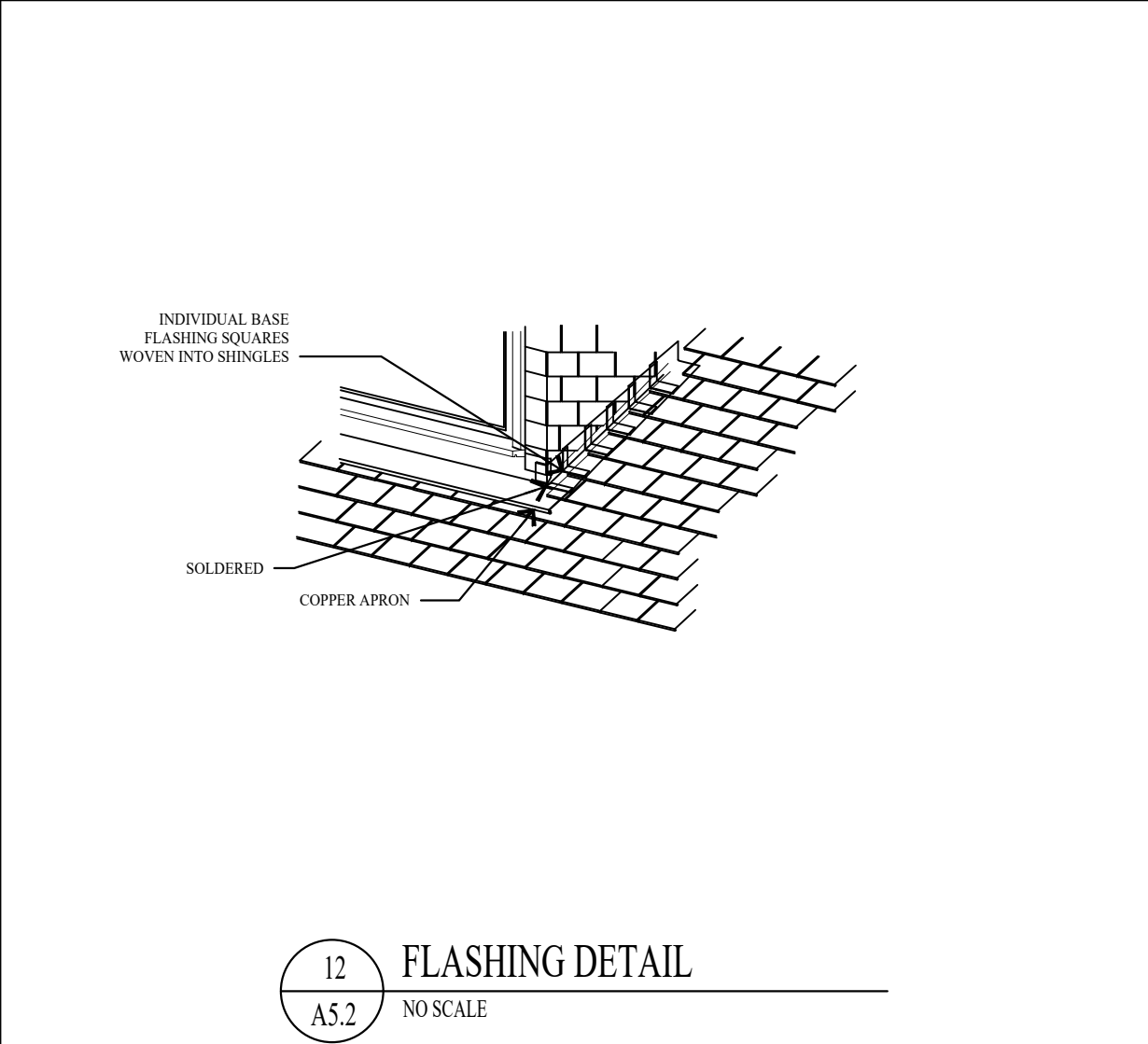
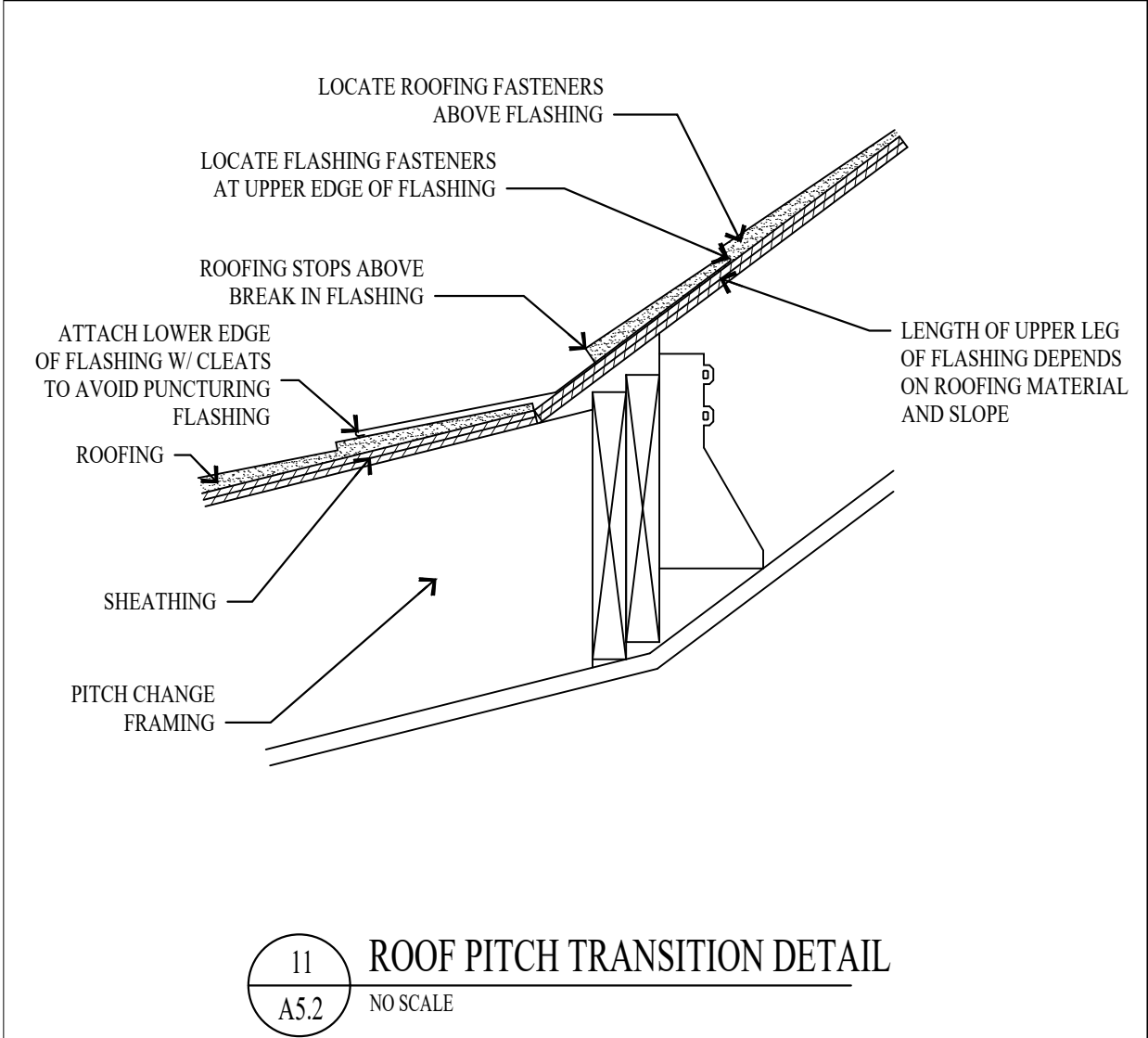
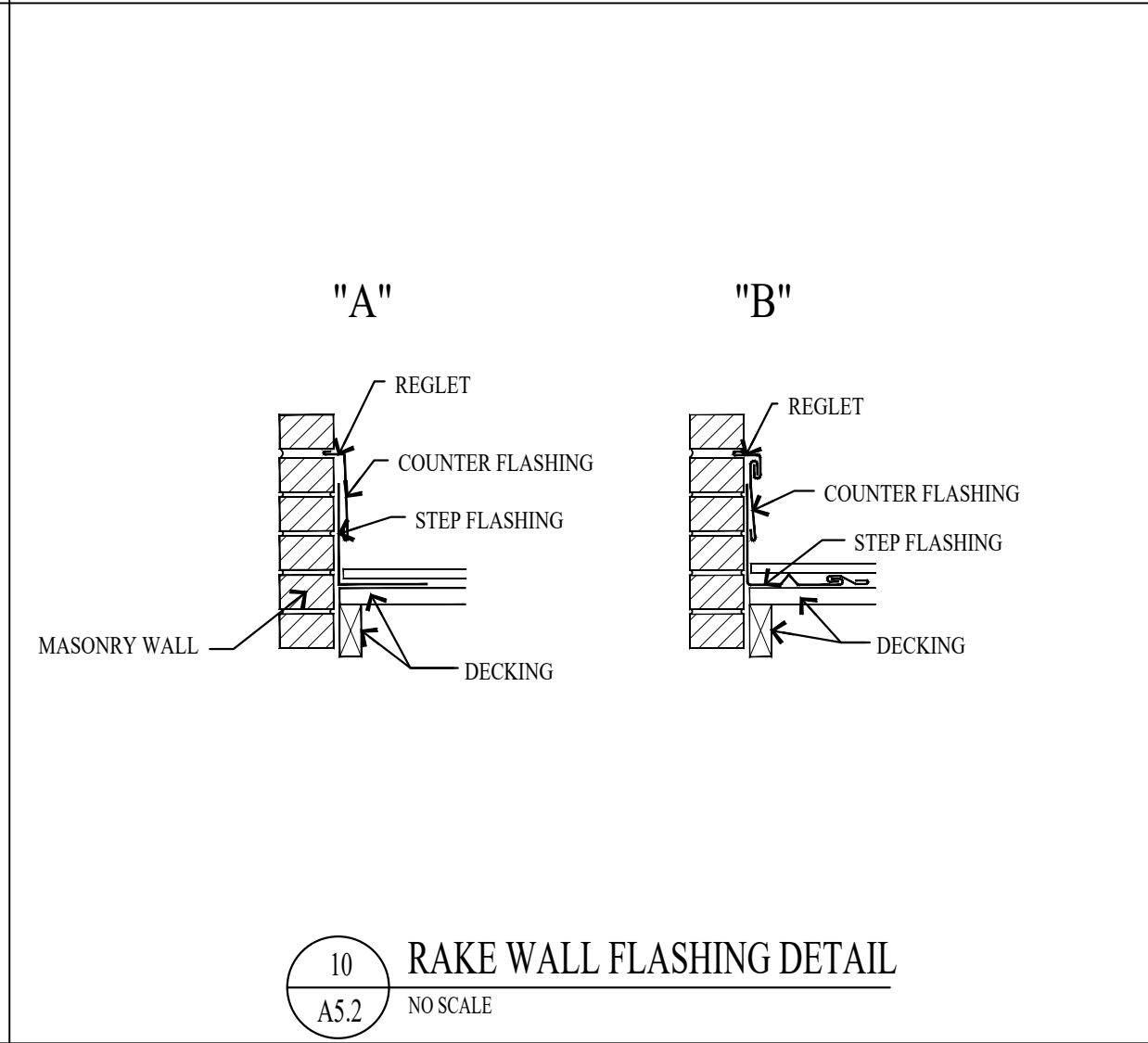
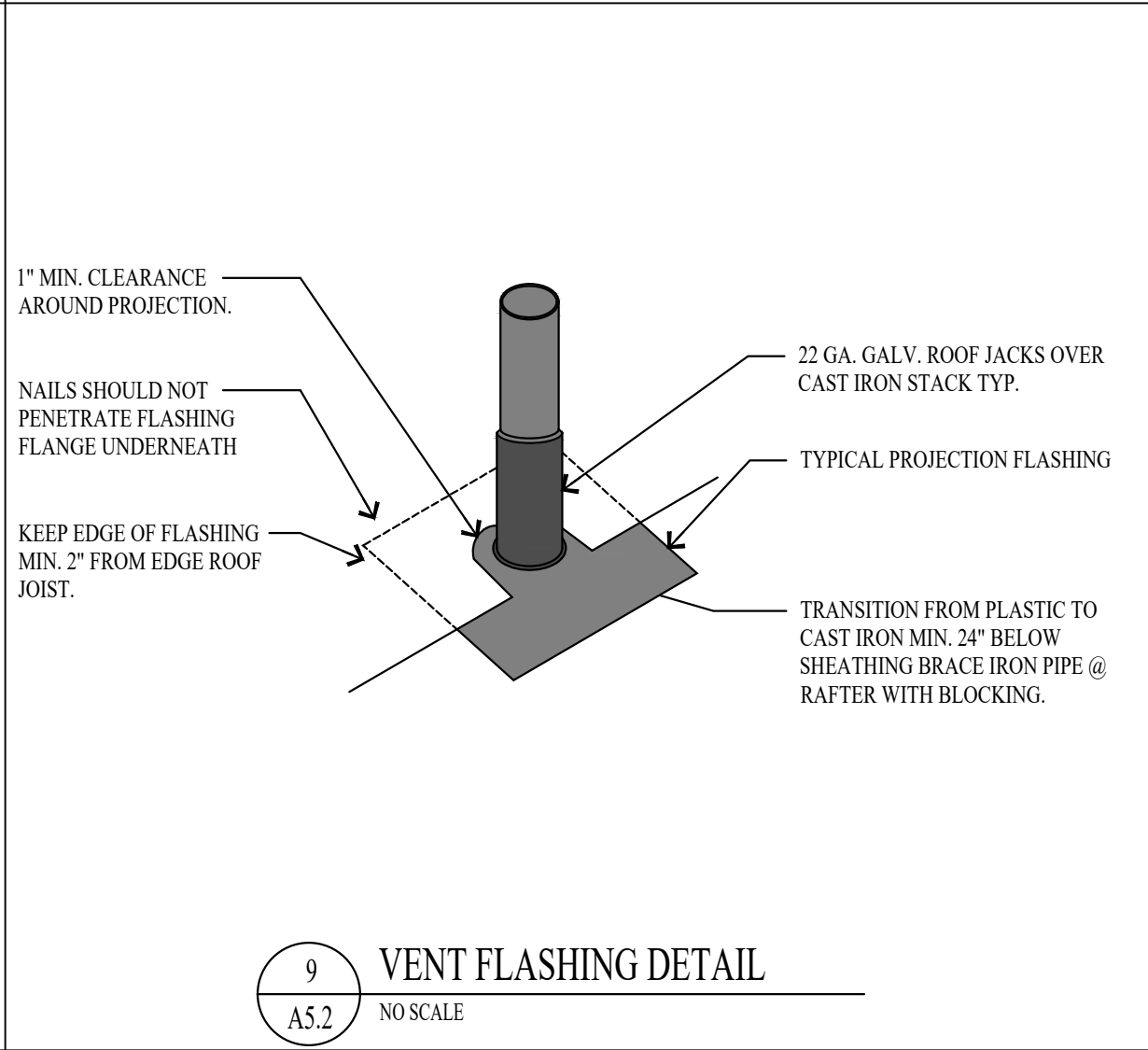
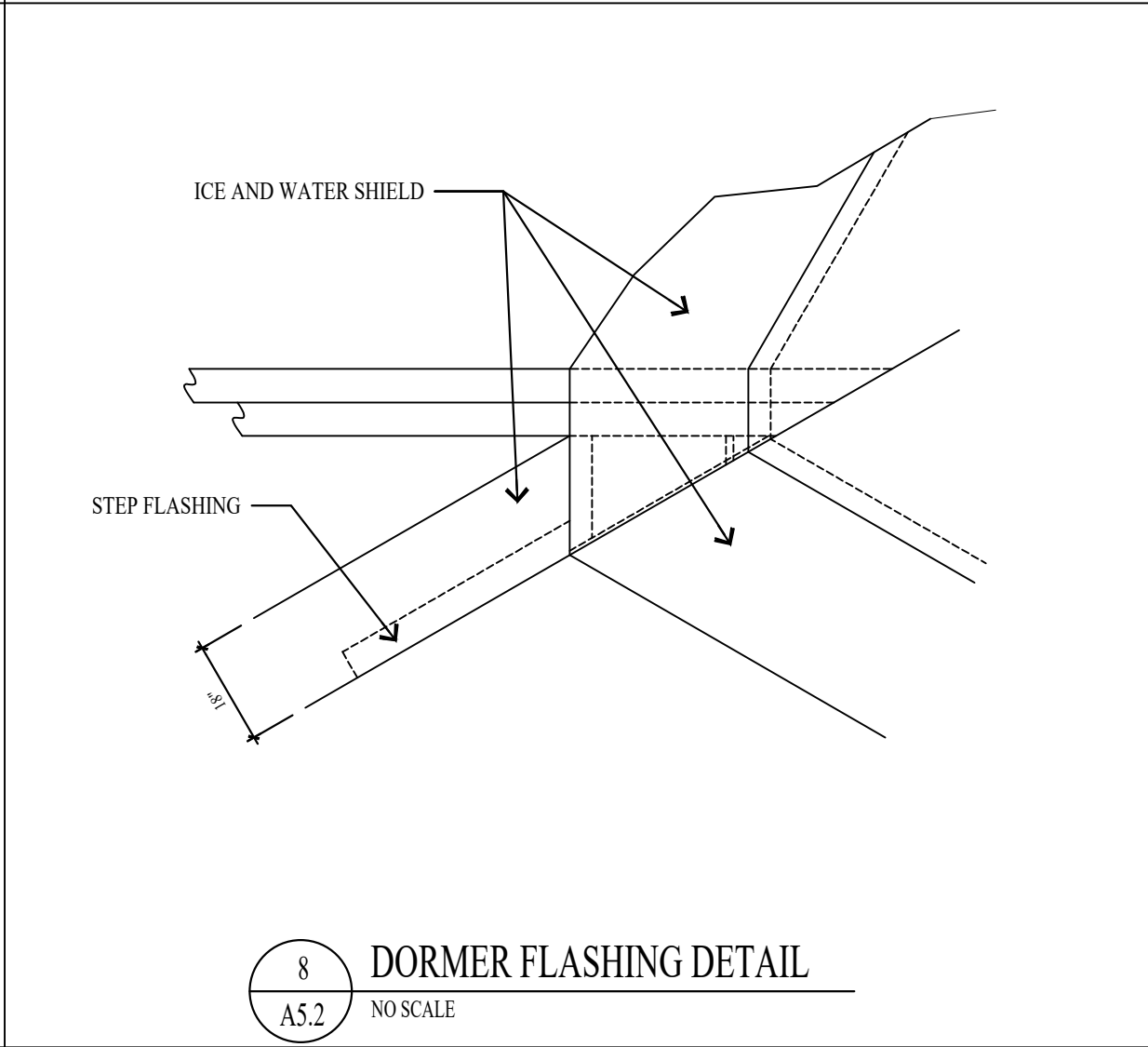
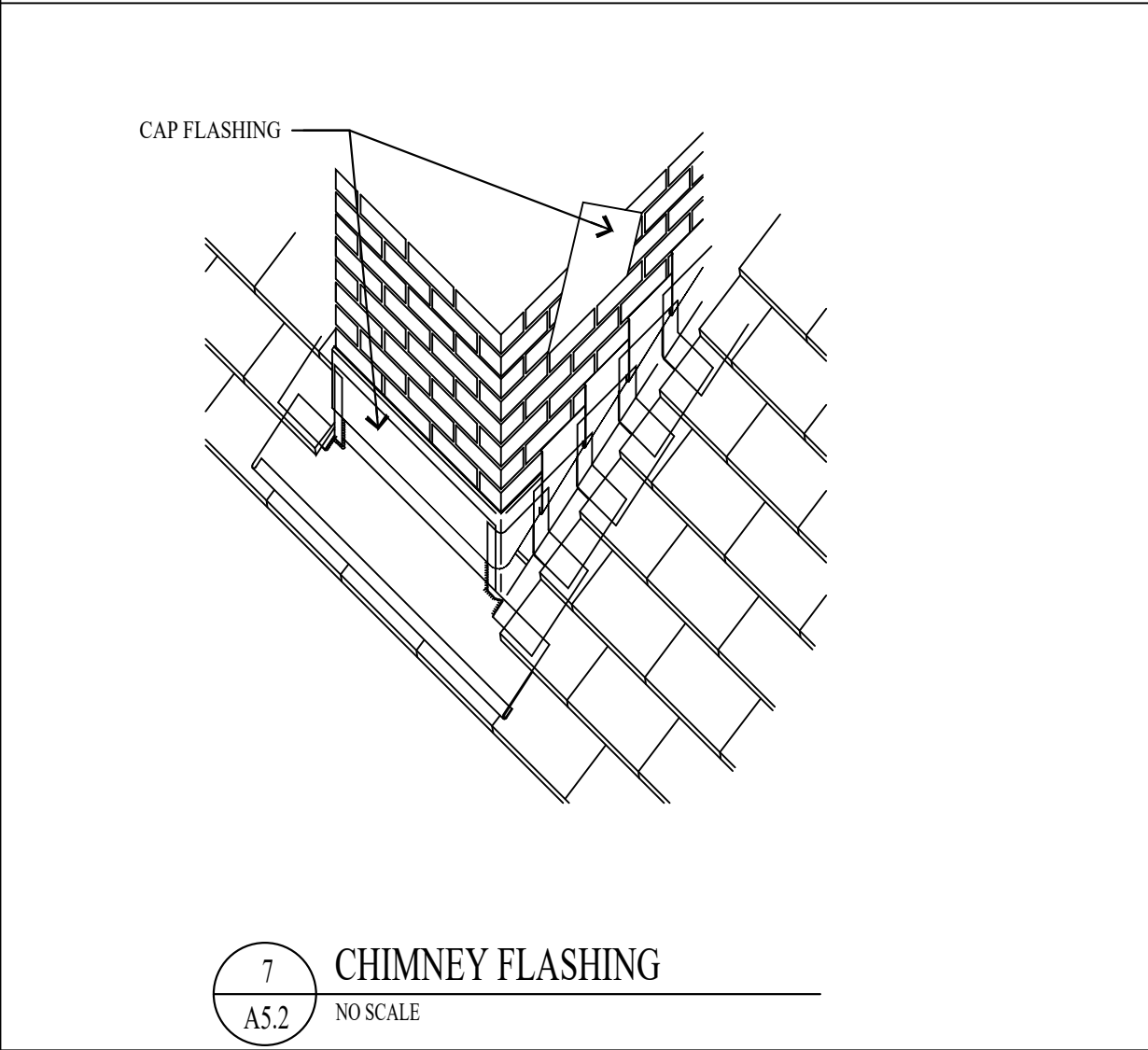
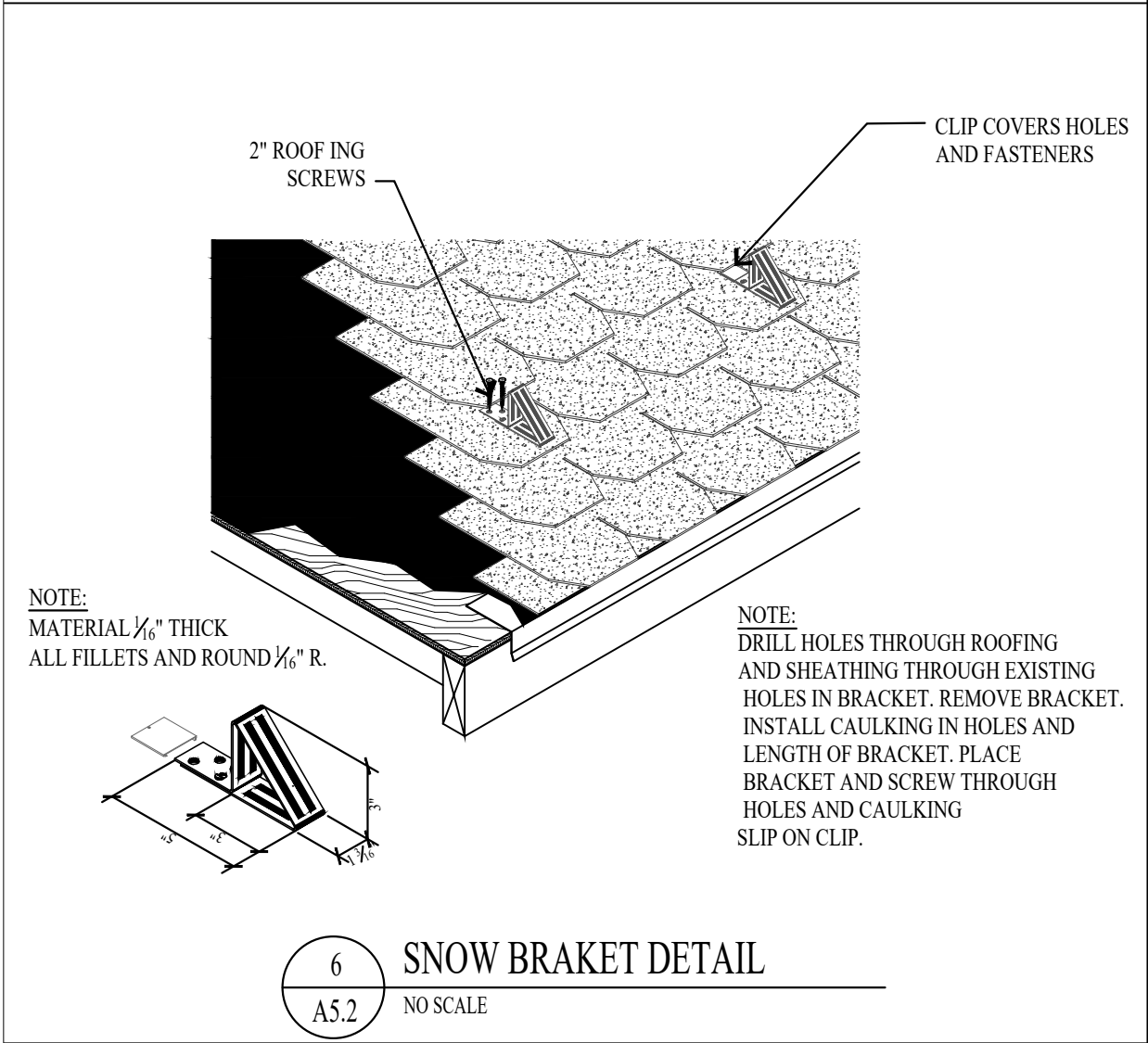
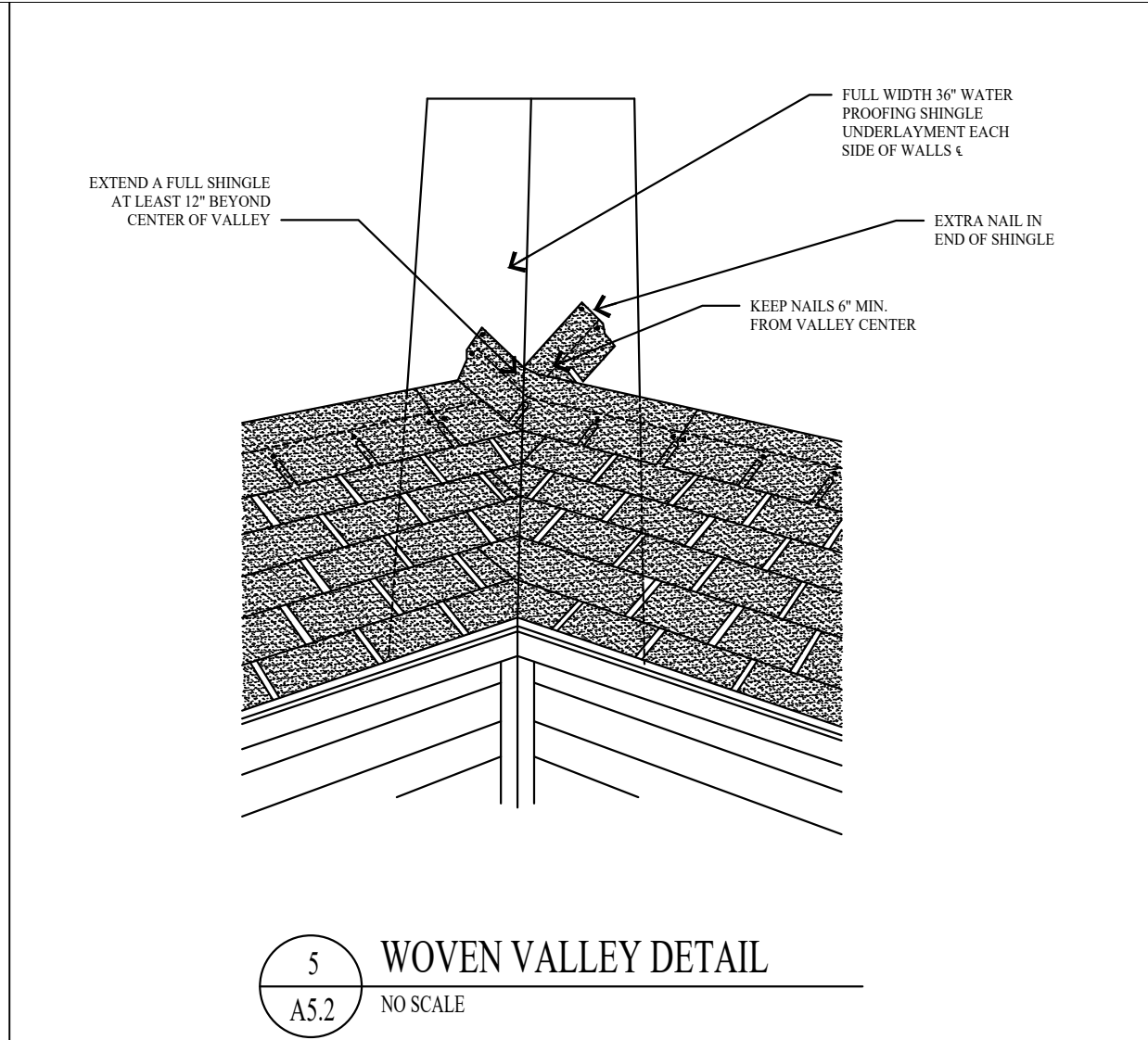
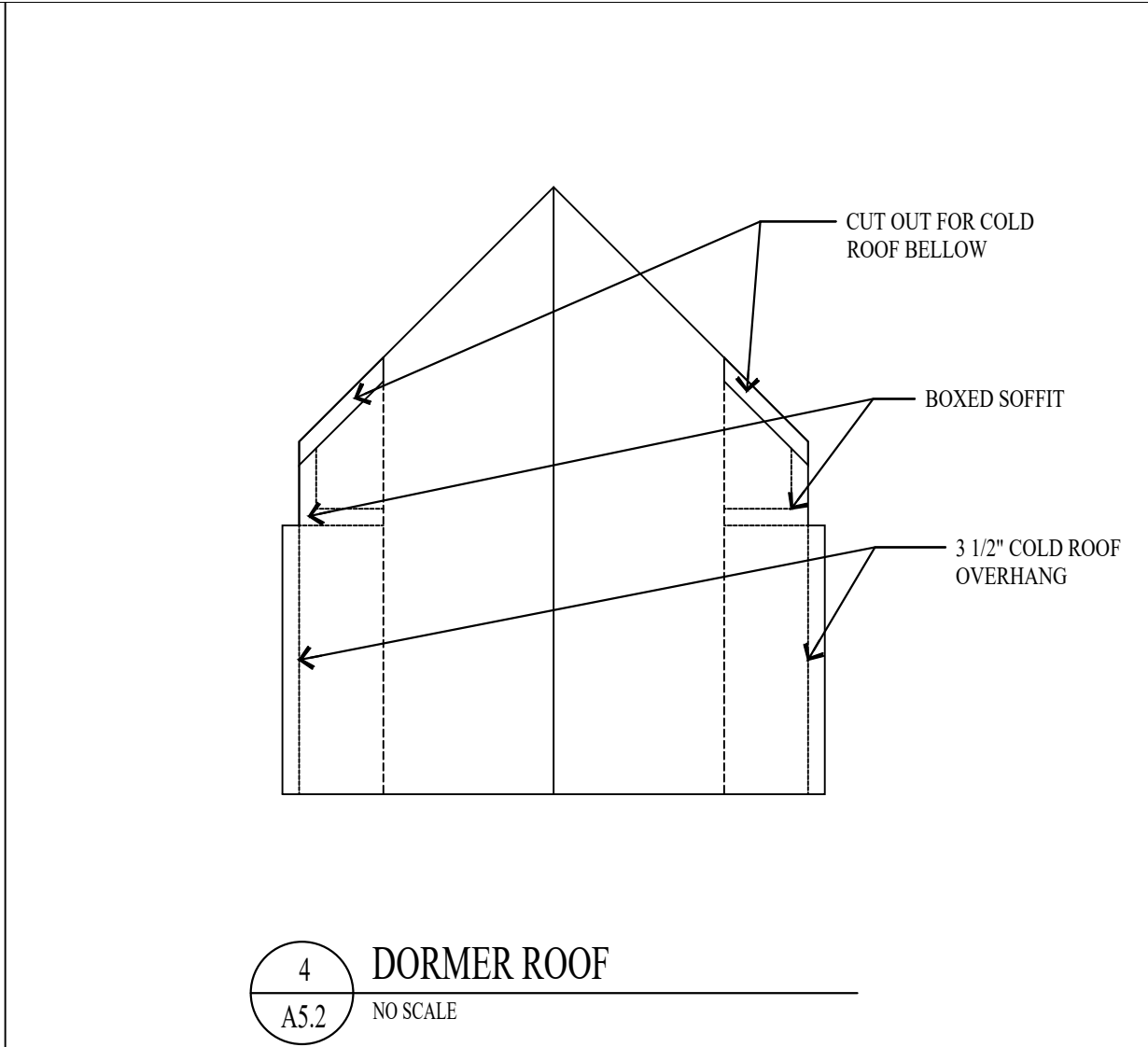
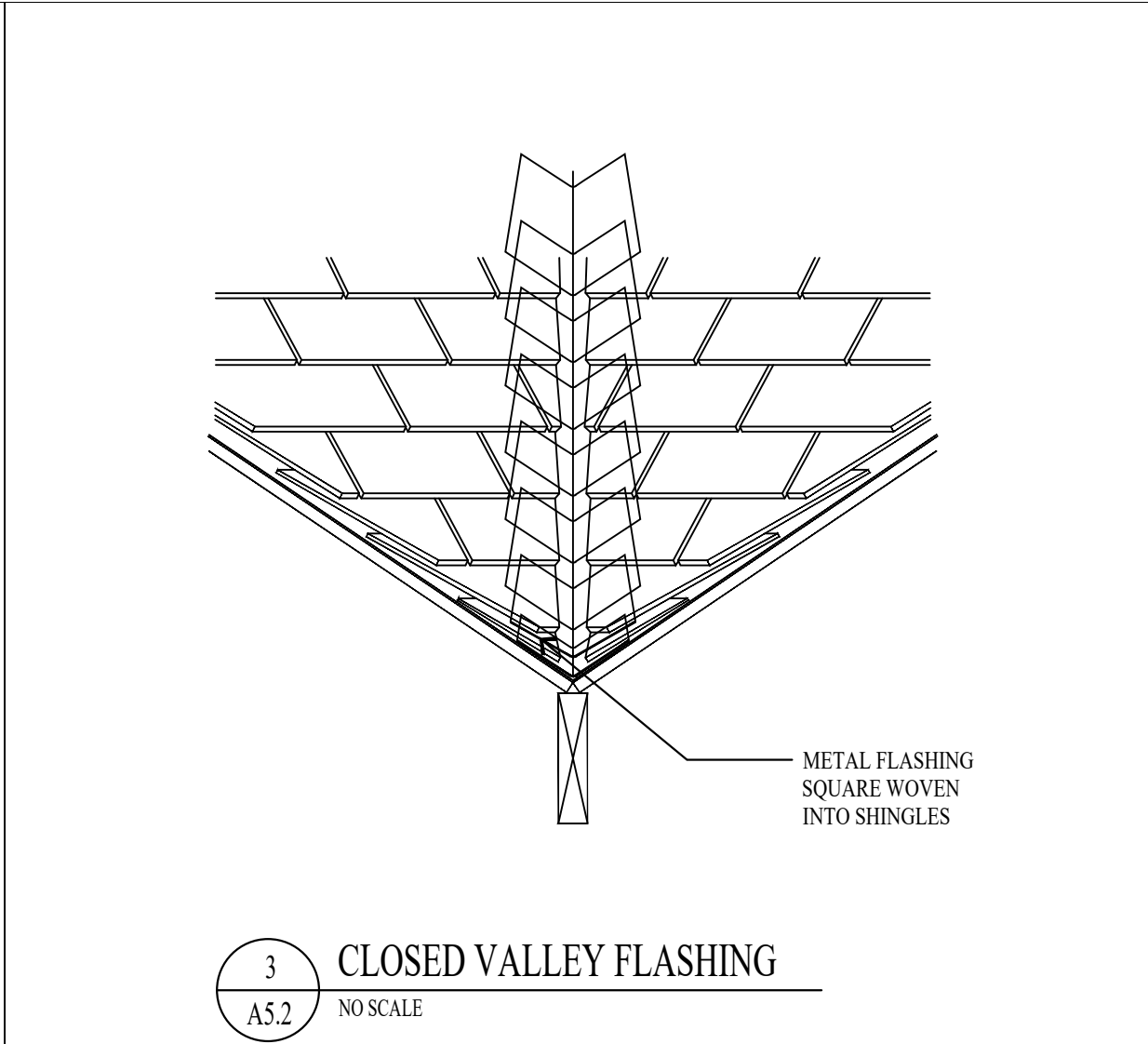
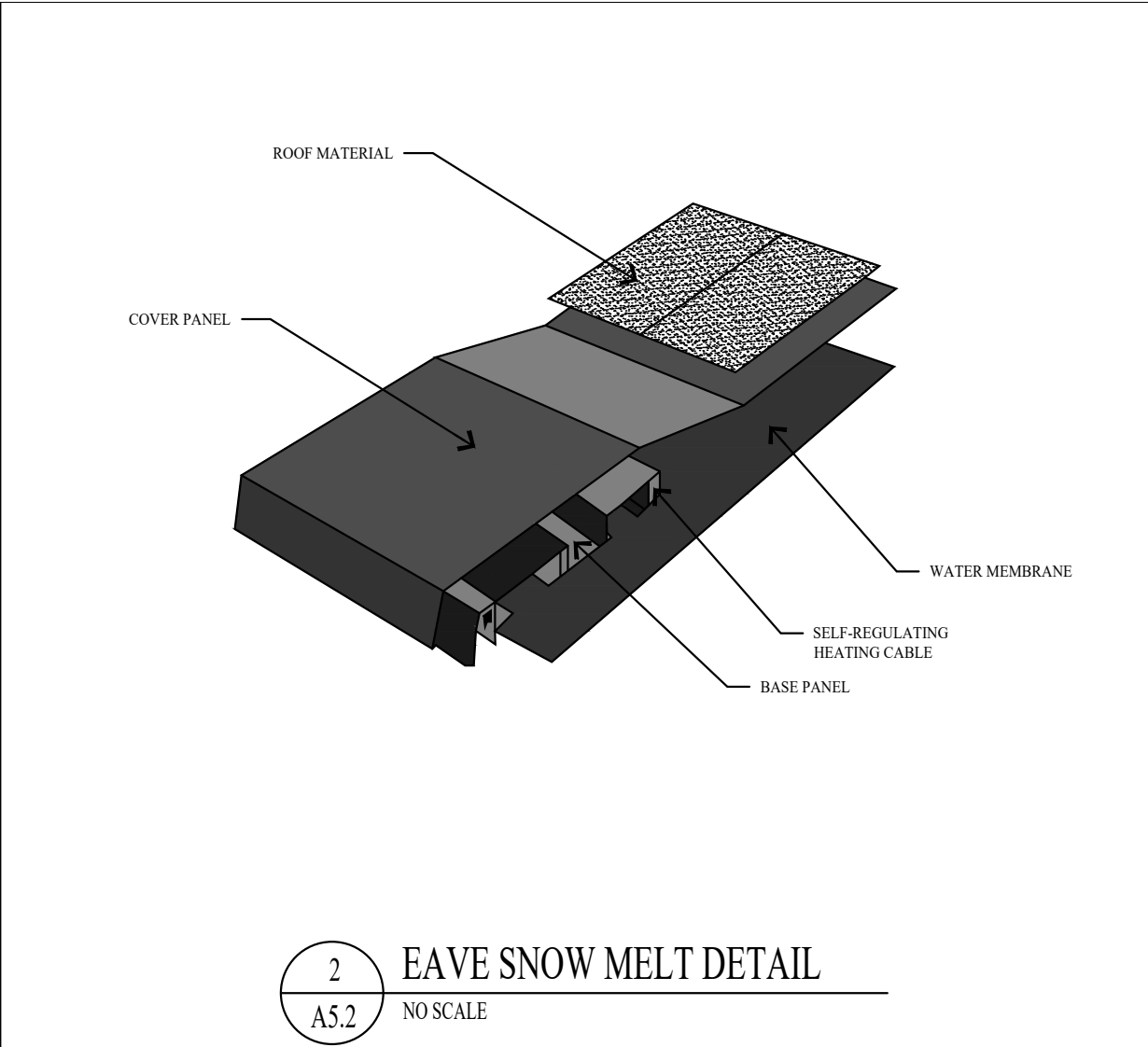
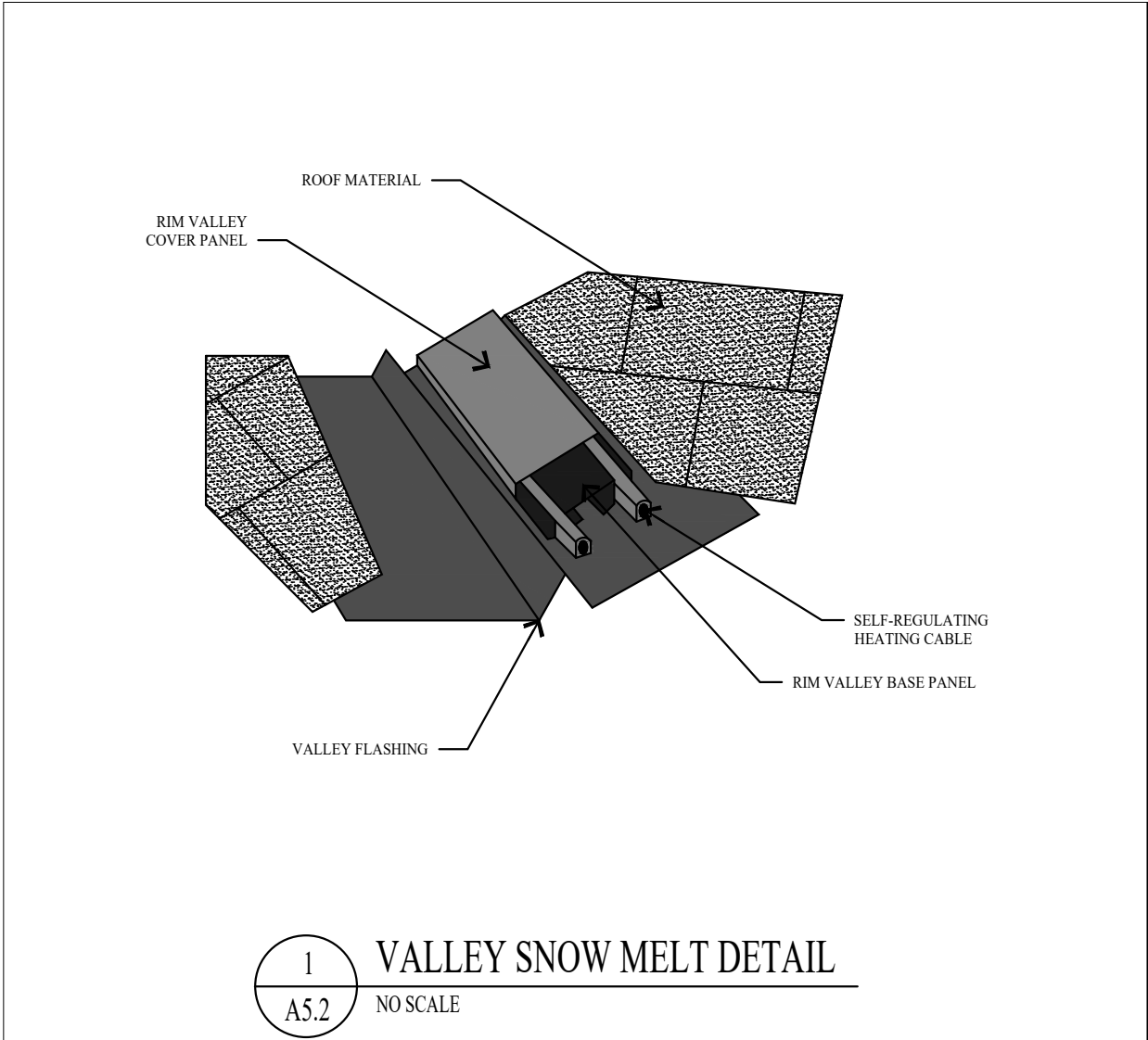
Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-648-7263, E-mail: degrayarch@guestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-648-7263, E-mail: degrayarch@westoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

ROOF FLASHING DETAILS

REVISIONS:

DATE:

JULY 25, 2023

PROJECT NUMBER:

2305-01

SHEET NUMBER:

A5.2

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ROOM FINISH SCHEDULE											
ROOM		FLOOR		WALLS				CEILING		REMARKS	
NO.	NAME	MAT'L	BASE	NORTH	EAST	SOUTH	WEST	HEIGHT	MAT'L		
LOWER LEVEL											
101	FAMILY ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
102	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
103	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
104	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
105	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
106	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
107	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
108	BATH	TILE	TILE	GYP	GYP	GYP	GYP	8'-11 3/4"	GYP		
109	BATH	TILE	TILE	GYP	GYP	GYP	GYP	7'-8" +/-	GYP		
110	BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	7'-8" +/-	GYP		
MAIN LEVEL											
201	GARAGE	CONCRETE	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP	5/8" TYPE X GYPSUM BOARD	
202	DINING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP		
203	LIVING ROOM	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP		
204	POWDER	TILE	TILE	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP		
205	KITCHEN	WOOD	WOOD	GYP	GYP	GYP	GYP	7'-11 3/4"	GYP		
UPPER LEVEL											
301	LAUNDRY	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP		
302	STUDY	WOOD	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP		
303	MST BEDROOM	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP		
304	MST BATH	TILE	TILE	GYP	GYP	GYP	GYP	VARIES	GYP		
305	CLOSET	CARPET	WOOD	GYP	GYP	GYP	GYP	VARIES	GYP		

WINDOW SCHEDULE											
MARK ⓧ	SIZE		TYPE	FRAME MAT'L	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS			
	WIDTH	HEIGHT									
A	5'-0"	5'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6"x 5'-0" DOUBLE HUNG MULLED - SEE ELEVATION			
B	2'-6"	5'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E				
C	2'-6"	5'-0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURE	STAIN & VARNISH	INSULATED - LOW E				
D	5'-0"	5'-0"	CASEMENT	WOOD ALUM. CLAD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6"x 5'-0" CASEMENT MULLED - SEE ELEVATION			
E	5'-0"	5'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6"x 3'-6" DOUBLE HUNG MULLED - SEE ELEVATION			
F	2'-6"	4'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E				
G	5'-0"	4'-0"	DOUBLE HUNG	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E	(2) 2'-6"x 4'-0" DOUBLE HUNG MULLED - SEE ELEVATION			
H	2'-6"	2'-6"	PICTURE	WOOD	STAIN & VARNISH	STAIN & VARNISH	INSULATED - LOW E				

WINDOW NOTES											
1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.											
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.											
3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS											
4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS, OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308											
5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.											
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31											

DOOR SCHEDULE											
MARK ①	TYPE		SIZE		DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HDWR TYPE	REMARKS	
		WIDTH	HEIGHT	THICK.							
LOWER LEVEL											
101	STYLE & RAIL	2'-6"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
102	ENTRY	3'-0"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	WEATHER STRIP - THRESHOLD - SEE ELEV.	
103	FRENCH	3'-0"	6'-8"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
104	STYLE & RAIL	4'-0"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	2'-0" PAIR DOORS	
105	FRENCH	3'-0"	6'-8"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
106	PATIO	6'-0"	6'-8"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
107	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
108	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE		
109	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
110	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
111	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
112	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE		
113	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
114	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
115	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
116	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
MAIN LEVEL											
201	OVERHEAD DOOR	9'-0"	8'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	GARAGE	AUTO DOOR OPENER	
202	STYLE & RAIL	3'-0"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	20 MIN - SELF LATCHING - SMOKE SEAL - THRESHOLD	
203	FRENCH	3'-0"	6'-8"	1 3/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
204	ENTRY	3'-0"	7'-0"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
205	PATIO	9'-0"	7'-0"	1 3/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
206	STYLE & RAIL	2'-4"	7'-0"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR	
207	FRENCH	2'-8"	7'-0"	1 3/4"	WOOD-ALUM	STAIN & VARNISH	WOOD-ALUM	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	
UPPER LEVEL											
301	STYLE & RAIL	2'-6"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	POCKET DOOR	
302	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PASSAGE	POCKET DOOR	
303	STYLE & RAIL	2'-8"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
304	SHOWER	2'-2"	6'-4"	1/2"	GLASS	CLEAR			SHOWER	TEMP - EURO GLASS	
305	STYLE & RAIL	2'-6"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY		
306	STYLE & RAIL	2'-4"	6'-8"	1 3/4"	WOOD	STAIN & VARNISH	WOOD	STAIN & VARNISH	PRIVACY	POCKET DOOR	
307	PATIO	6'-0"	6'-8"	1 3/4"	WOOD/GASS	STAIN & VARNISH	WOOD	STAIN & VARNISH	LOCKSET	INSUL - LOW E - TEMP - WEATHER STRIP - THRESHOLD - SEE ELEV.	

DOOR NOTES											
1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.											
2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.											
3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4											
4. FRENCH/PATIO/TERRACE/NANNA DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.											
5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325. - IRC 309.4.											

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

DOOR, WINDOW AND ROOM
SCHEDULES

A6.1

REVISIONS:

DATE:
JULY 25, 2023

PROJECT NUMBER:
2305-01

SHEET NUMBER:
A6.1

SHEET DESCRIPTION:

PRODUCT DESCRIPTION:

Page 165 of 171

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: _____

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

Estimated date of construction: Original 1904, Remodel 1980's

Describe existing feature:

The building site is generally original. There is a small stack rock wall at Crescent Tram that has wooden steps that lead to the rear entry. There are no other significant features.
Vegetation comprised of a mature group of box elder tree to the south corner of the entry wall and a young group of box elder on the west side next to the power pole.
The rest of the site is grass and weeds.

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

The site wall at the rear entry is falling down. The wood steps are rotted and not code compliant.

Photo Numbers: 29-39 Illustration Numbers: Exhibit A

2. Structure

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

Element/Feature: _____

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: Original 1904, Remodel 1980's

Describe existing feature:

The building is wood frame with 1x wall and 2x6 at 24" o.c. floor joist. Primarily roof framing is 2x4 rafters and 1x10 or 12" boards. There are three layers to the roof structure. The first is the original flat ceiling then a second flat ceiling under it. The third is a gabled ridge framed on top of the original flat roof. Approx. 15-20% of the roof was charred by fire at the south west side.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Multiple layers of roof structure built over the years has created a roof structure of unknown bearing alignments. Fire has destroyed rafters and beams at the west side. Connections, shear and substandard beam sizing, no bearing capacity of the exterior walls are all issues.

Photo Numbers: 1-24 Illustration Numbers: Exhibit B & C

3. Roof

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

Element/Feature: _____

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

Estimated date of construction: 1980's

Describe existing feature:

Building has a low quality metal roof. The fire burned the wood structure but the metal roof remains intact. There are two chimneys on the home they are both metal flues with one enclosed in a wood sided chimney.

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

Metal roof and flashing are intact except for a small section at the north west ridge near the fire that appears to be missing.

Photo Numbers: 29-35 Illustration Numbers: Exhibit C

4. Chimney

Use this section to describe 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: _____

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1904 and 1980's

Describe existing feature:

One flue is for the current forced air heater. It is located in the middle of the south roof slope. It has a wood frame chimney built around it.
The second metal flue is on the south roof slope on the east side. It aligns with an original masonry chimney that starts at the basement and terminates at the underside of the roof where it turns to a metal chimney. This chimney acts as the exhaust for the water heater.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☒ Good

☐ Fair

☐ Poor

Both chimneys appear to be in functional condition.

Photo Numbers: 1, 20, 21, 26 & 34

Illustration Numbers: Exhibit B & C

5. Exterior Walls

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

Element/Feature: _____

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

Estimated date of construction: 1904 and 1980's

Describe existing feature:

Most all the exterior walls are vertical or horizontal 1x12 and 1x6. There are a few places, west wall of living room and east wall of entry, where 2x4 wood studs have been added to strengthen the wall.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The walls are in varying degrees of deterioration. There is no structural component, no lateral integrity and no adequate connection of the wall to the floor or roof systems. The west wall near the ridge has been charred and burnt by fire. There is approx. 15 sq. ft. of wall missing.

Photo Numbers: 1-24 Illustration Numbers: Exhibit B & C

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: _____

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

There is a concrete basement and foundatoin under most of the home.
It may be original to the building.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The foundation appears to be deteriorating in some locations. Due to it's age it is
doughtful to have any reinforcing.

Photo Numbers: 25-28 Illustration Numbers: Exhibit B

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: _____

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1980's

Describe existing feature:

Original access to the home was off 9th street. The porch on that side of the building was filled in and is now a bedroom. It is likely the south porch was added as the main entry to the home over time, shifted from the 9th street side to the Crescent Tram side of the home. The south porch is constructed of dimensional lumber.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☐ Good

☒ Fair

☐ Poor

The porch structure is sagging and appears to be failing.

Photo Numbers: 29 & 37 Illustration Numbers: _____

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: _____

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: 1980-90's

Describe existing feature:

Current heating is a forced air gas fires furnace. The water heater is a gasfired 40 gal. unit.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

No issues

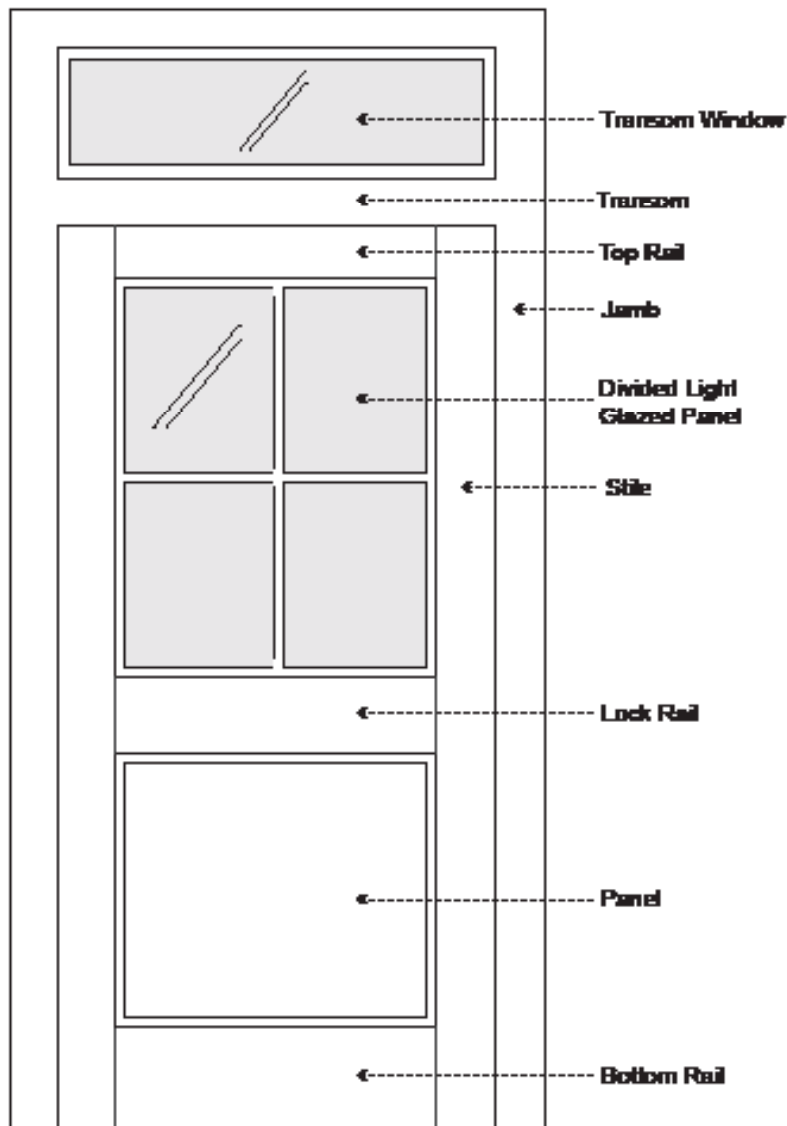
Photo Numbers: 25, 26 & 28 Illustration Numbers: _____

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.



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.

Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 2

Number of doors completely missing: 0

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

Number of doors to be replaced: 2

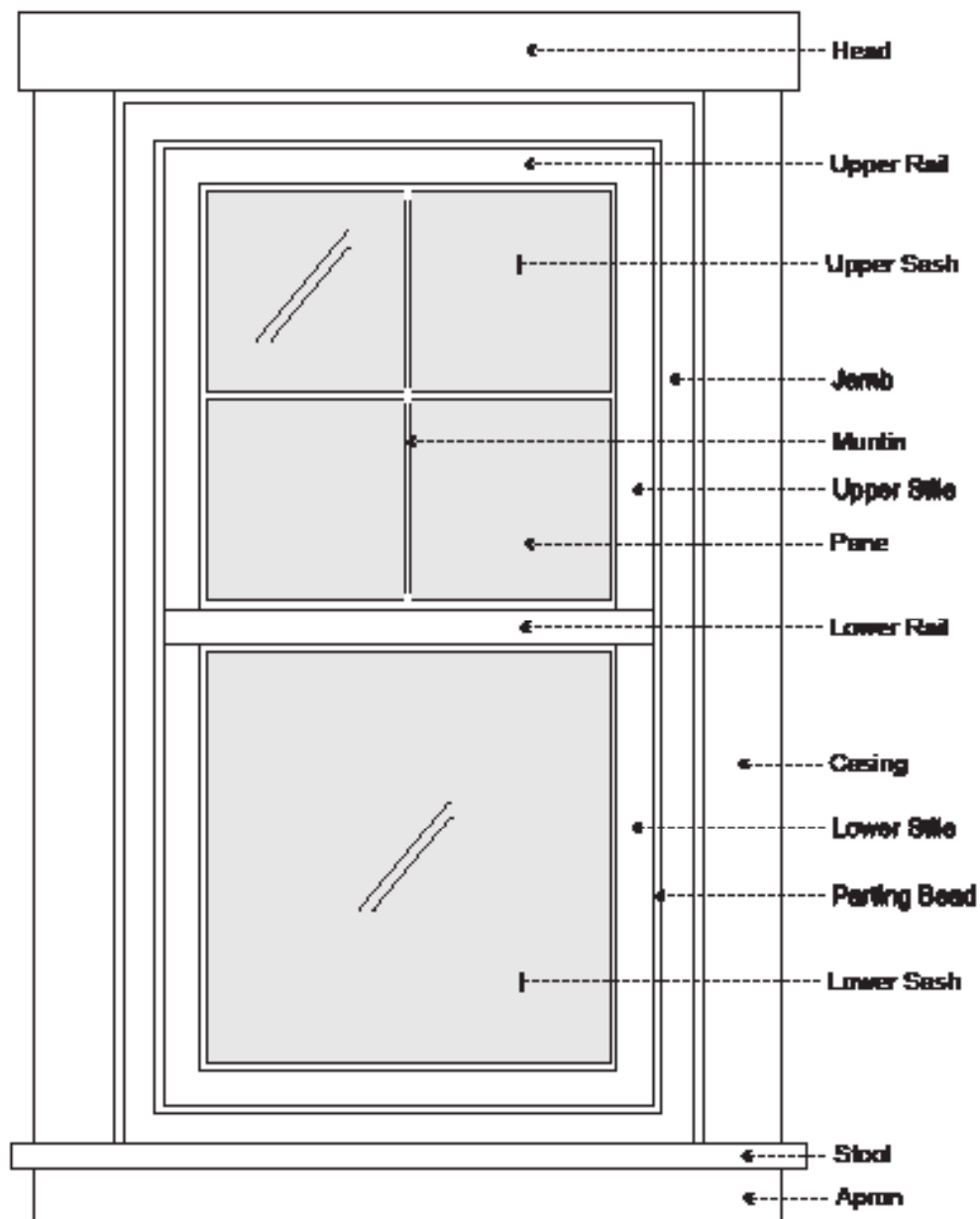
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
001D	Fair	Wood Panel Door	2, 37	No
002D	Poor	Wood Paneled Door	40, 41	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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.

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.



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.

Window Survey Form

Total number of window openings on the exterior of the structure: 16

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows: 14

Number of windows completely missing: 2

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

Number of windows to be replaced: 15

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
001W	Fair	Not Historic, Vinyl Window	7, 35	No
002W	Fair	Not Historic, Vinyl Window	1, 4	No
003W	Fair	Not Historic, Vinyl Window	4, 5	No
004W	Fair	Not Historic, Vinyl Window	8, 30	No
005W	Fair	Not Historic, Vinyl Window	40	No
006W	Fair	Not Historic, Vinyl Window	2, 40	No
007W	Fair	Not Historic, Vinyl Window	40	No
008W	Fair	Not Historic, Vinyl Window	40	No
009W	Fair	Not Historic, Vinyl Window	31	No
010W & 011W	Fair	Not Historic, Vinyl Window	30	No
0012W	Fair	Not Historic, Vinyl Window	40	No
013W & 014W	Fair	Not Historic, Vinyl Window	34,35	No
	Fair			

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.

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: _____

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Building has been gutted to the studs layers of addition and remodel are evident. Many none code framing issues are also evident. The fire damage at the south west roof is exposed.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

See above comments

Photo Numbers: 1-28 Illustration Numbers: Exhibits B & C



MAIN LEVEL
ENTRY LOOKING WEST
PHOTO 001



MAIN LEVEL
ENTRY, LOOKING EAST
PHOTO 002



MAIN LEVEL,
ENTRY LOOKING NORTH
PHOTO 003



MAIN LEVEL
ENTRY LOOKING NORTH WEST
INTO DINING/LIVING ROOM
PHOTO 004



MAIN LEVEL
LIVING ROOM, NORTH
PHOTO 005



MAIN LEVEL
BATHROOM, NORTH
PHOTO 006



MAIN LEVEL
LIVING ROOM, SOUTH WALL
PHOTO 007



MAIN LEVEL
FRONT BEDROOM, WEST
PHOTO 008



MAIN LEVEL, FRONT BEDROOM, EAST
PHOTO 009



UPPER LEVEL LANDING CEILING
PHOTO 010



UPPER LEVEL, NORTH WEST
BEDROOM FIRE DAMAGE
PHOTO 011



UPPER LEVEL BEDROOM
NORTH WEST
PHOTO 012



UPPER LEVEL BEDROOM ,
NORTH WEST
PHOTO 013



UPPER LEVEL BEDROOM, SOUTH
FIRE DAMAGE
PHOTO 014



UPPER LEVEL SOUTH WEST BEDROOM,
CEILING FIRE DAMAGE
PHOTO 015

f



UPPER LEVEL BEDROOM, SOUTH WEST
FIRE DAMAGE
PHOTO 016



UPPER LEVEL BEDROOM, NORTH EAST
PHOTO 017



UPPER LEVEL
BEDROOM, SOUTH EAST
PHOTO 018



UPPER LEVEL, ROOF FRAMING
PHOTO 019



UPPER LEVEL
SOUTH EAST BEDROOM
PHOTO 020



UPPER LEVEL
EAST BEDROOM
PHOTO 021



UPPER LEVEL
BEDROOM, SOUTH EAST
PHOTO 022



UPPER LEVEL
SOUT EAST BEDROOM
PHOTO 023



UPPER LEVEL
WEST BEDROOM WALL
PHOTO 024



BASEMENT LEVEL
STORAGE ROOM
PHOTO 025



BASEMENT LEVEL
EAST WALL
PHOTO 026



BASEMENT LEVEL
WEST STORAGE ROOM
PHOTO O27



BASEMENT LEVEL
SOUTH WALL
PHOTO 028



EXTERIOR VIEW FROM CRESCENT TRAM
PHOTO 029



111/t.

r

NORTH ELEVATION FROM EMPIRE AVE.
PHOTO 030



WEST ELEVATION FROM INTRSECTION
PHOTO 031



WEST AND SOUTH ELEVATIONS
PHOTO 032



SOUTH ELEVATION FROM CRESCENT TRAM
PHOTO 033



ENLARGED SOUTH ELEVATION
PHOTO 034



SOUTH AND WEST ELEVATION
PHOTO 035



STAIRS TO ENTRY OFF CRESCENT TRAM
PHOTO 036



844

ENTRY OFF CREASCENT TRAM
PHOTO 037



RETAINING WALL AT CREASCENT TRAM
PHOTO 038



RETAINING WALL AT CREASENT TRAM
PHOTO 039



EAST ELEVATION
PHOTO 040



EAST ELEVATION
PHOTO 041



EAST ELEVATION
PHOTO 042



EAST ELEVATION
PHOTO 043

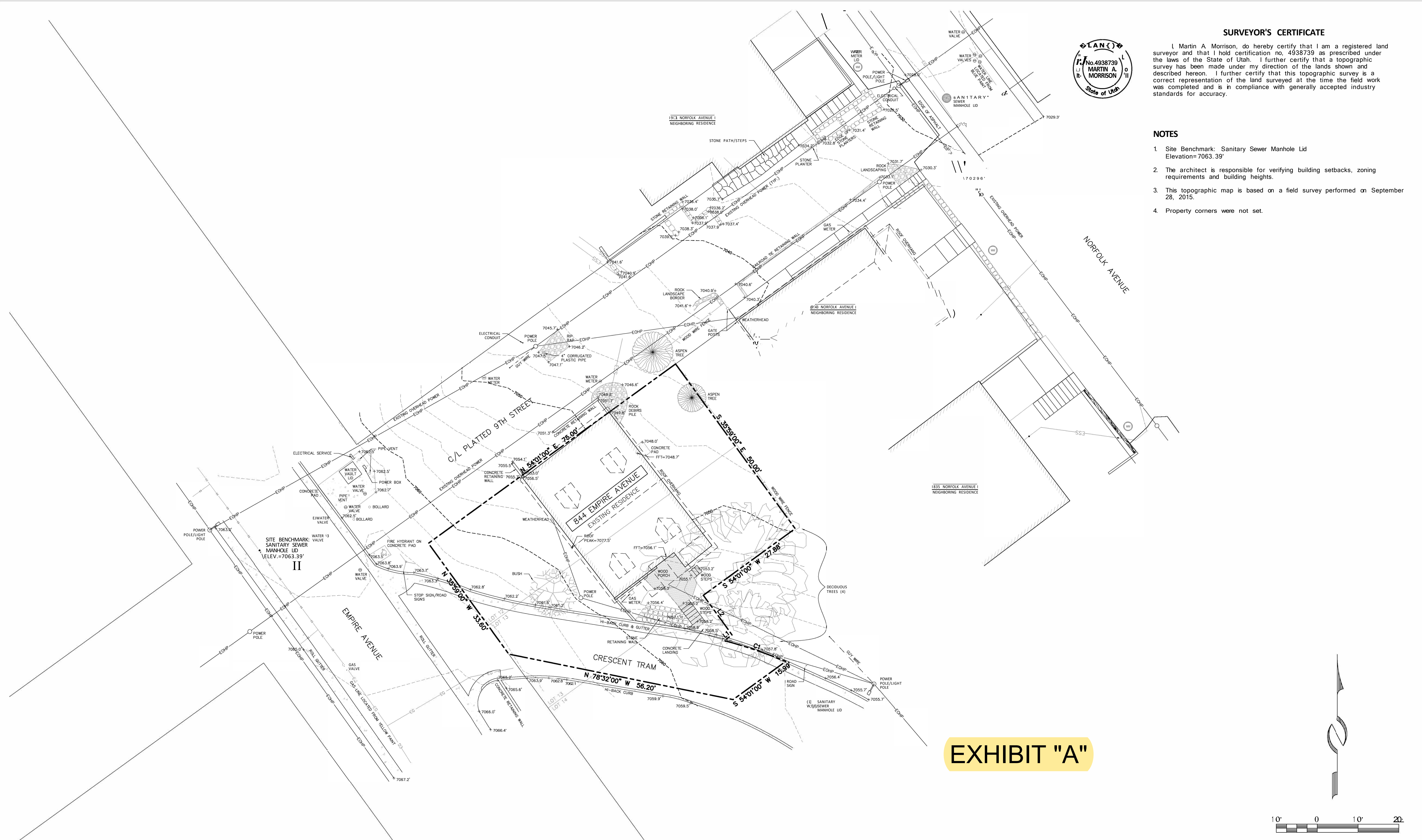


EXHIBIT "A"

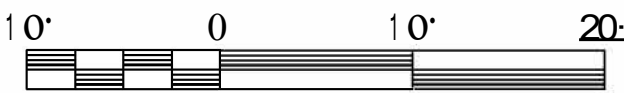


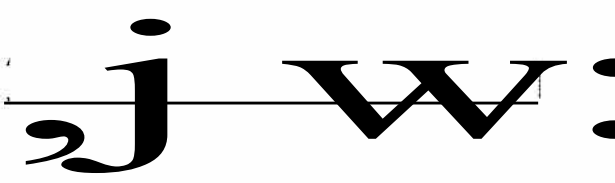
SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, do hereby certify that I am a registered land surveyor and that I hold certification no. 4938739 as prescribed under the laws of the State of Utah. I further certify that a topographic survey has been made under my direction of the lands shown and described hereon. I further certify that this topographic survey is a correct representation of the land surveyed at the time the field work was completed and is in compliance with generally accepted industry standards for accuracy.

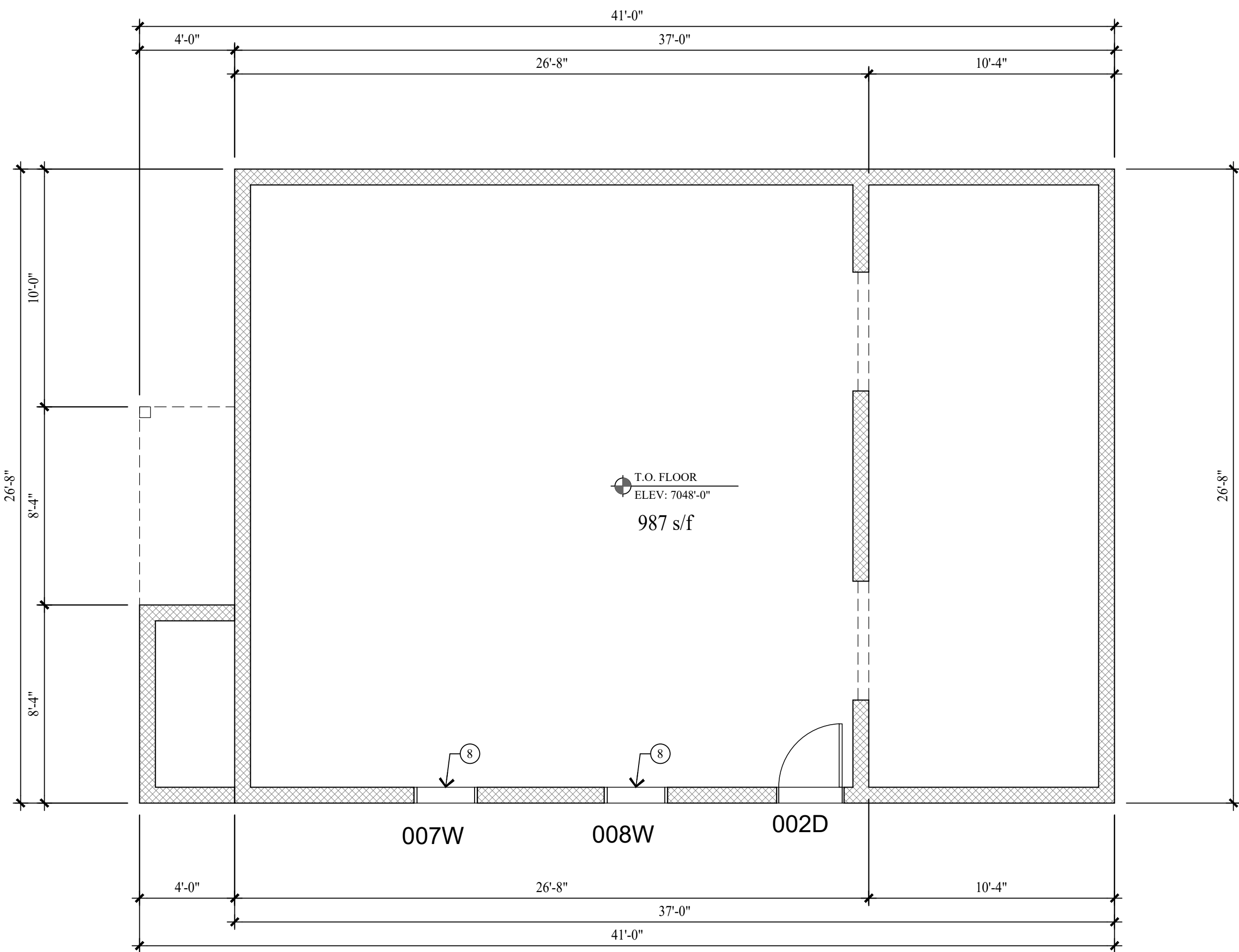
NOTES

1. Site Benchmark: Sanitary Sewer Manhole Lid
Elevation=7063.39'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on September 28, 2015.
4. Property corners were not set.

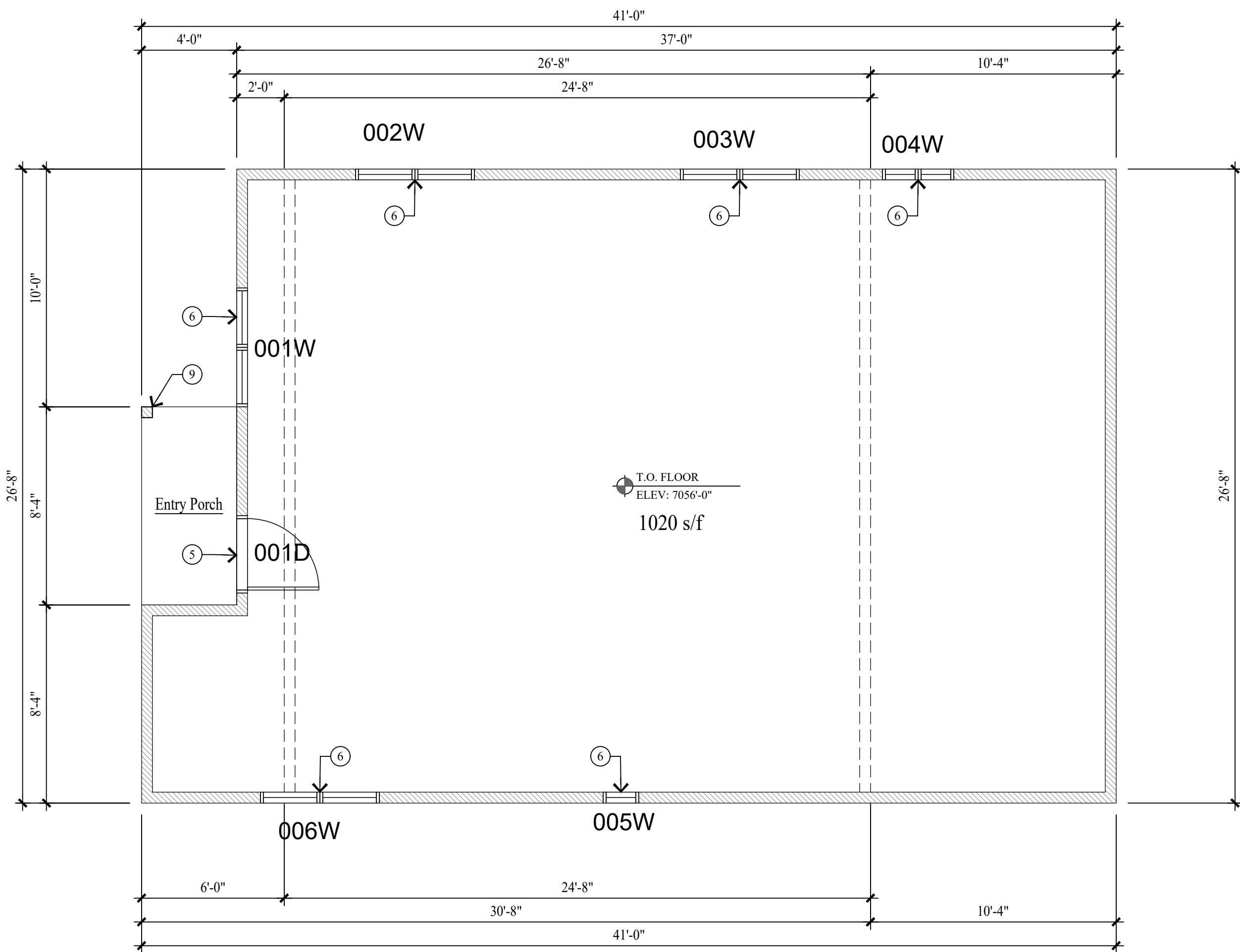


 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467 STAFF: MARSHALL KING MARTY MORRISON JESSE MORENO	EXISTING CONDITIONS & TOPOGRAPHIC MAP 844 EMPIRE AVENUE BLOCK 14, SNYDER'S ADDITION TO PARK CITY		SHEET 1 OF 1
		FOR: TODD M. GILBERT		
		JOB NO.: 17-8-15		
		DATE: 10/12/15 FILE: X:\SnydersAddition\dwg\srvt\lopo2015\170815.dwg		

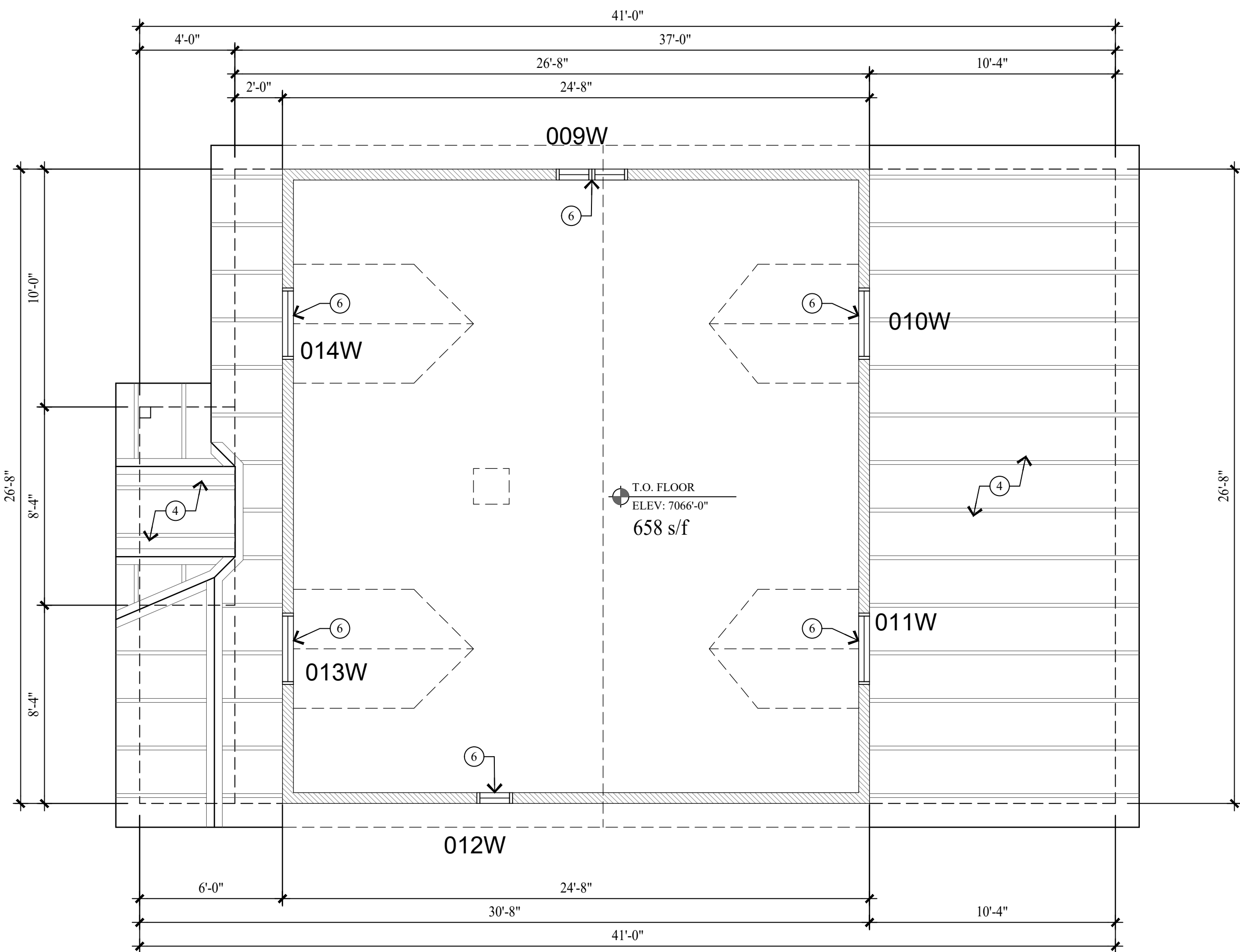
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



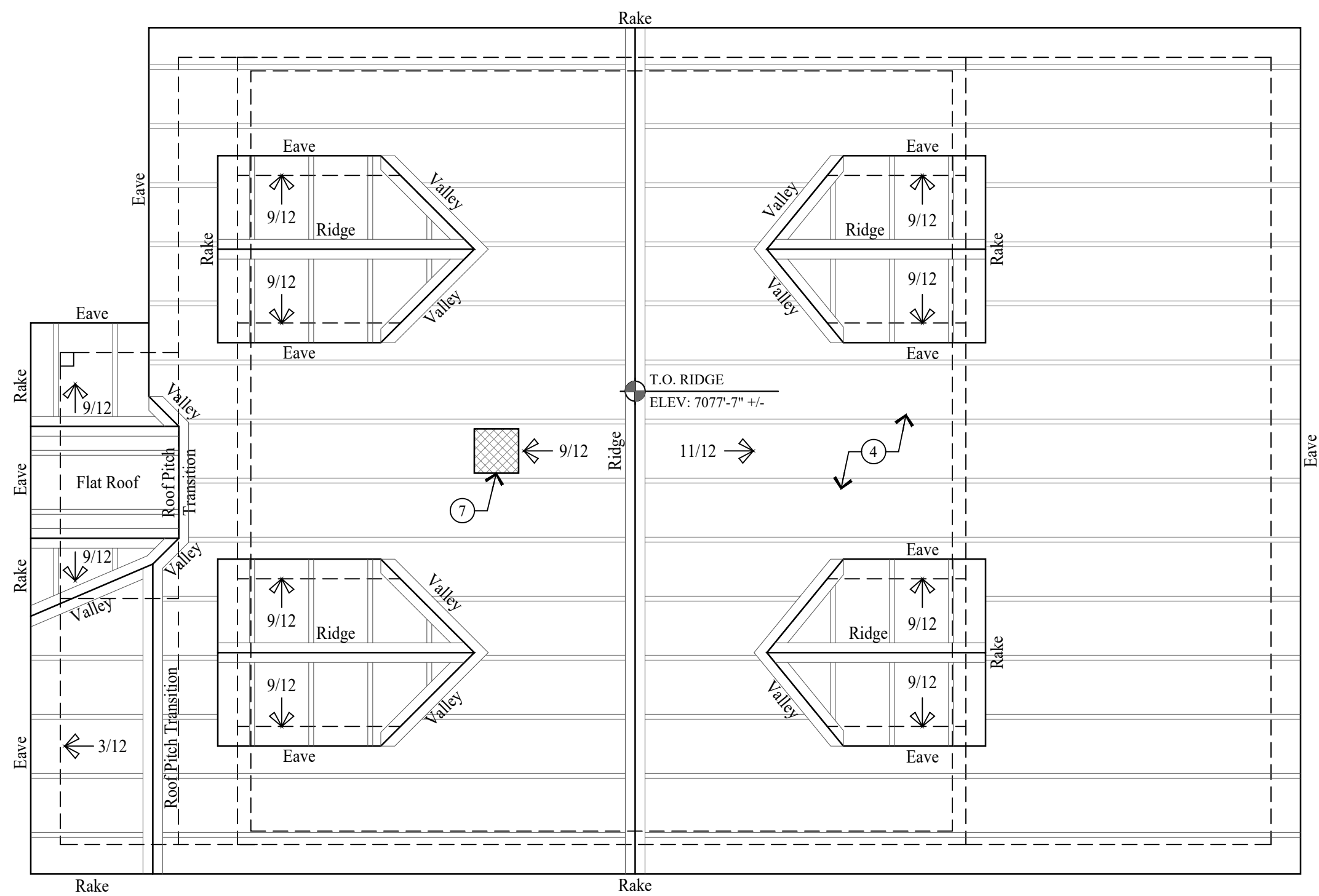
BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND

- EXISTING WALL
- EXISTING MASONRY / STONE / CONC.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

- 1x8 HORIZONTAL LAP SIDING.
- 1x4 VERTICAL SIDING.
- ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
- STANDING SEAM METAL ROOF.
- EXTERIOR DOOR, NOT ORIGINAL.
- WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS.
- FRAMED CHIMNEY.
- WINDOWS OPENINGS HAVE BEEN FRAMED IN.
- 6x6 WOOD COLUMN, NOT ORIGINAL.

EXHIBIT " B "

Jonathan DeGray
A r c h i t e c t

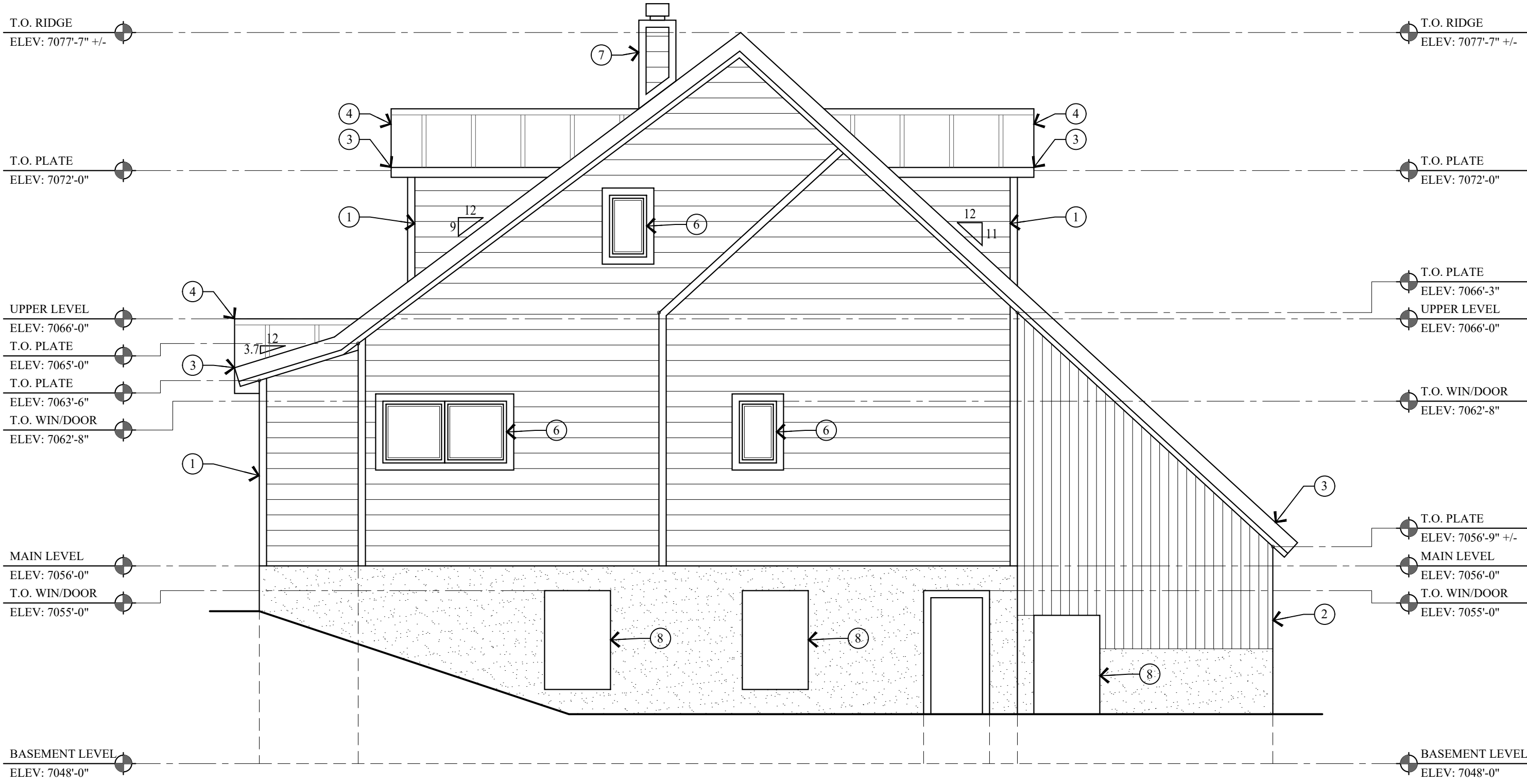
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@gwestoffice.net

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
844 EMPIRE AVENUE, PARK CITY, UTAH 84060

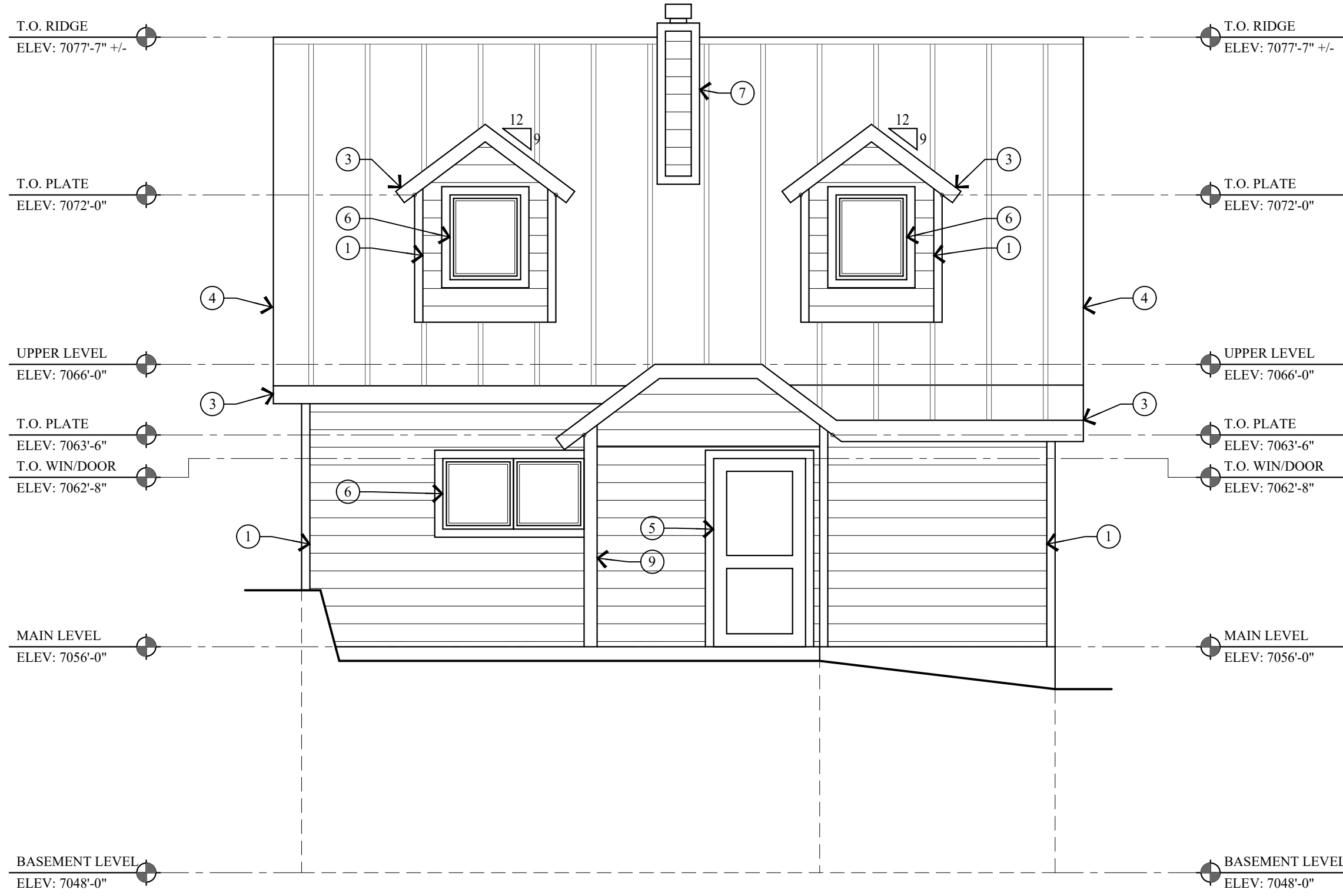
AS-BUILTS
FLOOR PLANS

DATE: JULY 25, 2023
PROJECT NUMBER: 2305-01
SHEET NUMBER: AB.1

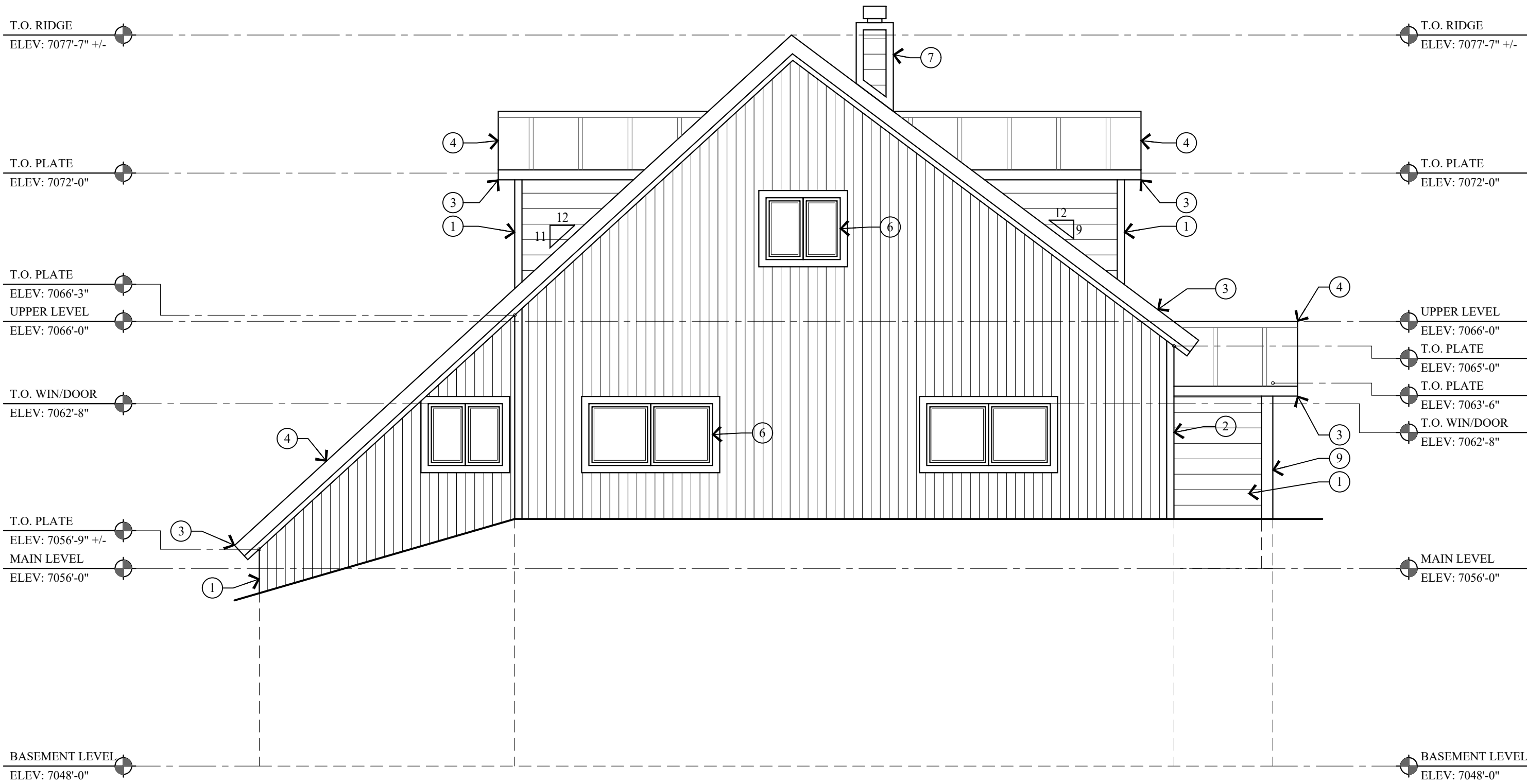
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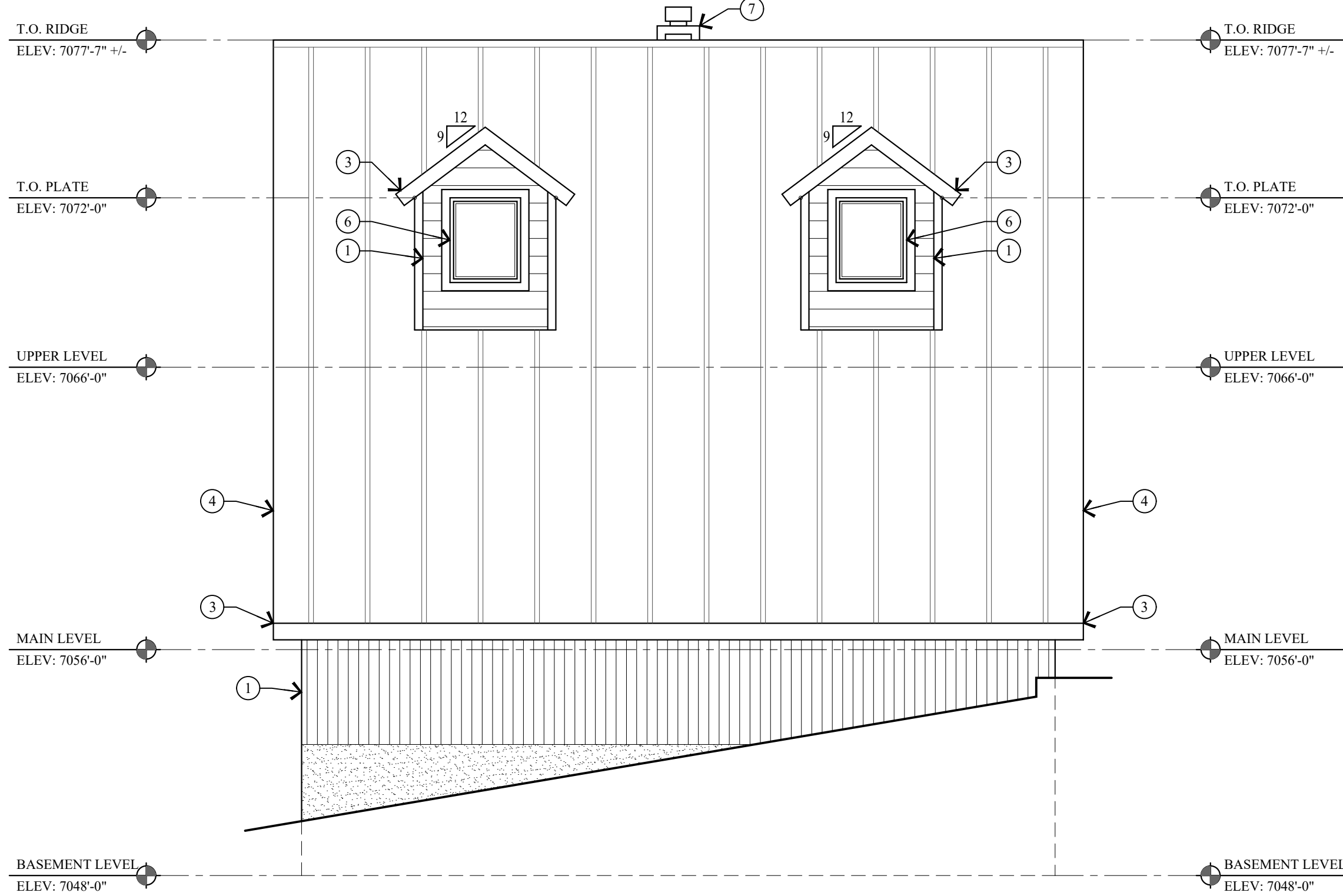
1 EAST ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
AB.2 SCALE: 1/4" = 1'-0"

EXHIBIT " C"

KEY NOTES

- 1x8 HORIZONTAL LAP SIDING.
- 1x4 VERTICAL SIDING.
- ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
- STANDING SEAM METAL ROOF.
- EXTERIOR DOOR, NOT ORIGINAL.
- WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS.
- FRAMED CHIMNEY.
- WINDOWS OPENINGS HAVE BEEN FRAMED IN.
- 6x6 WOOD COLUMN, NOT ORIGINAL.

PRODUCT DESCRIPTION:

NEW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

844 EMPIRE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

AS-BUILTS
ELEVATIONS

REVISIONS:

DATE:

JULY 25, 2023

PROJECT NUMBER:

2305-01

SHEET NUMBER:

AB.2

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@guestoffice.net

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



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

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

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME: Todd Gilbert

ADDRESS: 844 Empire Avenue

TAX ID: SA-143 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray - Architect

PHONE #: 435-649-7263 FAX #: () -

EMAIL: degrayarch@qwestoffice.net

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: _____

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:

Site topography will remain per existing with exception of the addition of an accessory garage . The site will be re-landscaped per the landscape plan. Walls at the Crescent Tram side will be rebuilt. The home will be raised 2' to improve the relationshil of the entry to the street.

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: _____

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 building structure will be lifted. A new foundation constructed. The building will be placed on the new foundation and reframed from the interior to code compliance.

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: _____

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:

Due to extensive remodeling and fire damage the roof will be rebuilt.

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: _____

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:

Niether of the chimnys at the roof line are historic. They will be removed.

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: _____

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 will be reframed from the interior to meet code. On the exterior the historic north wall will be re-exposed with the removal of the bedroom addition. The east wall existing siding will remain. On the south the siding will remain but the stone venner will be removed. At the west side there is no historic siding. It has been replaced. New siding to match the historic profile will be installed here.

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: _____

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 current concrete foundation does not meet code. It will be replaced

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: _____

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 south porch will be reconstructed to match the existing. At the north elevation the original porch was removed when the bedroom addition was built. We will reconstruct the north porch to match the historic photos we have of it.

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: _____

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 two exterior doors will be replaced with historically appropriate doors.

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: _____

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 original windows have been replaced with vinyl windows. We will replace these with paint grade historically appropriate windows.

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: _____

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:

While the existing systems appear serviceable, we plan to replace these systems as needed to respond to plan revisions.

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: _____

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:

We propose a accessory garage addition to the west of the existing home. The new structure will be free standing and allow for off street parking with living space on the lower level.

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: Jonathan DeGray Date: 8-11-23

Name of Applicant: Jonathan DeGray

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



HISTORIC DISTRICT/SITE DESIGN REVIEW

For Official Use Only

PLANNER: _____

APPLICATION #: _____

DATE RECEIVED: _____

EXPIRATION: _____

PLANNING DEPT: _____

HIST. PRES. BOARD: _____

BOARD OF ADJUSTMENT: _____

APPROVED: _____

APPROVED: _____

APPROVED: _____

DENIED: _____

DENIED: _____

DENIED: _____

PROJECT INFORMATION

NAME: TODD GILBERT

ADDRESS: 844 EMPIRE AVE

TAX ID: SA-143 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: TODD GILBERT

MAILING: P.O. BOX 8549

ADDRESS: JACKSON HOLE, WY 83062

PHONE #: (646) 784-6549 FAX #: () -

EMAIL: todd.m.gilbert@gmail.com

Please check one:

☒ OWNER: ☐ OPTIONEE: ☐ BUYER: ☒ AGENT: ☐ OTHER (SPECIFY): _____

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: JONATHAN DEGRAY

PHONE #: (435) 649-7263

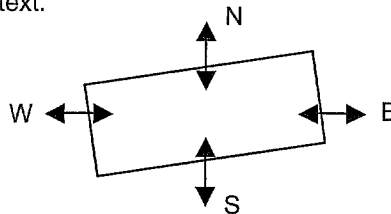
EMAIL: degrayarcheguestoffice.net

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..

SUBMITTAL REQUIREMENTS - It is the policy of the Park City Planning Department to only accept applications that have fulfilled all of the items listed below at the time of submittal. (*Required prior to the Pre-Application Conference with the Design Review Team. Submittal requirements for the Pre-Application Conference are restated on Page 6 of this application form.)

1. Completed and signed application.
2. Design Review fees - See the Fee Schedule in the Planning Department.
3. *Existing Site Plan - A certified topographical boundary survey of the existing site prepared by a licensed surveyor at an approved scale with two foot contours, along with 11"x 17" reductions, which includes the following:
 - existing grades referenced to USGS elevations
 - building footprint(s) of all existing buildings, structures and improvements on the site
 - existing physical encroachments on and off-site
 - existing utility locations
 - existing vegetation
 - existing drainage facilities
 - existing on- and off-site circulation and parking

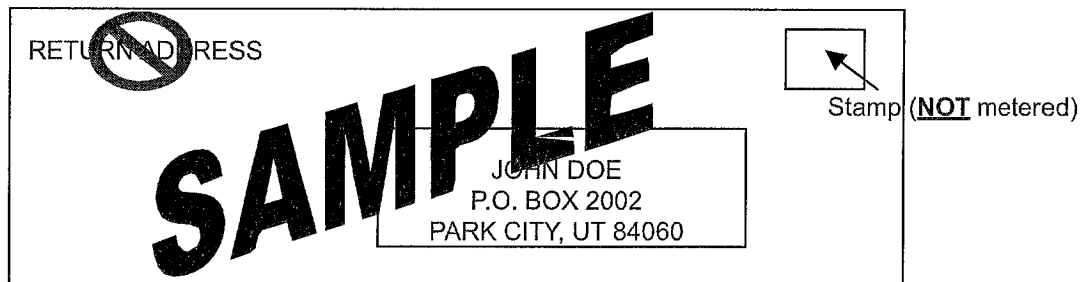
4. *Current Photographs - Four (4) panoramic views of the existing property showing the site from the perimeter of the property from 90 degree compass intervals (camera facing toward site). Four (4) panoramic views showing the neighborhood taken from the perimeter of the property at 90-degree compass intervals (camera facing away from site). One (1) aerial photograph placing the subject property in a neighborhood context.



5. Proposed Site Plan - Based on the submitted certified topographic boundary survey drawn at an approved scale with two foot contours, along with 11"x17" reductions, which includes the following:
 - proposed grades referenced to USGS elevations
 - proposed building footprint(s) of all buildings, structures and improvements on site
 - superimposed building roof plans of all structures on site having ridgelines referenced to USGS elevations
 - existing physical encroachments on- and off-site
 - proposed utility locations
 - existing and proposed vegetation
 - proposed drainage facilities
 - proposed on- and off-site circulation and parking
 - proposed ground surface treatments
6. Complete set of proposed floor plans drawn at quarter-inch scale, along with 11"x17" reductions.
7. Complete set of proposed building sections drawn at quarter-inch scale, along with 11"x17" reductions.
8. Complete set of proposed building elevations - All building elevations illustrating the proposed work drawn to quarter-inch scale, along with 11"x17" reductions, with the elevations referenced to USGS datum on the submitted site plan demonstrating the following:
 - USGS datum points indicating existing and/or proposed floor levels
 - proposed final grade
 - top of foundations
 - overall roofline
 - measurement line drawn 27 feet above and parallel to the final grade

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- a measurement string line identifying the highest point of structure
 - any additional diagrams necessary to confirm height compliance
 - proposed materials called out
9. Streetscape elevation - A streetscape including 100 feet on either side of the subject property along the project side of the street to indicate accurate height, width, and building separations for all proposed work in relation to existing surrounding and adjacent buildings. It should be drawn at 1/8 inch scale (min. scale). If access to properties is limited, a photographic streetscape is allowed.
 10. Construction details - Any construction details drawn to an approved scale, along with manufacturer's cut sheets for proposed windows, doors, handrails, exterior trim and architectural ornamentation, etc.
 11. Presentation materials - The applicant should be aware that presentation materials for the Planning Department deliberations or the Historic Preservation Board meetings may be required. The presentation materials may include, but are not limited to the following:
 - 20"x30" presentation boards or electronically formatted equivalent
 - colored elevations and/or perspectives
 - additional photographs and/or graphic illustrations
 - a massing model
 - material samples
 12. Current title report dated within 30 days of submittal.
 13. Notice Requirements - Two sets of stamped, addressed #10 size business envelopes for property owners within 100 feet of the proposed project.
 - List of property owners' names and addresses as described above.
 - Envelopes (example given below of proper addressing) with mailing labels and stamps affixed. Do not use self-adhesive envelopes. Do not include a return address. Do not use metered postage.



ADDITIONAL REQUIREMENTS FOR HISTORIC SITES

14. *Measured As-Built Drawings - A complete set of measured drawings--elevations, floor plans, sections and/or details--depicting existing and/or historic conditions. Drawings:
 - should be drawn at quarter-inch scale, along with 11"x17" reductions.
 - must be produced from recorded, accurate measurements taken in the field and not based on estimates or assumptions, dimensions should be shown on the drawing.
 - must not include portions of the building(s) that are not accessible. Instead, these areas must be clearly labeled on the drawing as inaccessible.
 - must indicate existing materials along with construction details of any innovative or problematic structural or mechanical systems that are incorporated into the building.
 - should differentiate additions by shading as indicated:
 - original building - blacked-in walls
 - addition(s) - different shading to illustrate the progression of additions and a legend with corresponding dates.
 - illustrate the historical configuration (if known) with dashed (optional) lines.
 - should include interior dimensions and room names (optional, but recommended)

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15. Historic Preservation Plan (see form that accompanies this application).
16. *Physical Condition Report (see form that accompanies this application) - A written report, supported by photographic documentation, describing the existing conditions of the site.
17. 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.
20. *Historic Photographs (if available).
21. *Historic Site Form (available from the Planning Department).

PROPERTY INFORMATION

1. Historic Site? ☐ No ☒ Yes: ☐ Landmark Site ☒ Significant Site
2. Existing Zoning: HR-1; Applicant requesting a zone change? ☒ NO ☐ YES to _____
3. Current use of property: CONDOMED HOME
4. Please check the following statements that are applicable to the proposed project:
- ☒ Modifying the exterior of an existing building and/or structure.
 - ☒ Altering square footage of an existing building and/or structure.
 - ☒ Modifying elements of the site other than buildings and/or structures.
 - ☒ Constructing a new building and/or structure.
5. Lot size: Acres: .074 Square feet: 3242
6. Building (main) square footage: Existing: 2665 Proposed: 2940
7. Building (accessory) square footage: Existing: — Proposed: 504
8. Number of residential units: Existing: 1 Proposed: 1
9. Commercial Area: Gross floor area: — Net lease area: —
10. Type(s) of proposed business activity: ☐ Retail ☐ Office ☐ Other (specify): _____
11. Number of parking spaces: Existing: 0 Proposed: 1
12. Is any new construction or addition occurring on a slope greater than 30%? ☐ YES ☒ NO
13. Is the project located within the Sensitive Lands Overlay? ☐ YES ☒ NO
14. Ownership/Occupancy: ☒ Owner-occupied ☐ Lease ☐ Condominium ☐ Nightly Rental ☐ Timeshare

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.

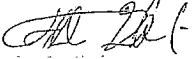
I have read and understand the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application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

I will keep myself informed of the deadlines for submission of materials and the progress of this application. I understand that a staff report will be made available for my review the week prior to any public hearings for 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

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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:  Date: _____

Name of Applicant: TODD GILBERT

Mailing Address: PO. BOX 8549 City/State/Zip: _____

Phone #: (646) 784 - 6549 Fax #: () -

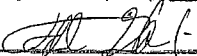
Email: Todd.m.gilbert@gmail.com

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 (provided) from the owner to pursue the described action.

Name of Owner: TODD GILBERT

Address of Subject Property: 844 EMPIRE AVE

Signature:  Date: _____

1. If you are not the fee owner, attach another copy of this form that has been completed by the fee owner, or a copy of your authorization to pursue this action.
2. If a corporation is fee titleholder, attach a copy of the resolution of the Board of Directors authorizing this action.
3. If a joint venture or partnership is the fee owner, attach a copy of the agreement authorizing this action on behalf of the joint venture or partnership.
4. If a Home Owner's Association is the applicant then the representative/president must attach 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 a statement that the vote meets the requirements set forth in the CC&Rs.

PLEASE NOTE: 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.

ACKNOWLEDGMENT - APPLICATION MATERIALS AND REQUIREMENTS

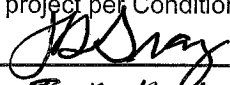
As applicant for this proposal, I fully understand and agree to the following:

- ☐ This application is not deemed complete until the Planning staff has received all of the submittal requirements. The Project Planner will confirm a complete application in writing to the applicant.
- ☐ This application shall not be scheduled for review until the application is deemed complete.
- ☐ A fourteen (14) day public comment period will begin once a completed application is submitted.
- ☐ This Historic District/Site Design Review application will be reviewed for compliance with the Design Guidelines for Historic Districts and Historic Sites within forty-five (45) days of the end of the public comment period.
- ☐ I am in receipt of a current copy of the Steep Slope criteria and the specific zoning requirements of the Land Management Code for the area in which my project is located.
- ☐ I am in receipt of a current copy of the Design Guidelines for Historic Districts and Historic Sites that apply to my project.
- ☐ I am aware that all subdivision-related issues such as the removal of interior lot lines, combination or separation of existing lots and/or parcels, etc., shall be resolved prior to or in conjunction with the

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approval of this application.

- ☐ The approval of this project by the Planning Department is required prior to the issuance of any building permits.
- ☐ In the case of denial of this application, the Project Planner will notify me in writing of this action. If denied, I have the right to file an appeal of the decision, in writing, to the Historic Preservation Board within ten (10) days of said action.
- ☐ Upon approval of this application, the Project Planner will notify me in writing. The action letter shall include any specific Conditions of Approval describing how the project shall be executed. Failure to adhere to the Conditions of Approval may result in a stop-work order during construction or the reconstruction of the project per Conditions of Approval at the applicant's expense.

Signature of Applicant:  Date: 8/11/23

Name of Applicant: JONATHAN OBERLY

Street Address of Subject Property: 844 EMPIRE AVE

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Thomas Jones House**

Address: **844 Empire Avenue**

Twtnshp Range Section:

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

UTM:

Current Owner Name: **Kevin M. Rapf**

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

Current Owner Address: **PO Box 2831**

Quad/2011

Park City, UT 84060-2831

Tax Number: **SA-143**

Legal Description (include acreage): **LOT 12 BLK 14 SNYDERS ADDITION TO PARKCITY, ALSO [BEG AT SW COR LOT 11 BLK 14 TH S 54*01' W 75 FT; S 35*59' E 8.6 FT; S 78*32' E 56.2 FT; N 54*01' E 37 FT N 35*59' W 50 FT TO BEG. BEING PART OF LOTS 13 & 14 BLK 14 SNYDERS ADDITION PARK CITY] (LESS 664.8 SQ FT OR 0.01 AC 283-299 SA-141 KNA SHEP-A) BAL 0.10 AC. M/L UWD-251 XWD-105 M12-535 281-432 648-743-751 2091-331-334 (SEE SHEPARD PLAT AMENDMENT; CONFLICTS WITH A PORTION OF ABOVE DESC PARCEL)**

2 STATUS/USE

Property Category

☒ building(s)
☐ structure
☐ site
☐ object

Evaluation

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

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (4)**
☒ prints: **2006 (2), 1995, 1940s**
☐ historic:

Drawings and Plans

☐ measured floor plans
☐ site sketch map
☐ Historic American Bldg. Survey
☐ original plans available at:
☒ other: **survey, 7/6/2011**

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

☒ abstract of title
☒ tax card & photo
☐ building permit
☐ sewer permit
☒ Sanborn Maps
☐ obituary index
☐ city directories/gazetteers
☒ census records
☐ biographical encyclopedias
☒ newspapers

☒ city/county histories
☐ personal interviews
☐ USHS History Research Center
☒ USHS Preservation Files
☐ USHS Architects File
☐ LDS Family History Library
☒ local library: **Park City Museum**
☐ university library(ies):

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

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

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.
Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.
Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.
Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.
Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.
Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

Researcher/Organization: **John Ewanowski, CRSA Architecture**

Date: **September 2015**

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: modified hall-parlor house type No. Stories: 1.5
Foundation Material: concrete Wall Material(s): wood siding (various) and stucco on brick
Additions: none ☒ minor major (describe below) Alterations: none minor ☒ major (describe below)
Number of associated outbuildings 0 and/or structures 0.
Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

The house at 844 Empire is a hall-parlor house that has undergone major alterations. The hall-parlor is the earliest type of house associated with the Park City mining era, but the changes made to this house are significant and reduce the historic integrity. The truncated gable roof shown in the 1940s tax photo has been modified to a typical gable roof, and from a shingle to a metal roof. Another major alteration is that the original rear façade has been modified and made into the front façade, changing the entrance to Crescent Tram. The house is clad in both vertical board siding and wood drop siding, with the lower part having a stone cladding in the area near the door. Judging from the building card, a full width rear porch was removed between the 1949 and 1968 building drawings. The front porch is covered by a clipped gable extension of the roof. The windows are all vinyl, with a slider on the first floor, left of the covered porch area. The symmetrically spaced dormers in the roof each contain a swing window. The door is an eight pane wood panel door that looks like it could be original, but the lack of rear photos from before the house was reversed make this difficult to confirm. The foundation is covered by siding, and it is unknown what material it is.

National Register eligibility in relation to the Mining Boom Era Residences Thematic District on this house is debatable. The changes to the form are substantial but do not disqualify the house from National Register consideration, as most were done within the historic period and should be viewed as a typical method of altering a historic residence to meet changing spatial needs and housing tastes. However, most of the essential features have been lost or altered. This includes the drop wood siding on the north and west facades, historic windows, and the roof. Evidence of the original hall-parlor form, visible in the 1940s tax photo, was lost when the house was re-sided. The clipped gables were filled in and the west addition was added after the historic period, one more reason to not consider this property as a mining era house under National Register criterion A. On the other hand, alterations to the house illustrate broader developments in Park City housing, from the need for more space to changing architectural tastes, and the property represents a record of these developments. The features of this significance, while not all readily apparent, are visible to the trained eye. Overall, the major alterations to the form and materiality have diminished the historic value of this house.

5 HISTORY

Architect/Builder: unknown Date of Construction: 1895

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

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

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

This lot was purchased by Thomas Jones in 1895 from John Paradise. Thomas and wife Rebecca immediately took out a mortgage on the property, indicating a probable date of construction of the house. Paradise was a manager of the Crescent Mining Company, who had bought the surrounding land to build the Crescent Tramway, and it is unlikely that he built a house on the property, instead acting as a broker of its sale. Very little is known of Thomas and Rebecca Jones, and it is possible that they lived elsewhere while renting this house out.

William J. Wright bought the house from the Joneses in 1907 and held title until 1921. It subsequently had four owners over a three year span, until Henry Bradley bought the house in 1923 and owned it until 1952. Henry was born in Salt Lake City on December 7, 1887, and worked as an assayer of silver ore. He lived in 844 Empire Avenue with wife Lydia Marie (b. 1898), three sons, and a daughter. The Bradleys owned the house until 1952. Henry lived until December 5, 1964, while Lydia Marie died on July 9, 1958.

Eric and Fern Anderson owned the property from 1952 to 1962, and it has had a handful of owners since. It has been owned by Kevin Rapf since 2011.



844 Empire Avenue. Southwest oblique. November 2013.



844 Empire Avenue. West elevation. November 2013.



844 Empire Avenue. Northwest oblique. November 2013.



844 Empire Avenue. South elevation. November 2013.

TITLE SEARCH FORM

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

Address: 844 Empire Avenue

City: Park City, UT

Current Owner: Kevin M. Rapf

Address: (see historic site form for address)

Tax Number: SA-143

Legal Description (include acreage): SA BK 14, L12, pt.L13, pt.L14 (see historic site form for complete legal description)

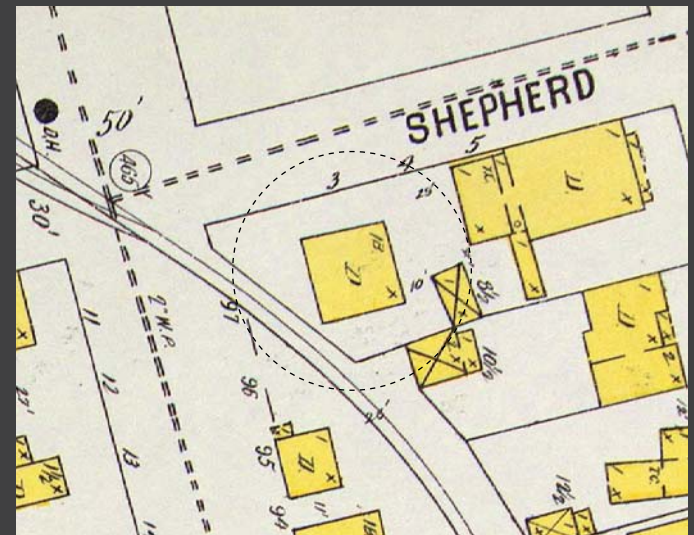
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L1-21]
5/19/1886	David C. McLaughlin	The Crescent Mining Company	W		[L12-21]
6/16/1892	Crescent Mining Company	John Paradise	W		"12"
4/1/1895	John & Maria Paradise	Thomas Jones	W		"com. at SW cor of L11..."
4/1/1895	Thomas & Rebecca M. Jones	John Paradise	Mortgage		"com. at SW cor of L11..."
8/16/1907	Thomas & R.M. Jones	William J. Wright	W.D.	\$550.00	"12,13,14"
7/26/1921	William J. Wright	Harold J. Pyper	W.D.		
8/25/1922	Harold J. Pyper, et ux	James L. Allen	W.D.		
6/29/1923	James L. Allen	John C. Gleason	W.D.		
7/5/1923	John C. Gleason, et ux	Henry F. Bradley	W.D.		
3/19/1952	Henry F. & Marie Bradley	Fern Evans Anderson	W.D.		
12/5/1962	Eric V. & Fern Evans Anderson	Frank E. & Ada Stindt	W.D.		
9/5/1967	Frank E. & Ada Stindt	Phyllis J. & Doris Earl Park	W.D.		
3/3/1992	Phyllis Juhlin Park	Phyllis Juhlin Park, trustee	Q.C.D.		[following death of Doris Earl Park]
8/11/2011	Kurt Phillip Park, trustee	Kevin Rapf	W.D.		[following death of Phyllis Juhlin Park]

Researcher: John Ewanowski, CRSA Architecture

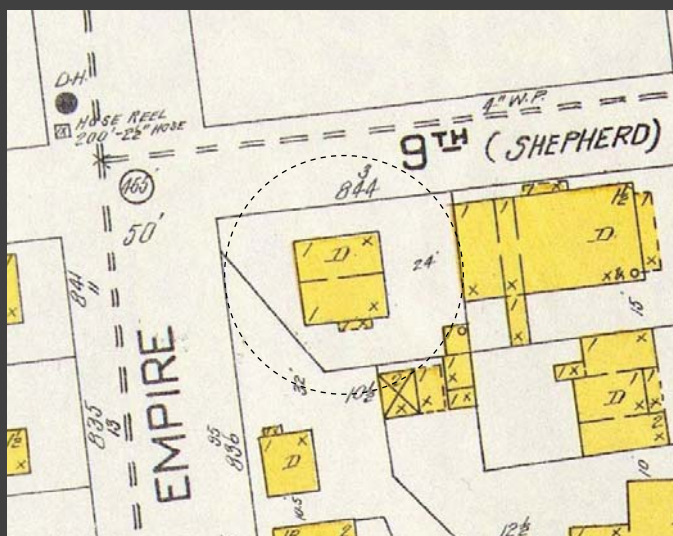
Date: 4/29/2014

(outside of 1889 Sanborn boundary)

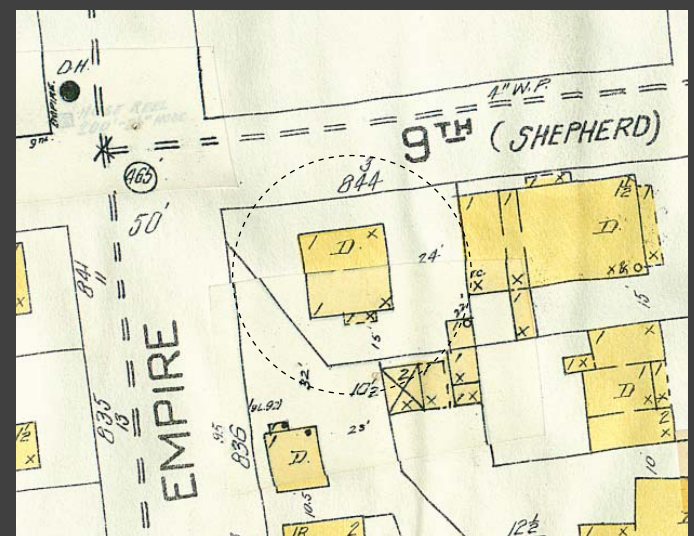
1889



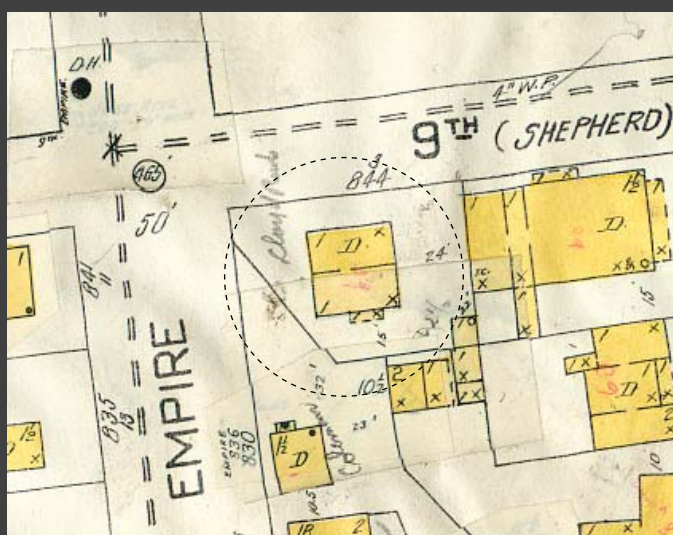
1900



1907



1929



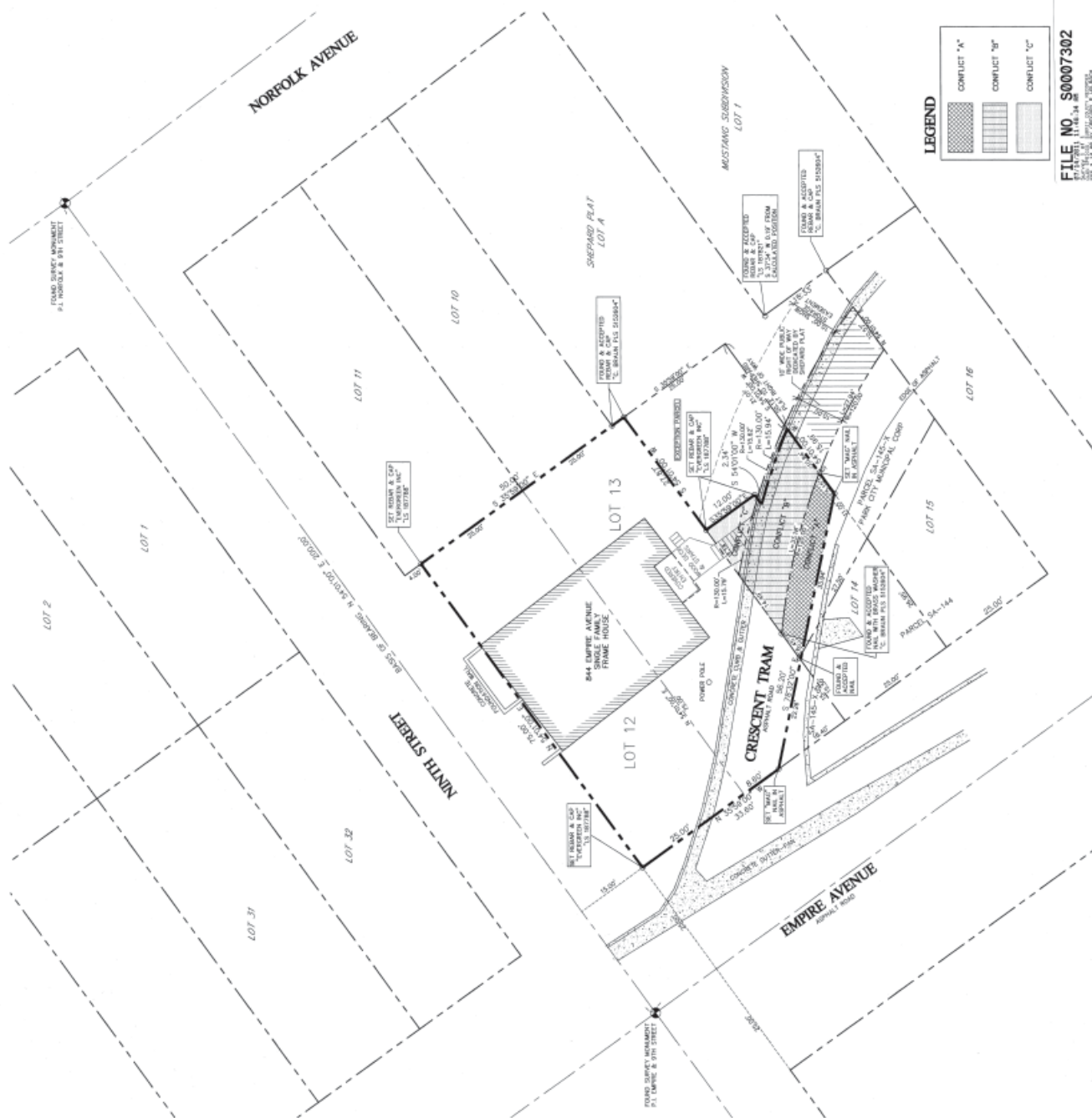
1941

844 Empire Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1941 (Summit County), northwest oblique



SURVEYORS CERTIFICATE

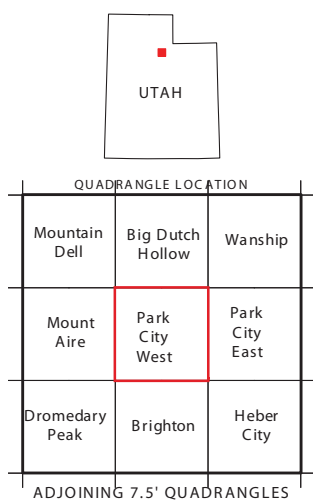
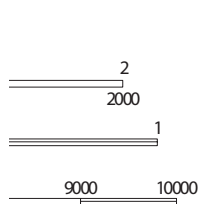
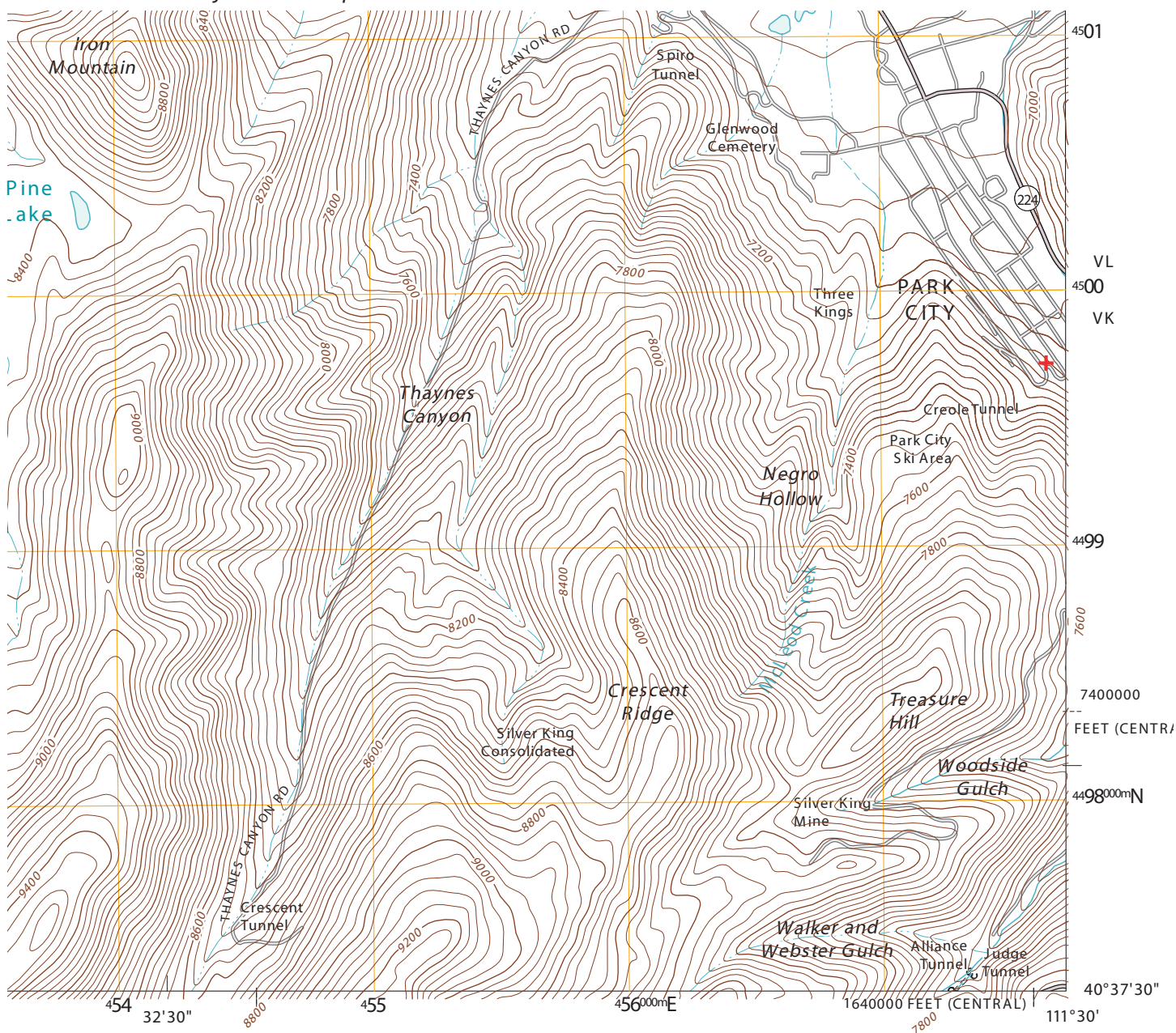
I, GREGORY R. KOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 187268, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY. I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS DECEDED OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN ACCORDANCE WITH

LEGAL DESCRIPTION

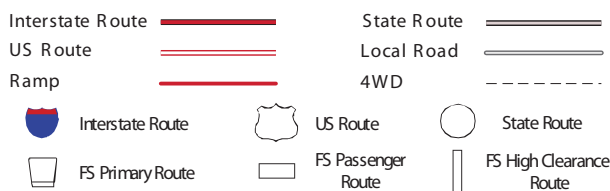
LOT 12, BLOCK 14, SHAW'S ADDITION TO THE PARK CITY SURVEY, ALSO BEGINNING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 14, AND RUNNING THENCE SOUTH 34°01' WEST 75 FEET, THENCE SOUTH 50°58' EAST 58.8 FEET, THENCE SOUTH 78°52' EAST 56.3 FEET, THENCE NORTH 54°01' EAST 37 FEET, THENCE NORTH 35°01' WEST 50 FEET TO THE POINT OF BEGINNING.

NARRATIVE

[illegible]



ROAD CLASSIFICATION



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

PARK CITY WEST, UT

2011

Historic Preservation Board Staff Report



Subject: 218 Sandridge Road
Application: PL-23-05692
Author: Caitlyn Tubbs, Senior Planner
Date: November 1, 2023
Type of Item: Material Deconstruction

Recommendation

(I) Review the Material Deconstruction request to modify approximately 200 square feet of the c. 1889 roof form to accommodate an addition to a Significant Historic Structure and to replace 5 historic windows on the southern (historic rear) facade, (II) conduct a public hearing, (III) consider approving the request to restore the 1907 roof form on the western facade based on the Findings of Fact and Conclusions of Law in the draft Final Action Letter (Exhibit A), and (IV) consider denying the request to modify approximately 200 square feet of the original 1889 roof form.

Description

Applicant: Dennis Hranitzky represented by Molly Guinan
Location: 218 Sandridge Road
Zoning District: Historic Residential – 1
Adjacent Land Uses: Residential
Reason for Review: The Historic Preservation Board reviews and takes Final Action on Material Deconstruction Requests in accordance with LMC § 15-11-12.5

HDDR Historic District Design Review
HPB Historic Preservation Board
HR-1 Historic Residential – 1 Zoning District
HSI Historic Sites Inventory
LMC Land Management Code
SSCUP Steep Slope Conditional Use Permit

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

The Applicant seeks Material Deconstruction approval to facilitate the construction of an addition to a Significant Historic Structure at 218 Sandridge Road. The Applicant proposes to partially restore the 1907 roof form on the western side of the Structure and to modify approximately 200 square feet of the original 1889 roof form to accommodate a flat roof projection as part of a proposed addition. The Applicant also proposes to replace 5 historic



windows on the southern (historic rear) façade.



Staff recommends the Historic Preservation Board approve the removal of the 1941 addition and the restoration of the 1907 roof form as requested, but recommends the Board deny the request to modify 200 square feet of the original 1889 roof form. Staff also recommends the Board require the Applicant to demonstrate the historic windows proposed to be removed are no longer in a safe and serviceable condition prior to obtaining Historic District Design Review approval.

Background

218 Sandridge Road, also known as the Ingrid Parsons House, is designated as a Significant Historic Structure on Park City's Historic Sites Inventory (HSI). The Historic Sites Inventory Form (Exhibit C) lists the date of construction at c. 1895 and notes the home was constructed during the Mature Mining Era (1894 – 1930) period of significance. The Structure is noted as having undergone major additions and minor alterations and, although it retains its essential historic form, is not currently considered eligible for listing to the National Register of Historic Places.

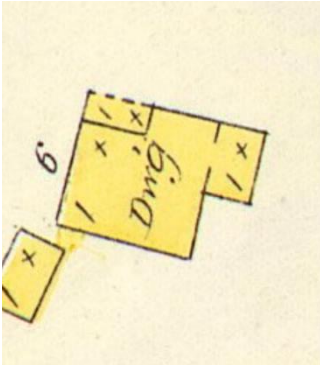


Figure 3: 1889 Sanborn Fire Insurance Map excerpt

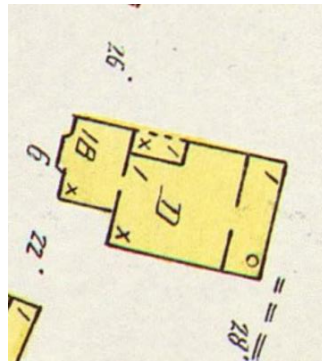


Figure 2: 1900 Sanborn Fire Insurance Map excerpt

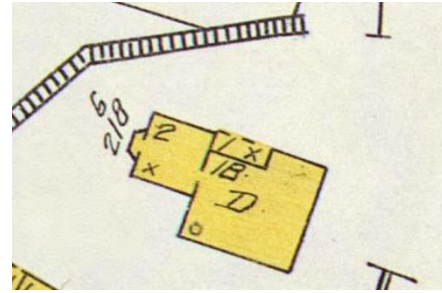


Figure 1: 1907 Sanborn Fire Insurance Map excerpt

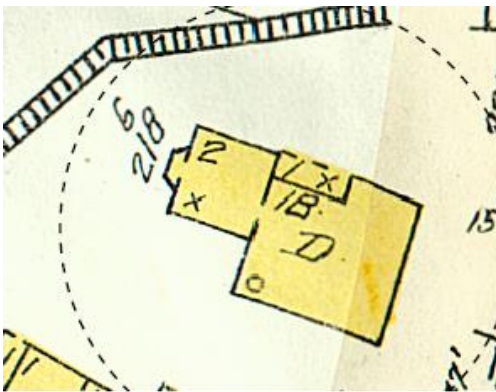


Figure 4: 1929 Sanborn Fire Insurance Map excerpt

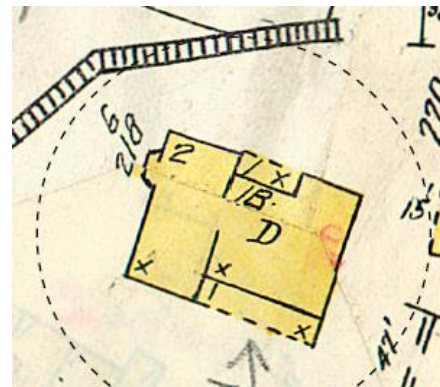


Figure 5: 1941 Sanborn Fire Insurance Map excerpt

The Significant Historic Structure was originally constructed as a cross-wing (T/L cottage) type house. Circa 1900 an addition was built to the west of the structure with a projecting bay window. The building footprint was largely unchanged from 1900 through 1941 except for the removal of a full-width porch on the eastern façade of the home. The 1941 Sanborn Fire Insurance Map shows a southward expansion of the first addition beyond the southern façade of the original structure and the presence of a rear porch.



Figure 6: Aerial photo of home showing various additions; original 1889 (blue), 1907 (orange), 1941 (purple)

The Significant Historic Structure's front faces north and extensive landscaping has been installed at the historic rear (south) of the property. 218 Sandridge is located at the southwest intersection of Sandridge Road and the City Stairs that run from Sandridge Road to Swede Alley. While the proposed addition is not proposed at the historic front of the home, it would be highly visible from the City Stairs public right-of-way and from Swede Alley. The steep slope of the site downward to the west increases visibility of the affected portion of the Structure.

Analysis

The Historic Preservation Board reviews and takes Final Action on Material Deconstruction of Historic Structures pursuant to LMC [§ 15-11-12.5\(A\)\(2\)](#). Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades (LMC [§ 15-13-2\(B\)\(4\)\(a\)\(2\)](#)).

The Applicant proposes to remove the roof extension associated with the 1941 addition to restore the 1907 roofline and to modify approximately 200 square feet of the original 1889 roof form to accommodate a flat roof projection accessing a roof deck (see Figure 8).

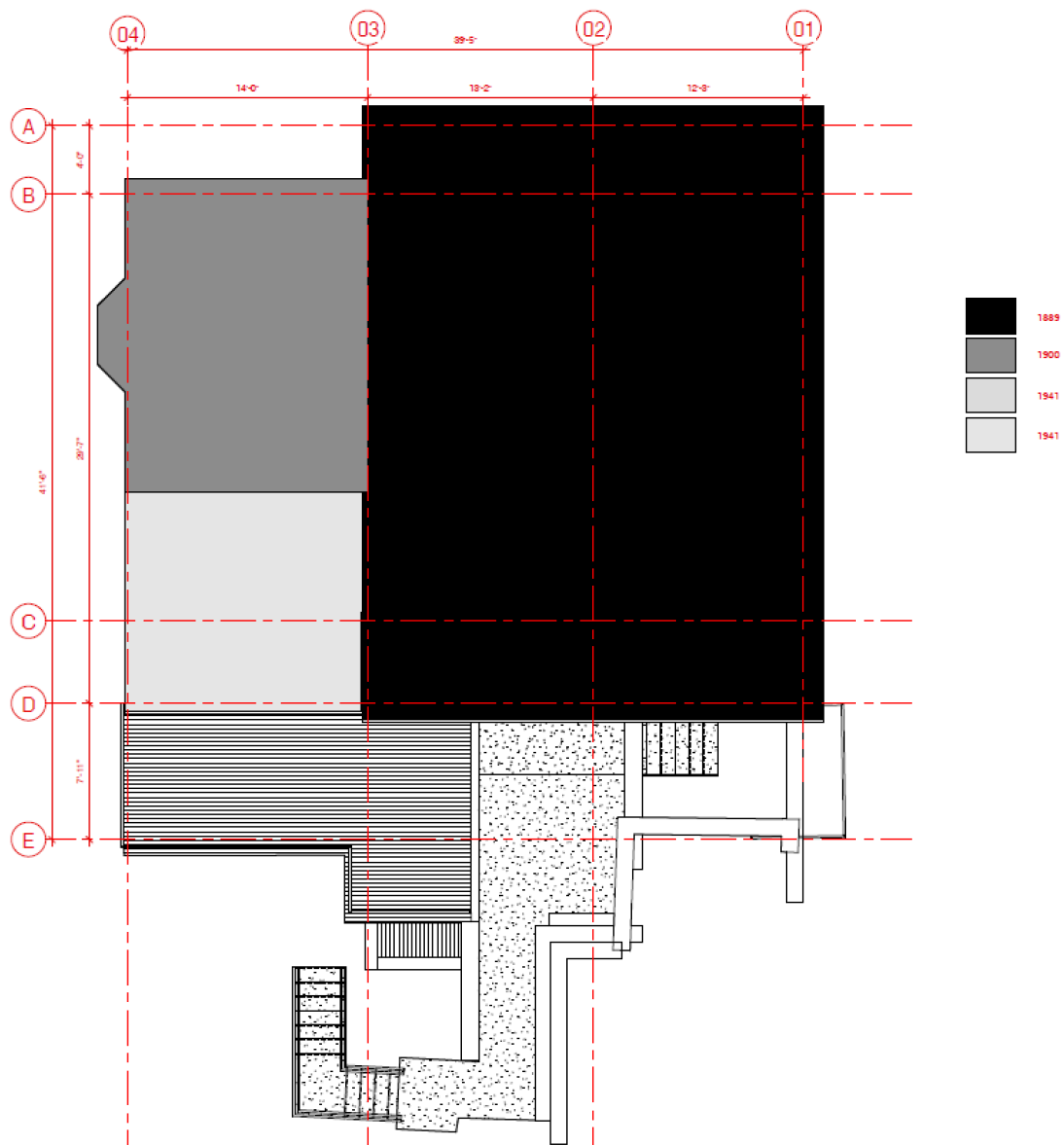


Figure 7: Applicant's roof diagram showing age of each section of roof.

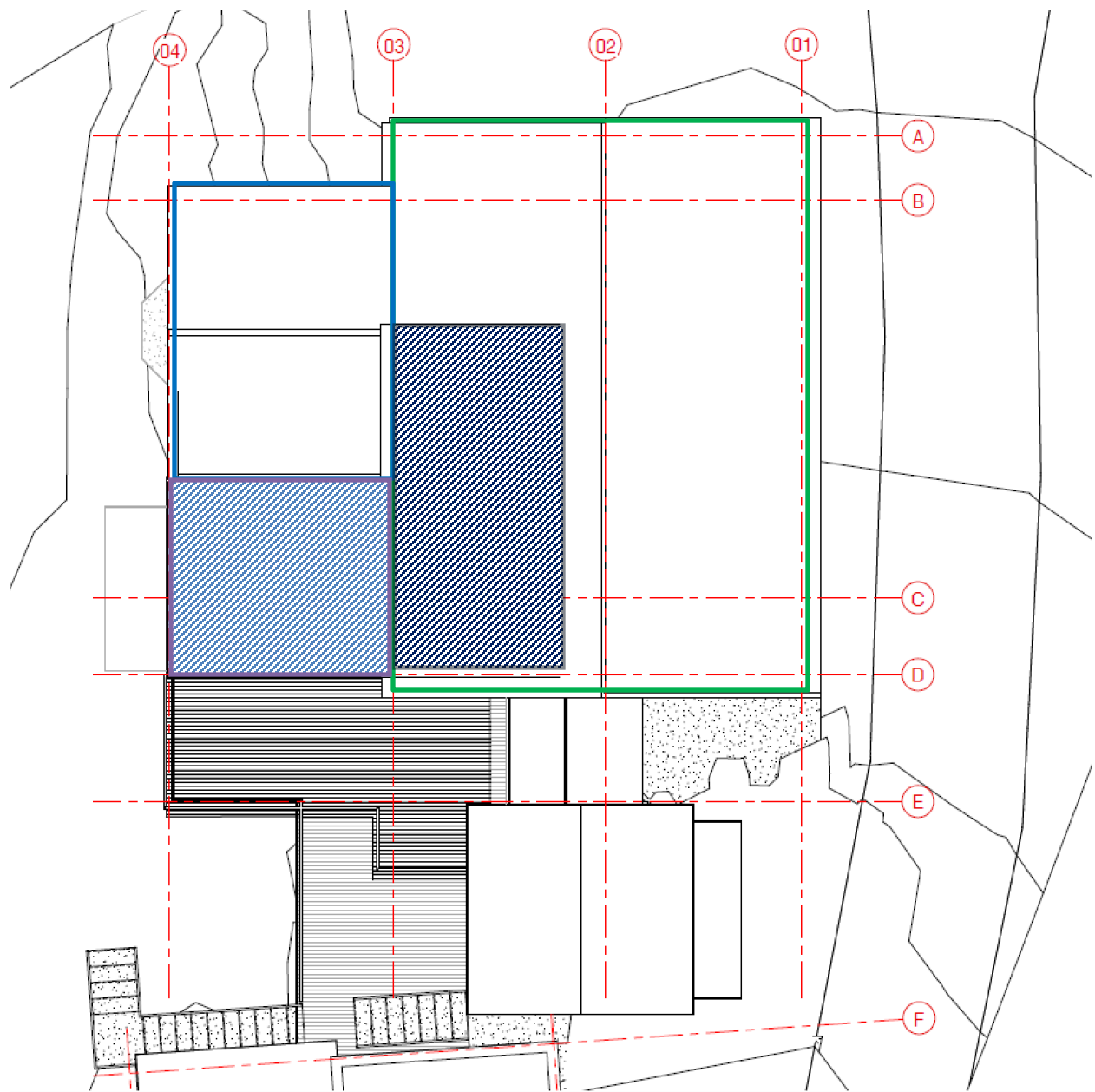


Figure 8: Applicant's proposed roof plan, annotated by staff – 1889 Roof Form (green), 1907 roof form (blue), Proposed Roof Deck (Purple Hatched), Proposed Flat Roof Projection (Navy Hatched).

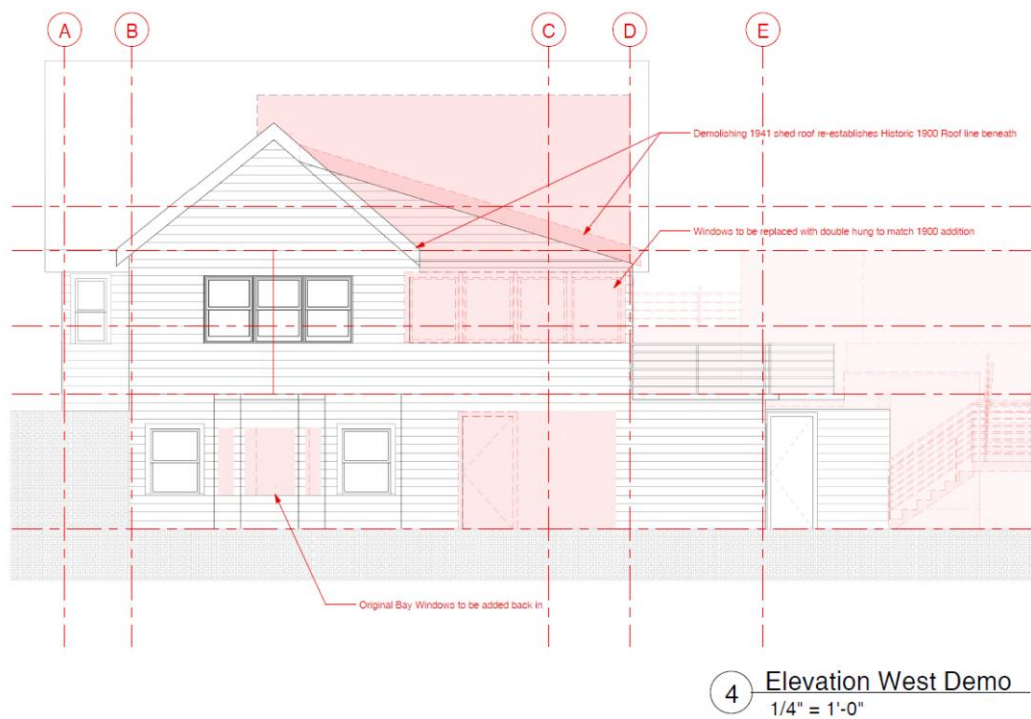


Figure 9: Applicant's proposed demolition plan

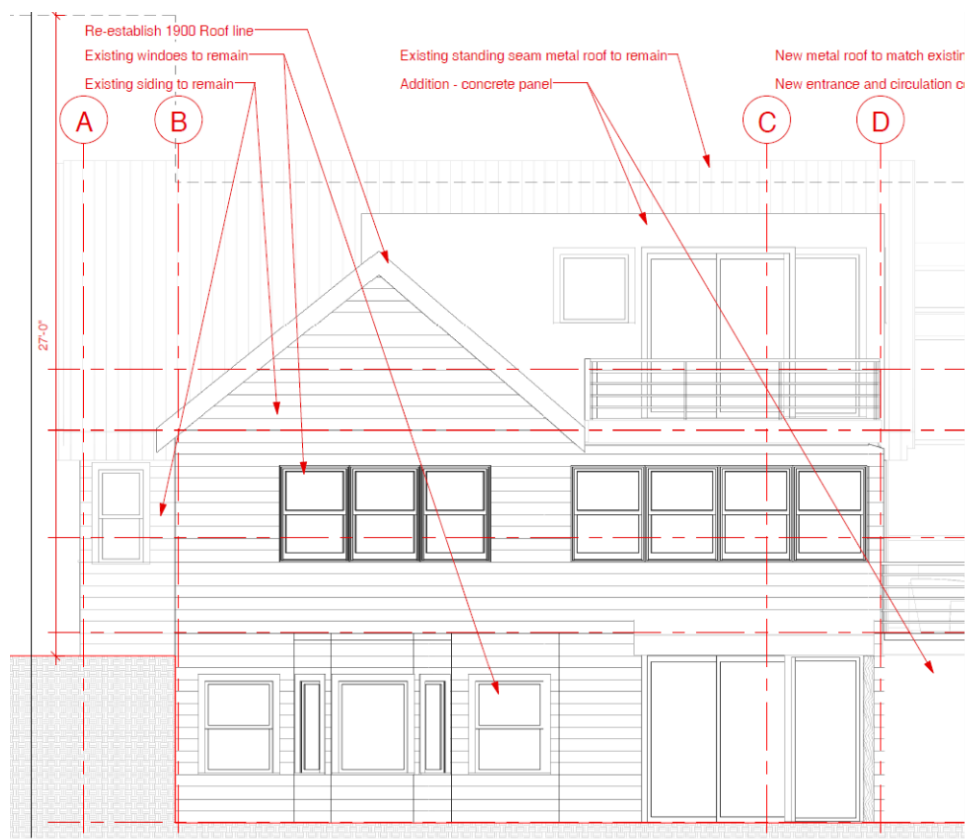


Figure 10: Applicant's proposed western elevation

Roofs are generally considered to be character-defining features of Historic Structures, similarly to windows, porches, and doors. In this case, the existing roof forms portray the stages in which the home was expanded in prior decades to accommodate the occupants' changing needs. LMC [§ 15-13-2\(A\)](#) outlines Universal Design Guidelines for Historic Residential Sites including the following:

(2) Changes to a site or building that have acquired historic significance in their own right should be retained and preserved;

(7) Each site should be recognized as a physical record of its time, place and use; and

(10) New additions and related new construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.



Figure 11: Aerial view showing proposed location of 1889 roof modification

As noted above, Park City recognizes that Historic Structures change and evolve over time to accommodate their occupants' needs and one historically significant period does not necessarily prevail over another. The Applicant proposes to remove a 1941 addition to restore the roofline of a 1907 addition; both periods are considered historically significant since they are at least 50 years of age. The Applicant's proposed modification of the 1941 addition would remove the shed roof extension that was attached to the 1907 roof form and replace it with a rooftop deck. The proposal would retain the interior space beneath the affected roof area. Staff finds the removal of the 1941 roof addition, while significant in its own right, restores the 1907 roof form and maintains the Historic Integrity¹ of the Site.

Additionally, the Applicant proposes to modify a portion of the original 1889 roof form that has not yet been modified by previous additions. This change to the roof form would accommodate a flat roof projection from the uppermost level to provide access to the western rooftop deck (see Figure 10). While the removal and alteration of the 1941 roof form may be considered necessary to facilitate the restoration of a prior roof form, this section of the original 1889 roof form has not yet been altered and remains in its original shape. Per LMC [§ 15-13-2\(B\)\(4\)\(a\)\(4\)](#) additions to Historic Structures "shall not be placed so as to obscure, detract from, or modify historic roof forms." It is staff's professional finding that this proposed modification alters a character-defining feature of the Structure without the benefit of restoring the same structural component to an equally historically-significant period and recommends the Historic Preservation Board deny the request to modify approximately 200 square feet of the 1889 roof form.

The Applicant is also proposing the replacement of 5 historic windows on the southern (historic rear) elevation of the Structure. The subject windows are grouped in three and two as shown on the demolition plan for the southern elevation (see below). These windows are noted in the Applicant's existing conditions report as being generally in good condition. Per LMC [§ 15-13-2\(B\)\(2\)\(d\)\(5\)](#) historic windows may only be replaced "*when it can be shown that the historic windows are no longer safe, energy-efficient and serviceable and the historic windows cannot be made safe, energy-efficient and serviceable through repair. Replacement windows shall exactly match the historic window*

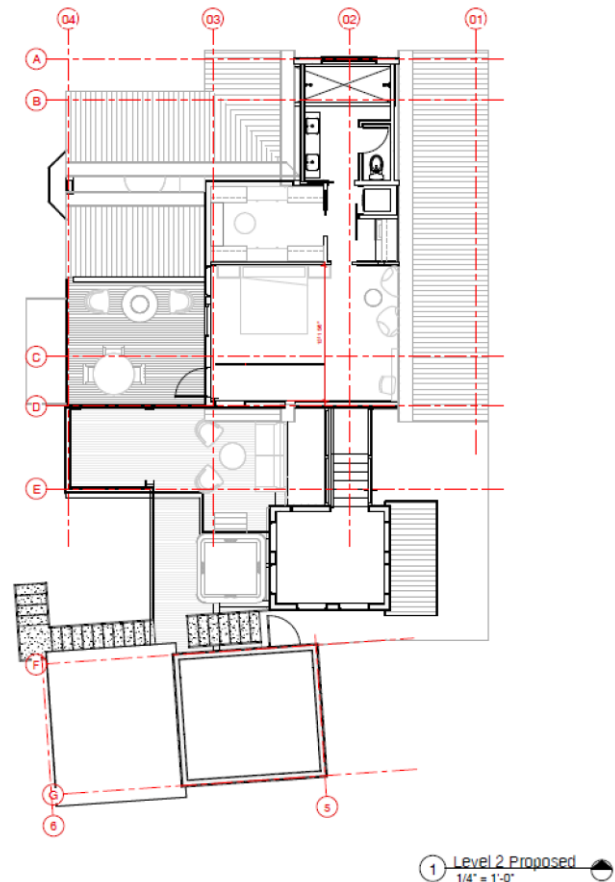


Figure 12: Proposed second level showing primary suite access to proposed roof deck.

¹ "Historic Integrity" as defined in LMC [§ 15-15-1](#).



Staff recommends a Condition of Approval that the Applicant provide a determination of the serviceability of the historic windows proposed to be replaced and to preserve the windows that are still in good condition.

Financial Guarantee Required

Pursuant to LMC [§ 15-11-9](#) a Financial Guarantee is required prior to the issuance of a building permit. The Chief Building Official will determine the dollar 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. When the work has been completed the Applicant will be responsible for contacting Park City Municipal Corporation to request a release of the encumbrance. 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. Staff has proposed a Condition of Approval that the Applicant must provide the Financial Guarantee to the City in a form approved by the City Attorney's Office, and record such with the Summit County Recorder's Office, prior to submitting a building permit application.

The Applicant must obtain Historic District Design Review approval.

In addition to the HPB's decision on Material Deconstruction, the Applicant will be required to obtain Historic District Design Review (HDDR) approval, subject to LMC [Chapter 15-13, Design Guidelines for Historic Districts and Historic Sites](#), and LMC [§ 15-11-9, Preservation Policy](#), prior to submitting a building permit application. Per LMC [§ 15-1-8](#) the Planning Director, or their Designee, is the Review Authority for HDDRs. Staff has proposed a Condition of Approval that the Applicant must obtain HDDR approval for the proposed new construction prior to submitting a building permit application.

Design Review Team (DRT) Review

This item was reviewed by the Design Review Team on June 28, 2023. Feedback was provided to the Applicant that the Historic Preservation Board would need to determine whether the 1941 addition was historically significant and could be altered as proposed. Additional comments were provided regarding potential transitional element requirements and the amount of proposed glazing.

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 October 18, 2023. Staff mailed courtesy notice to property owners within 100 feet on October 18, 2023. The *Park Record* published notice on October 18, 2023.²

Public Input

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

Alternatives

- The Historic Preservation Board may wholly approve the Material Deconstruction for 218 Sandridge Road subject to Findings of Fact, Conclusions of Law, and Conditions of Approval (if any);
- The Historic Preservation Board may wholly deny the Material Deconstruction for 218 Sandridge Road and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain or uncertain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Submitted Plans

Exhibit C: Existing Conditions Report and Historic Preservation Plan

Exhibit D: Historic Sites Inventory Form

Exhibit E: 2016 Intensive Level Survey

² LMC [§ 15-1-21](#).



Planning Department

November 1, 2023

Molly Guinan
Elliott Work Group
(435)-649-0092
mguinan@elliottworkgroup.com

CC: Dennis Hranitzky

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address:	218 Sandridge Road
Zoning District:	Historic Residential – 1
Application:	Historic District Design Review – Material Deconstruction
Project Number:	PL-23-05692
Action:	APPROVED IN PART WITH CONDITIONS; DENIED IN PART
Date of Final Action:	November 1, 2023
Project Summary:	The Applicant Seeks Approval for Material Deconstruction for a Portion of a 1941 Roof Form and an 1889 Roof Form to Accommodate a Proposed Addition.

Action Taken

On November 1, 2023, the Historic Preservation Board conducted a public hearing and approved the Material Deconstruction for the 1941 roof form at 218 Sandridge Road according to the following findings of fact, conclusions of law, and conditions of approval. The Historic Preservation Board denied the proposed Material Deconstruction for approximately 200 square feet of the 1889 roof form.

Findings of Fact

1. The property is located at 218 Sandridge Road in the Historic Residential – 1 (HR-1) Zoning District.
2. The Site is designated a Significant Historic Site on Park City's Historic Sites Inventory.



Planning Department

3. The house first appears on the 1889 Sanborn Fire Insurance Map as a simple, hall-parlor style house with a half-width front porch facing north.
4. The 1900 Sanborn Fire Insurance Map shows an addition to the west with a projecting bay window overlooking the public stairs.
5. The 1941 Sanborn Fire Insurance Map shows another addition to the 1900 construction which projects to the south. This addition came flush to the edge of the rear porch.
6. On May 31, 2023, the Planning Department received a complete Historic District Design Review (HDDR) application.
7. Park City recognizes three significant historical periods within the historic districts: Settlement & Mining Boom Era (1868-1893), Mature Mining Era (1894 – 1930), and Mining Decline & Emergence of Recreation Industry (1931-1962).
8. Park City does not recognize one historical period as more significant than another. Property owners may elect to restore a Historic Structure to one period of significance rather than another.
9. The proposed removal of the 1941 addition's roof restores the roofline of the 1907 addition.
10. The discussion and figures of the Background and Analysis sections of the Staff Report dated November 1, 2023 are incorporated herein.
11. Contrary to LMC § 15-11-12.5, the proposed modification of 200 square feet of 1889 roof form does not restore the form to any period of significance and alters an original historic roof form to accommodate a proposed addition as prohibited by LMC § 15-13-2(B)(4)(a)(4).

Conclusions of Law

1. The proposal to remove the 1941 roof form to accommodate a rooftop deck complies with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.
2. The proposal to modify approximately 200 square feet of the 1889 roof form to accommodate a flat roof projection does not comply with the Land Management Code requirements pursuant to LMC § 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved by the Historic Preservation Board on November 1, 2023, for the Material Deconstruction of the 1941 addition's roof form to



Planning Department

accommodate a rooftop deck. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

2. The applicant is responsible for notifying the Planning and Building Departments prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or their Designee prior to construction.
4. The applicant shall obtain HDDR approval from the Planning Director, or their Designee, prior to submitting for a building permit.
5. 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 for a building permit.
6. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
7. Historic materials removed from the Structure that are salvageable or in otherwise good condition shall be used to repair/replace irreparable materials on the Site.
8. The Applicant shall demonstrate the historic windows proposed for removal are no longer safe or salvageable prior to obtaining Historic District Design Review final action.

If you have questions or concerns regarding this Final Action Letter, please contact Caitlyn Tubbs at (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Randy Scott, Chair
Park City Historic Preservation Board

CC: Caitlyn Tubbs, AICP
Senior Historic Preservation Planner

Dennis Hranitzky

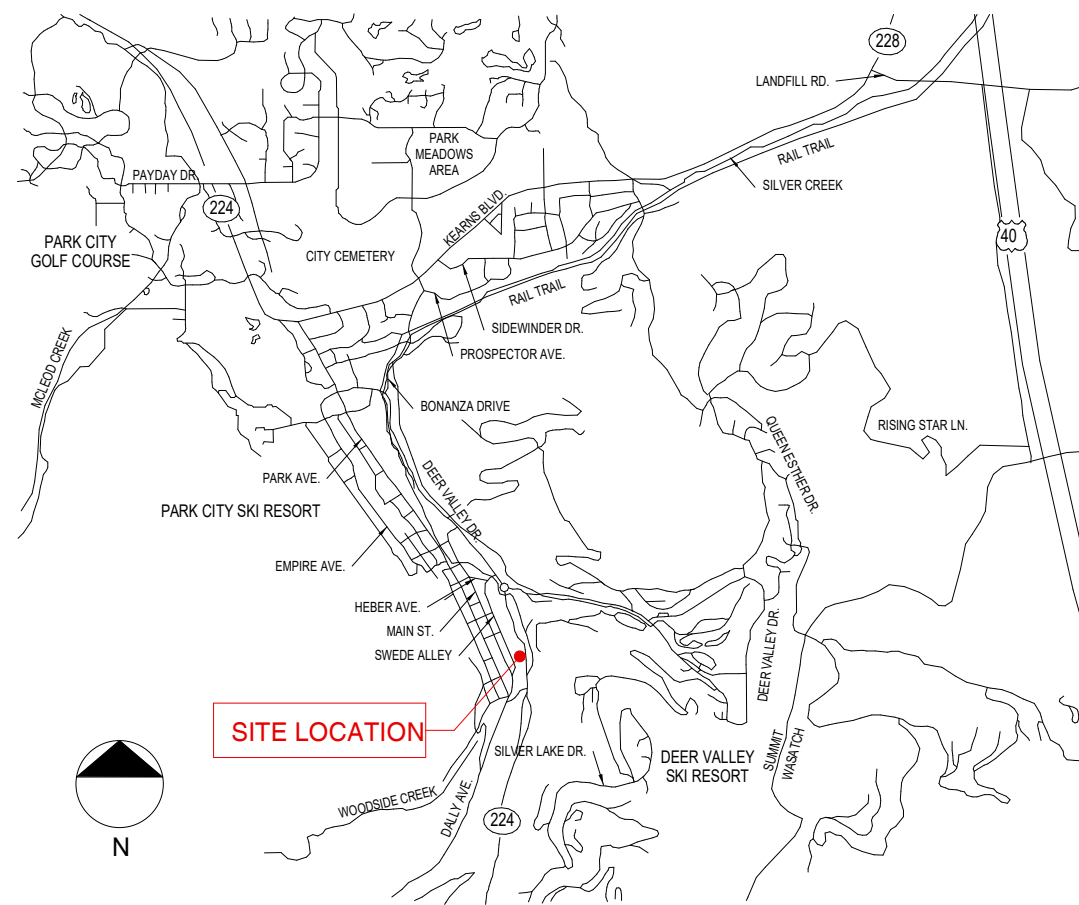
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Building Name
As Built Drawings

2023.07.26 EWG Project #2022.092

VICINITY MAP



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Dennis Hranitzky PO Box 683849 Park City, UT 84068 917.405.6777 Contact: Dennis Hranitzky	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Molly Guinan	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	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Tricia Janes	ELLIOTT WORKGROUP 1441 W. Ute Blvd., Suite 100 Park City, UT 84098 801.415.1839 Contact: Sid Ostergaard
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	Old Town Post Office 450 Main St Park City, Ut (800) 275.8777
Comcast Service Center 1890 Bonanza Dr, Suite 101 Park City, UT 84098 (435) 649.4020	Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 323.5517
Park City Fire District 730 W Bitner Road Park City, UT 84098 (435) 940-2500	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City,UT84098 (435)649-7993
Park City Municipal Corp 445 Marsac Avenue Park City, UT 84060 (435) 658.9471	Summit County 60 N. Main Street Coalville, UT 84017 (435) 336.3200
Park City School District 2700 Kearns Blvd. Park City, UT 84060 (435) 645.5600	Owest Phone Company Salt Lake City, UT (800) 922.7387
Century Link 4160 Atkinson Road Park City, UT 84098 (435) 645.5600	Utah Division of Water Quality 288 North 1460 West Salt Lake City, UT 84116 (801) 536.4300

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AD-101	Demolition Floor Plan
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A-301	Building Sections

Drawing Index

ELLIOTT WORKGROUP LLC

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



ELLIOTT WORKGROUP

Building Name

As Built Drawings

2023.07.26

Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

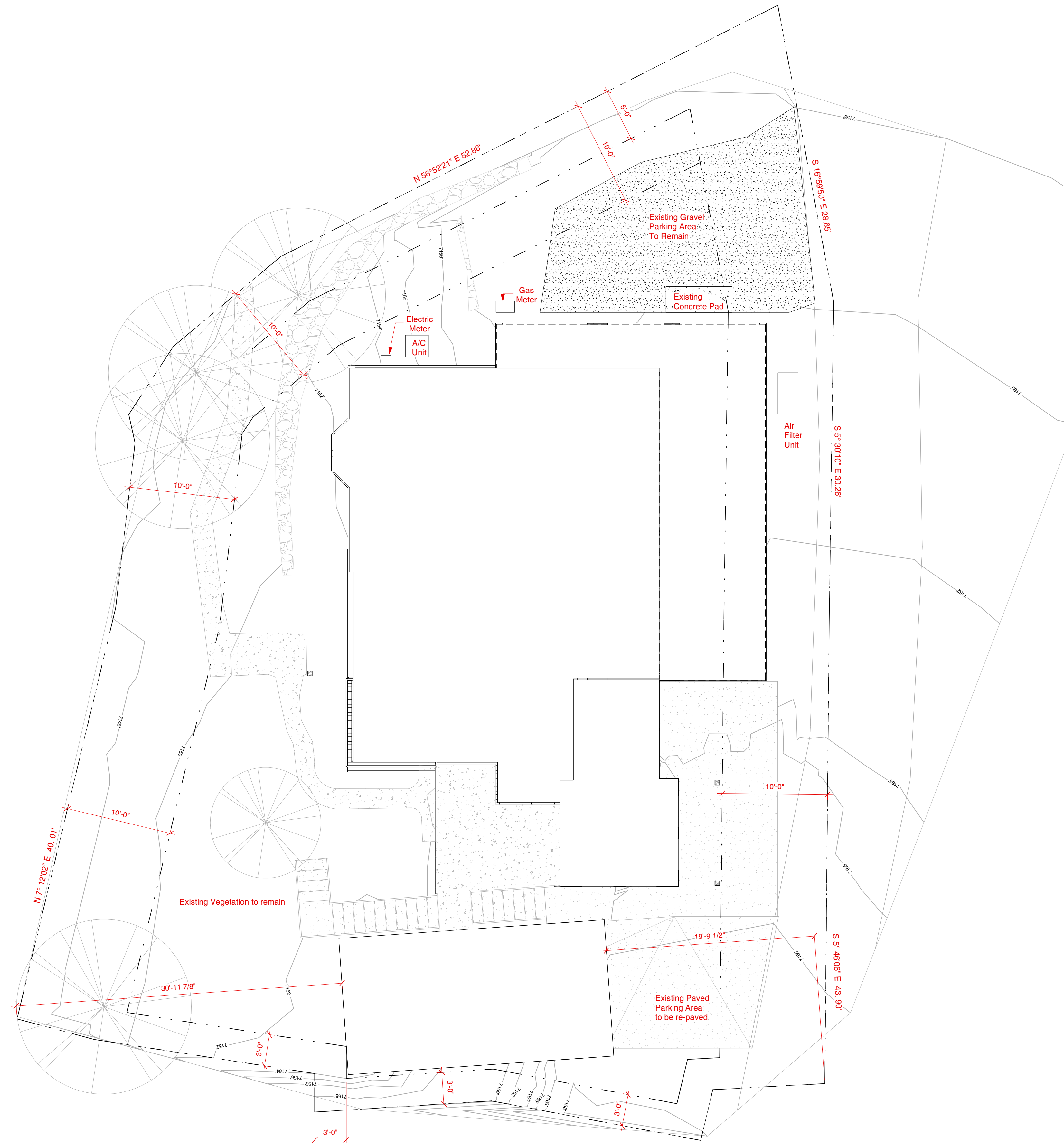
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ISSUE DATE: 2023.07.26
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CONTRACT NO:
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

Cover Sheet

G-001



1 Proposed Site Plan/Building Footprint
3/16" = 1'-0"



Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

Rev.	Date	Description
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ISSUE DATE: 2023.07.26
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
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SHEET TITLE

Site Plan

AS-001

ELLIOTT WORKGROUP



Not for Construction

Dennis Hranitzky

Hranitzky Residence

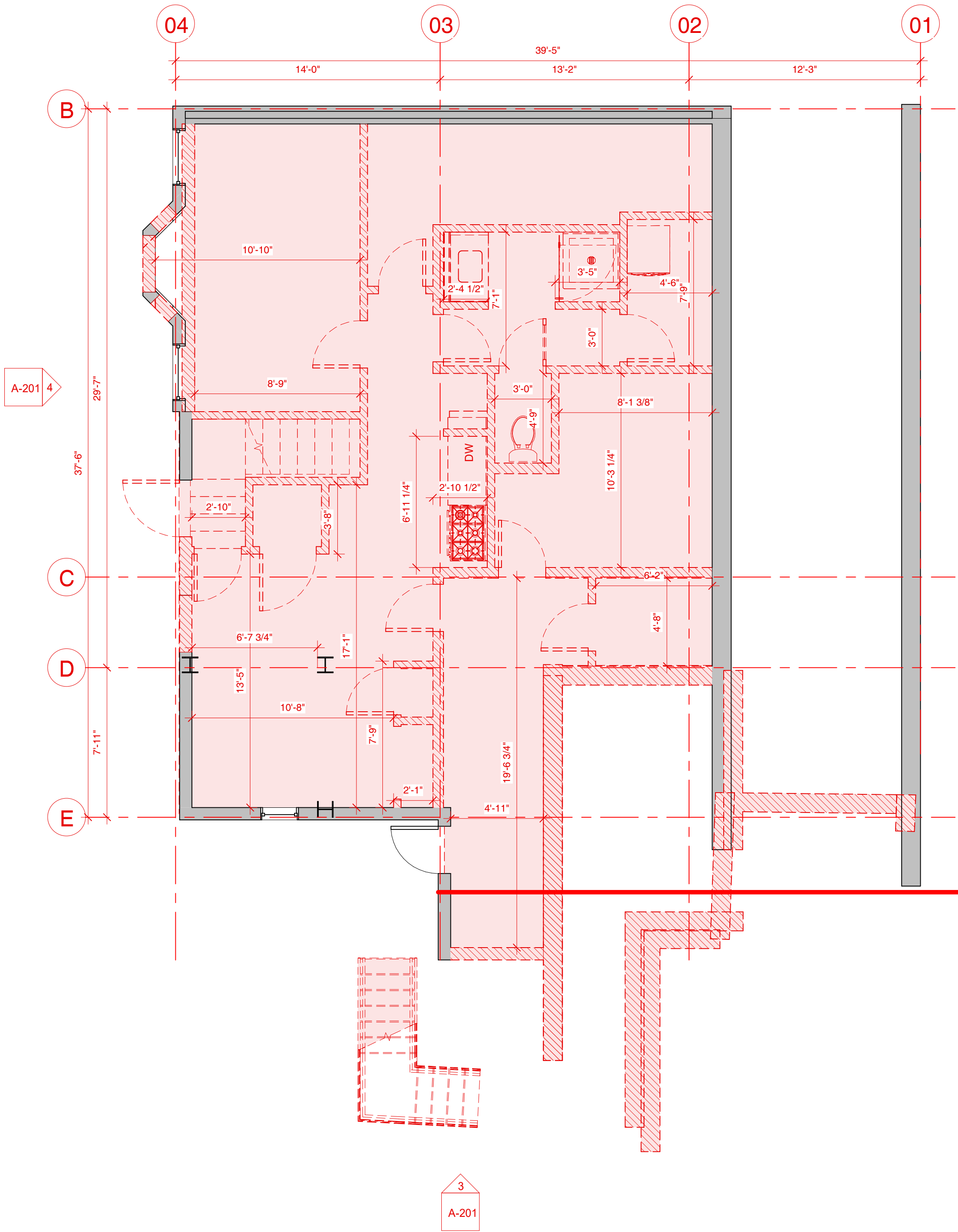
218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

Rev.	Date	Description
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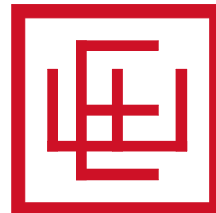
AS-002



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

ELLIOTT WORKGROUP LLC

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



Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

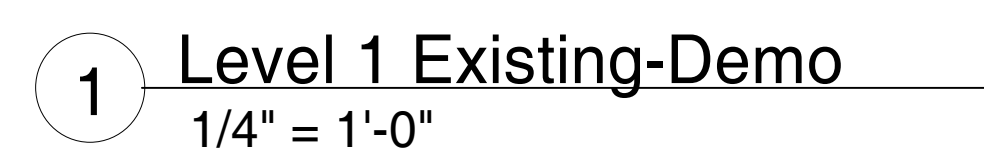
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CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
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SHEET TITLE

Demolition Floor Plan

AD-100

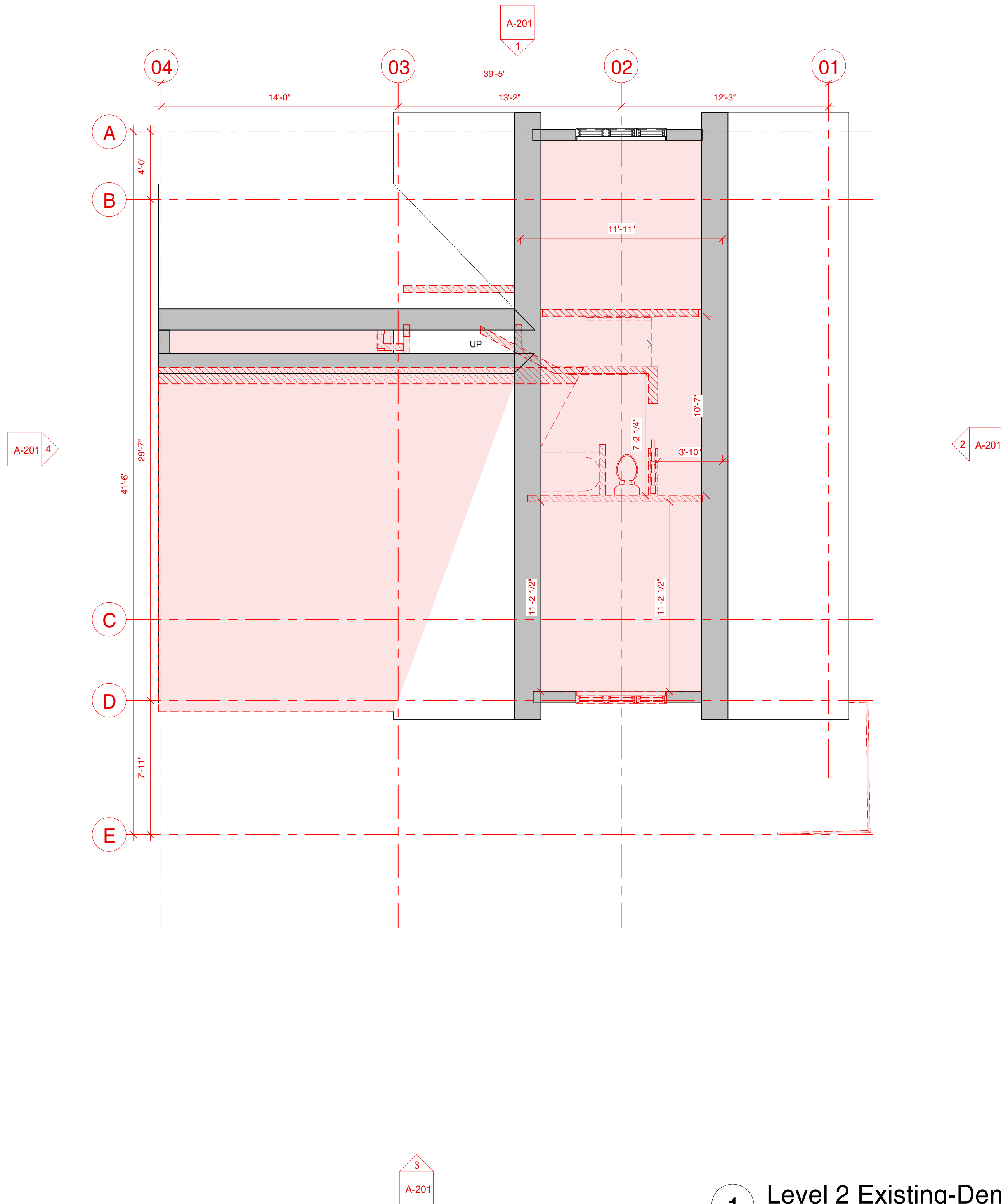


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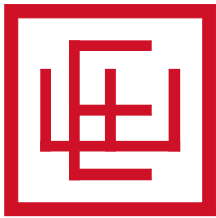
ELLIOTT WORKGROUP



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

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84096
435-649-0092 or 801-415-1839
elliottworkgroup.com



Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

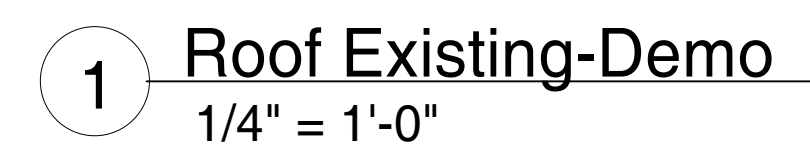
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ISSUE DATE: 2023.07.26
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CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

Demolition Floor Plan

AD-102

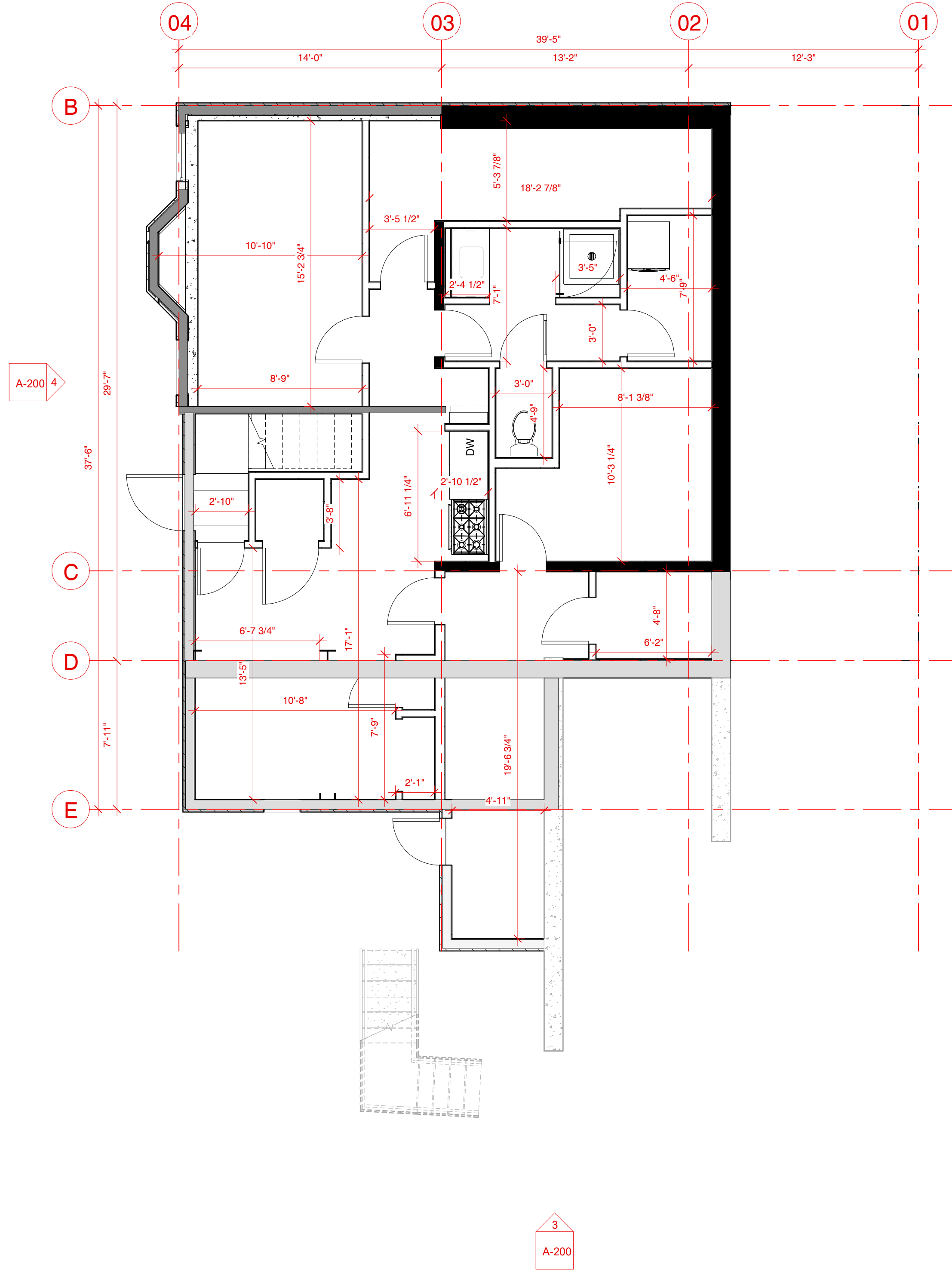


Rev.	Date	Description
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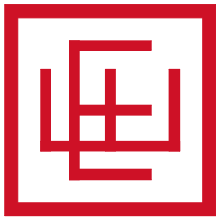
AD-104

ELLIOTT WORKGROUP



1 Basement Existing - Historical
1/4" = 1'-0"

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



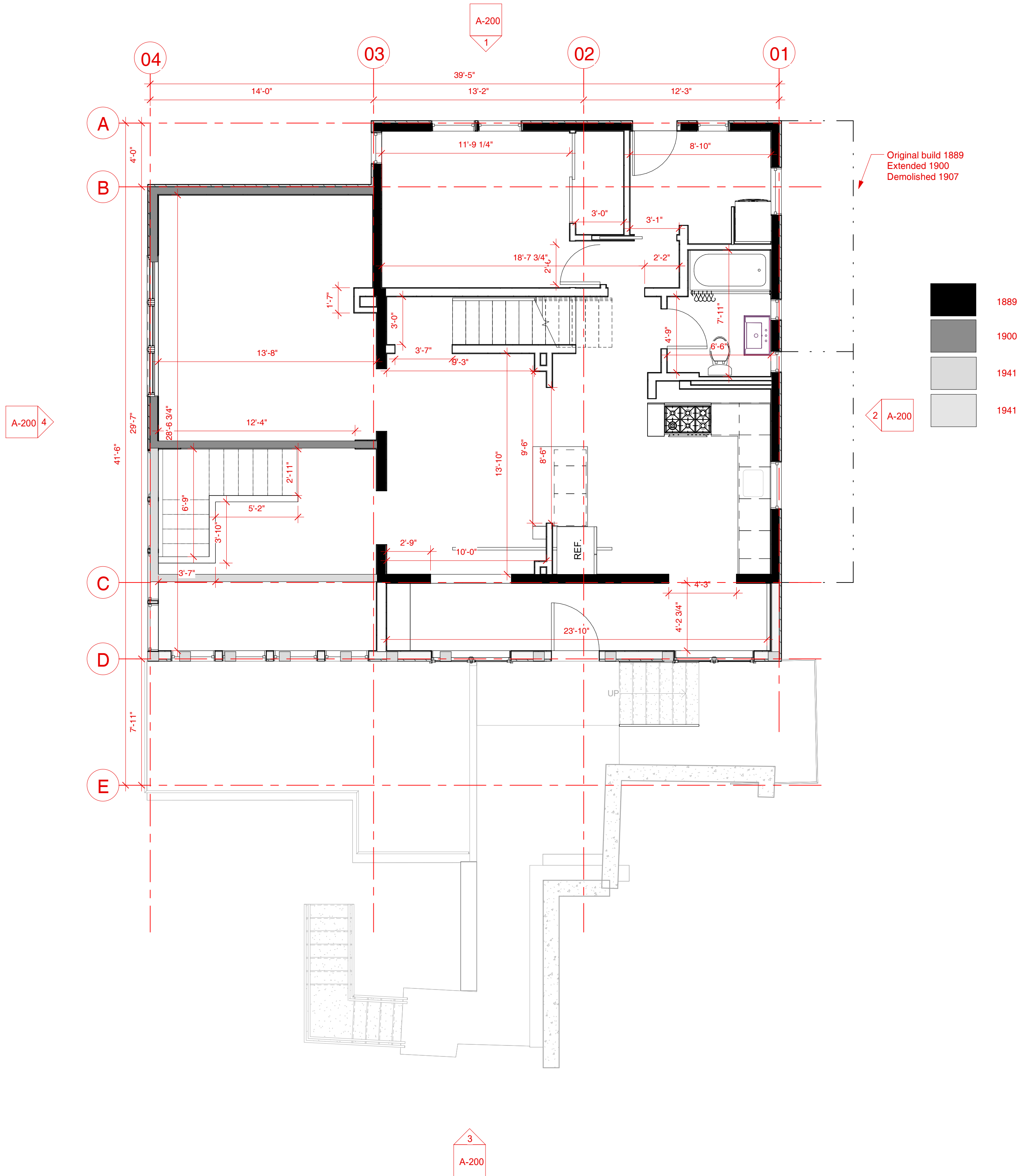
Dennis Hranitzky
Hranitzky Residence
218 Sandridge Road
Park City, UT 84060
Project Status
Building Name

Rev.	Date	Description
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ISSUE DATE: 2023.07.26
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CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
COPYRIGHT: Elliott Workgroup, LLC

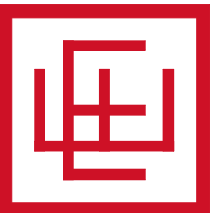
SHEET TITLE
Existing Floor Plan

AX-100



1 Level 1 Existing - Historical
1/4" = 1'-0"

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



Dennis Hranitzky
Hranitzky Residence
218 Sandridge Road
Park City, UT 84060
Project Status
Building Name

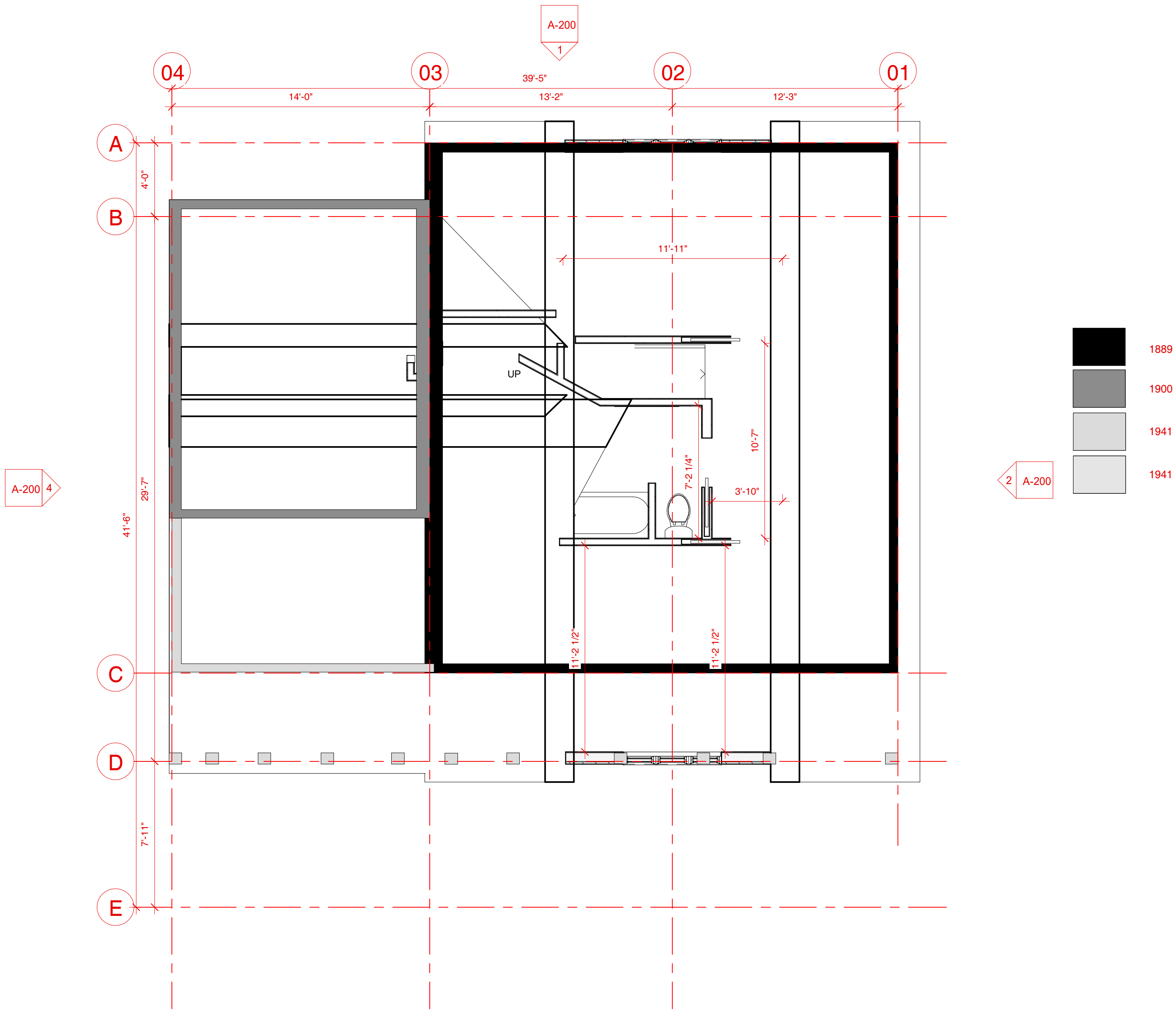
Rev.	Date	Description
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ISSUE DATE: 2023.07.26
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
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SHEET TITLE

Existing Floor Plan

AX-101



1 Level 2 Existing - Historical
1/4" = 1'-0"

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



Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

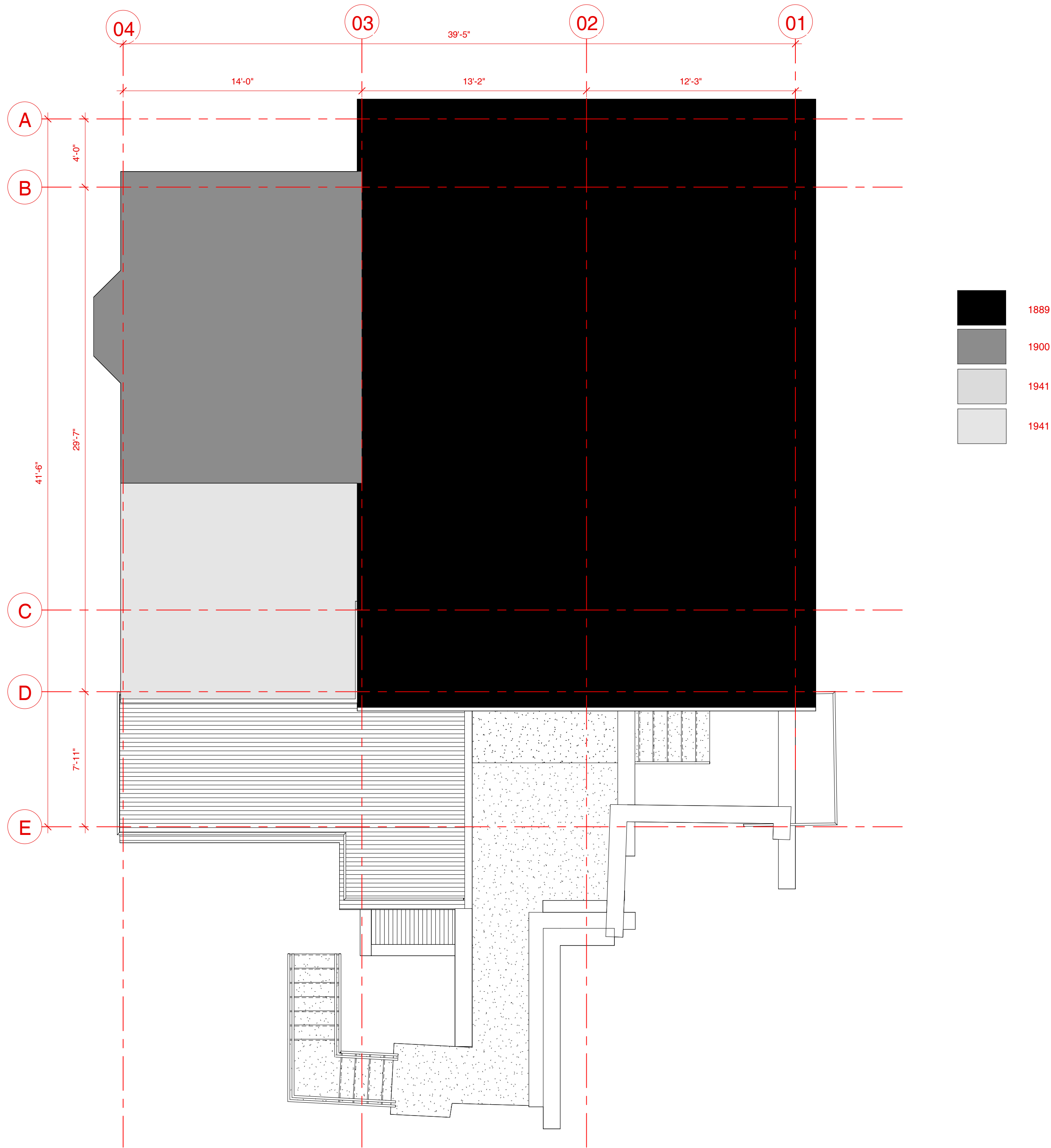
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ISSUE DATE: 2023.07.26
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CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
COPYRIGHT: Elliott Workgroup, LLC

SHEET TITLE

Existing Floor Plan

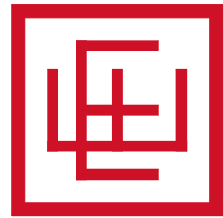
AX-102



1 Roof Existing
1/4" = 1'-0"

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



Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

Rev.	Date	Description
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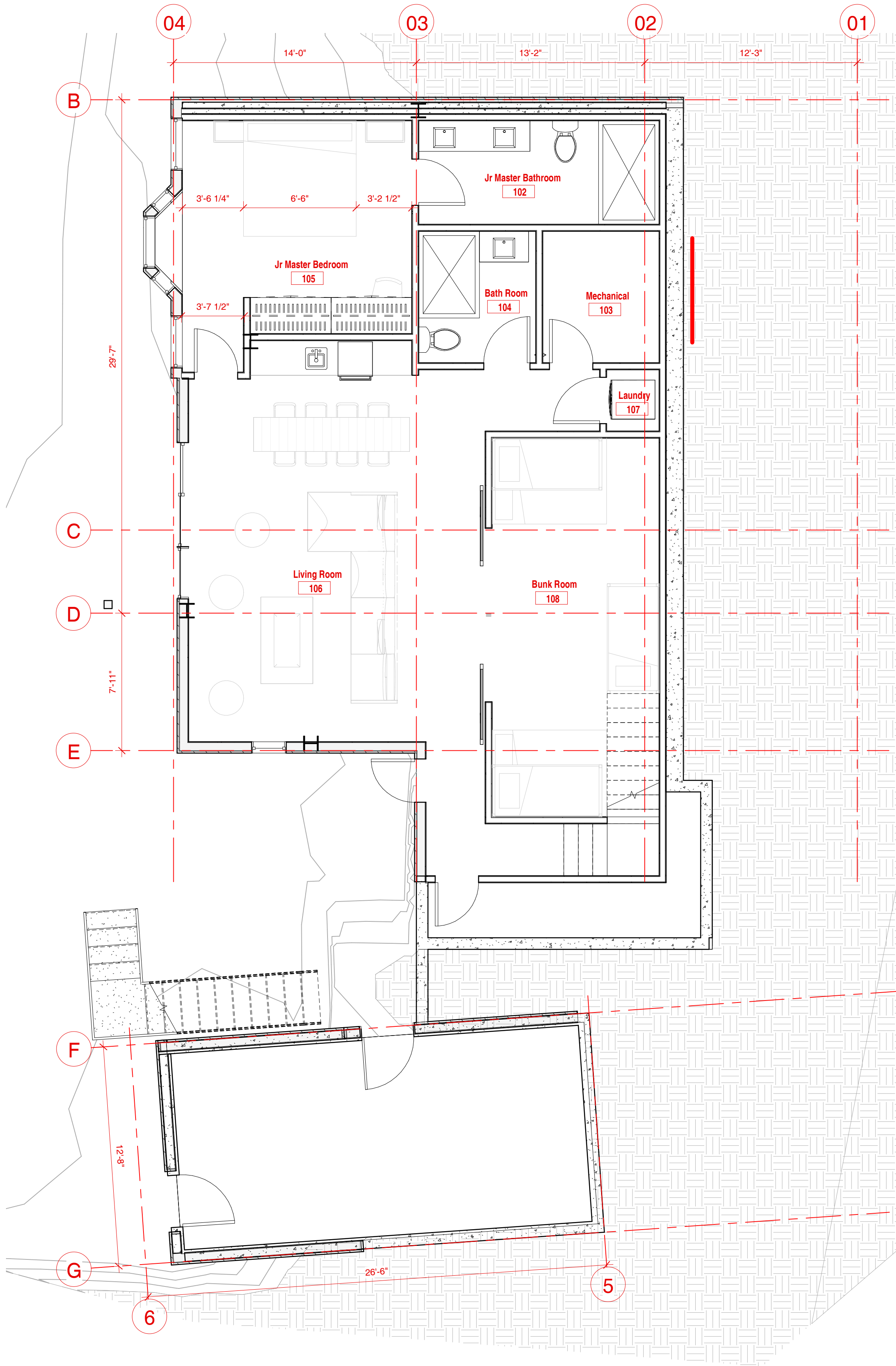
ISSUE DATE: 2023.07.26
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO: 2022.092
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SHEET TITLE

Existing Roof Plan

AX-104

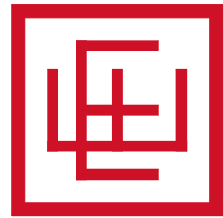
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1 Basement Proposed
1/4" = 1'-0"

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435-649-0092 or 801-415-1839
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Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

Rev.	Date	Description
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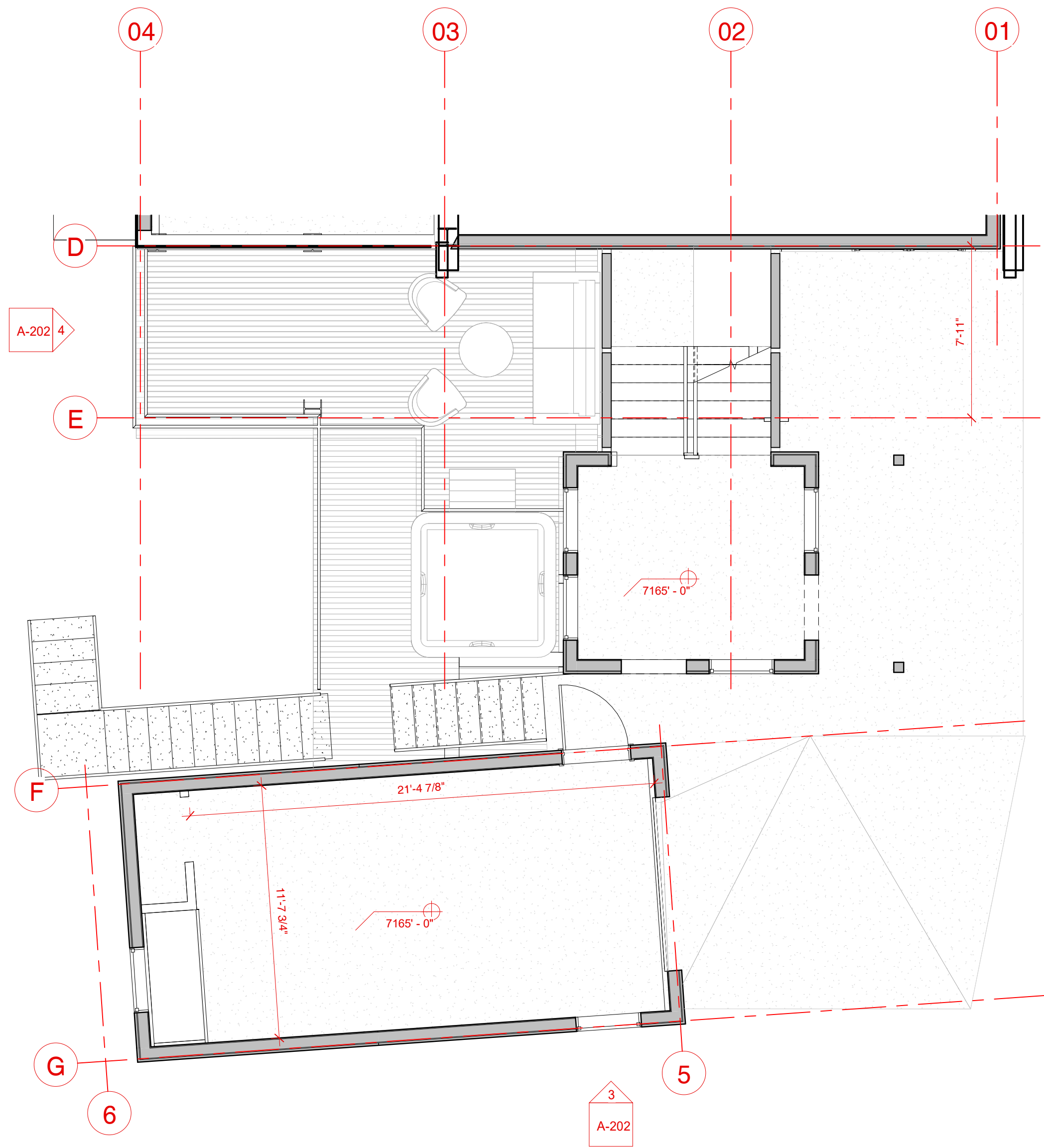
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OWNER PROJECT NO: .
CONTRACT NO: .
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EWG PROJECT NO: 2022.092
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SHEET TITLE

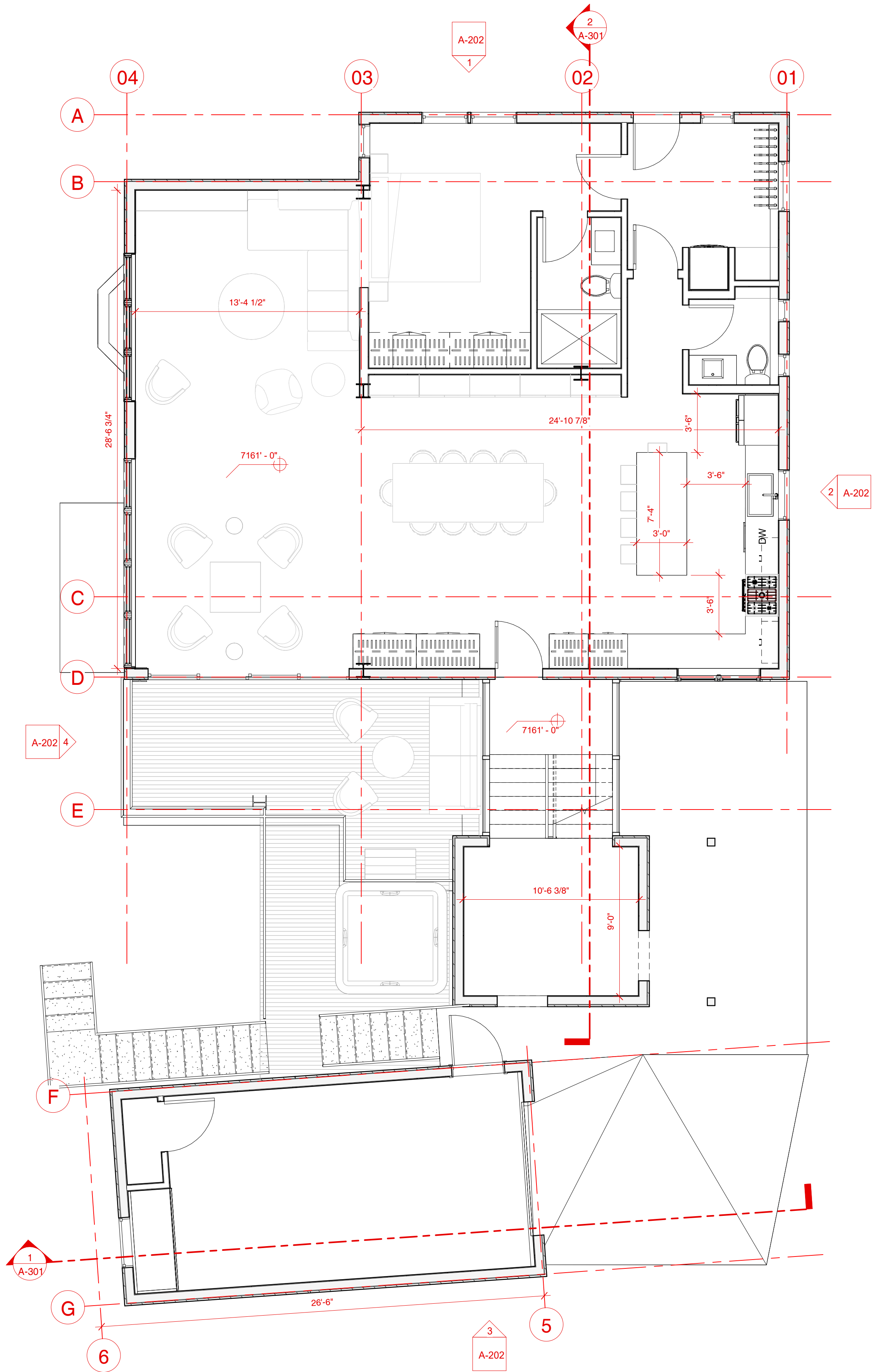
Proposed Floor Plan

AE-100

ELLIOTT WORKGROUP



2 Garage
1/4" = 1'-0"



1 Level 1 Proposed
1/4" = 1'-0"

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



Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060
Project Status
Building Name

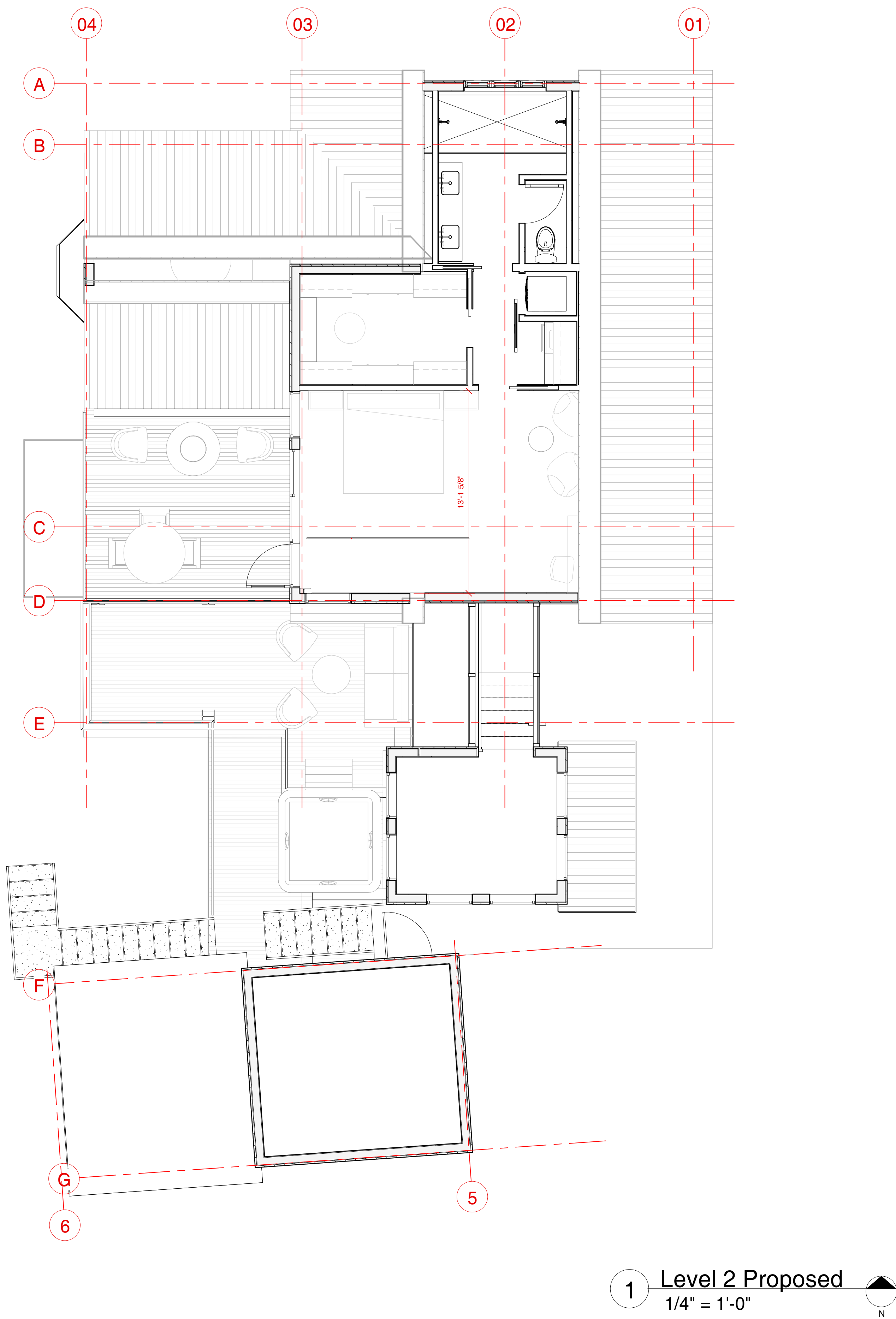
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ISSUE DATE: 2023.07.26
OWNER PROJECT NO: .
CONTRACT NO: .
DRAWN BY: Author
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DESIGNED BY: Designer
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SHEET TITLE

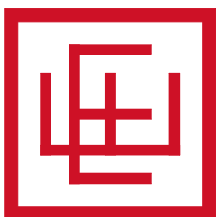
Proposed Floor Plan

AE-101



1 Level 2 Proposed
1/4" = 1'-0"

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



Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060
Project Status
Building Name

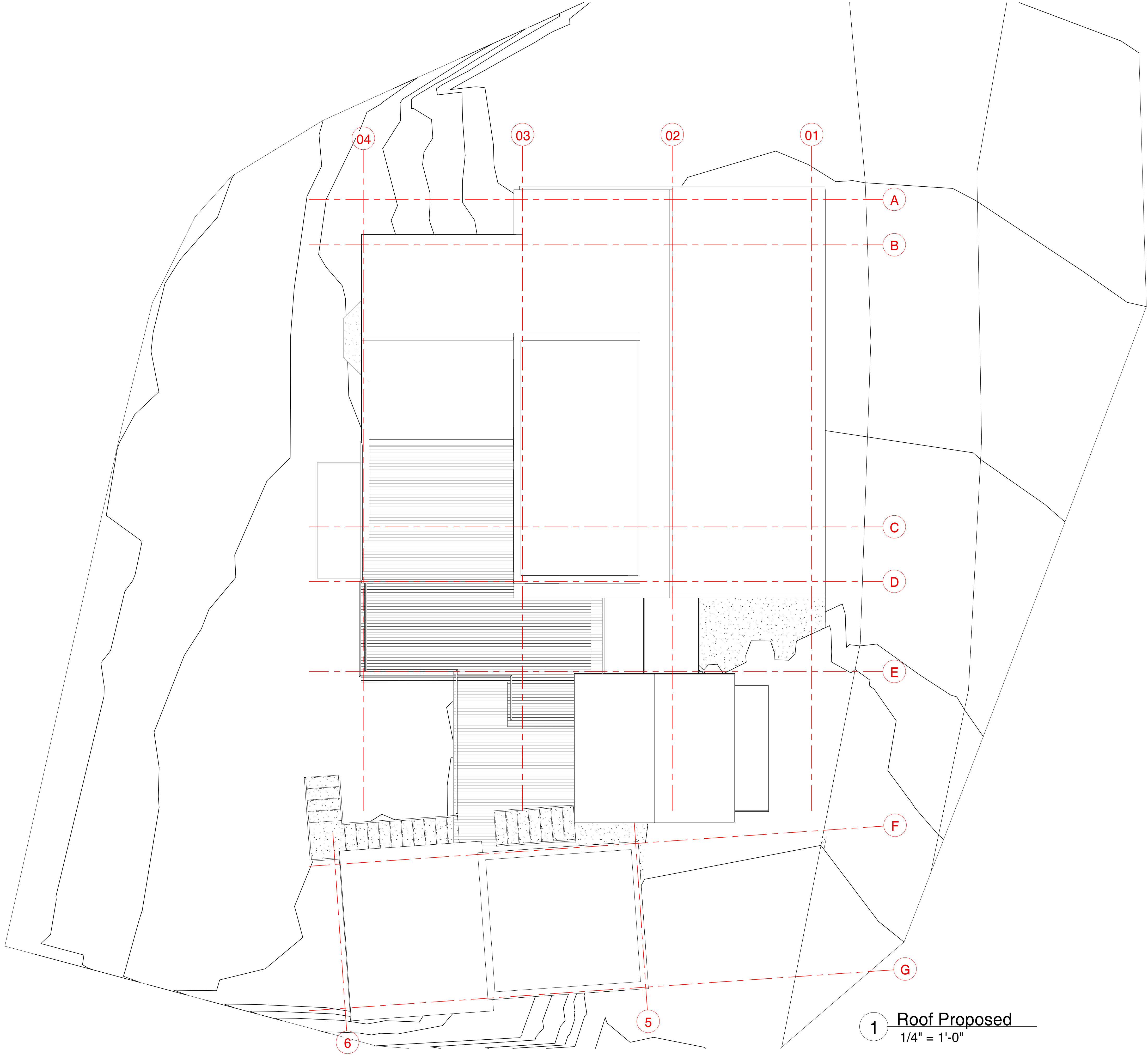
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ISSUE DATE:	2023.07.26
OWNER PROJECT NO.:	
CONTRACT NO.:	
DRAWN BY:	Author
CHECKED BY:	Checker
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EWG PROJECT NO.:	2022.092
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SHEET	TITLE
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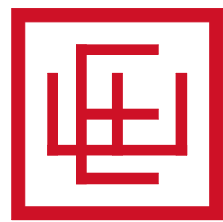
Proposed Floor Plan

AE-102



ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84096
435-649-0092 or 801-415-1839
elliottworkgroup.com



Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

Rev.	Date	Description
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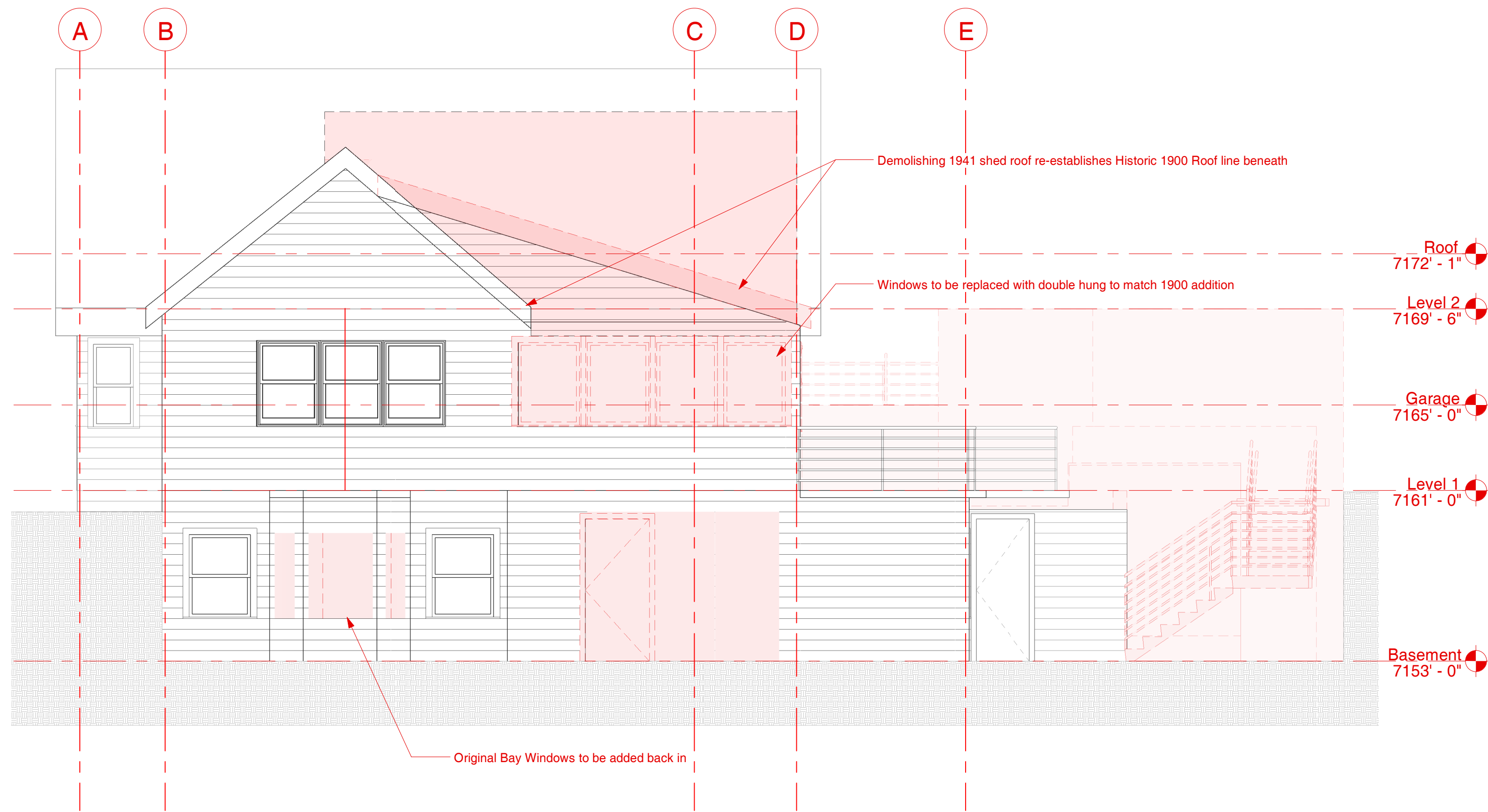
ISSUE DATE:	2023.07.26
OWNER PROJECT NO:	
CONTRACT NO:	
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DESIGNED BY:	Designer
EWG PROJECT NO:	2022.092
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SHEET TITLE

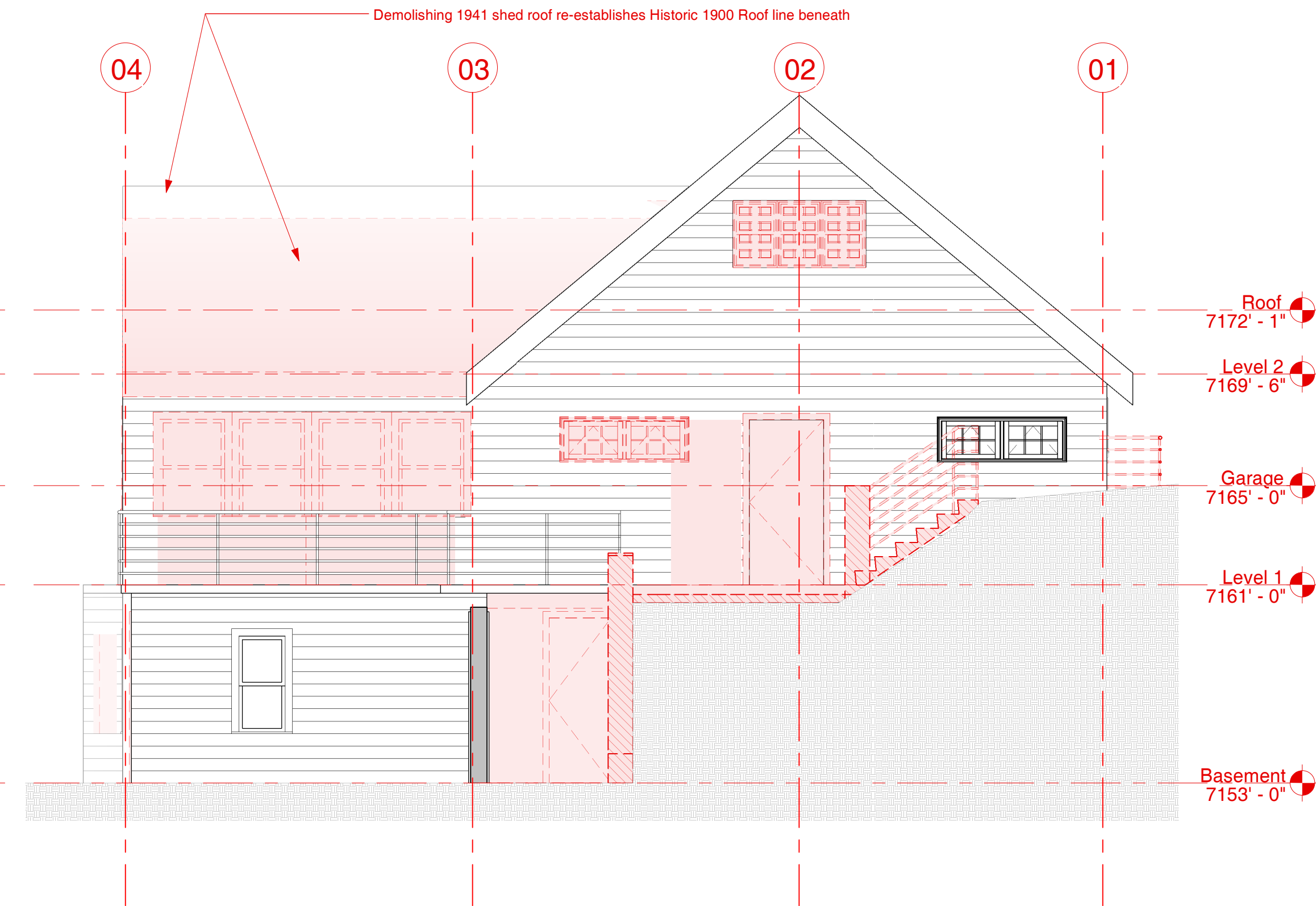
Proposed Roof Plan

AE-104

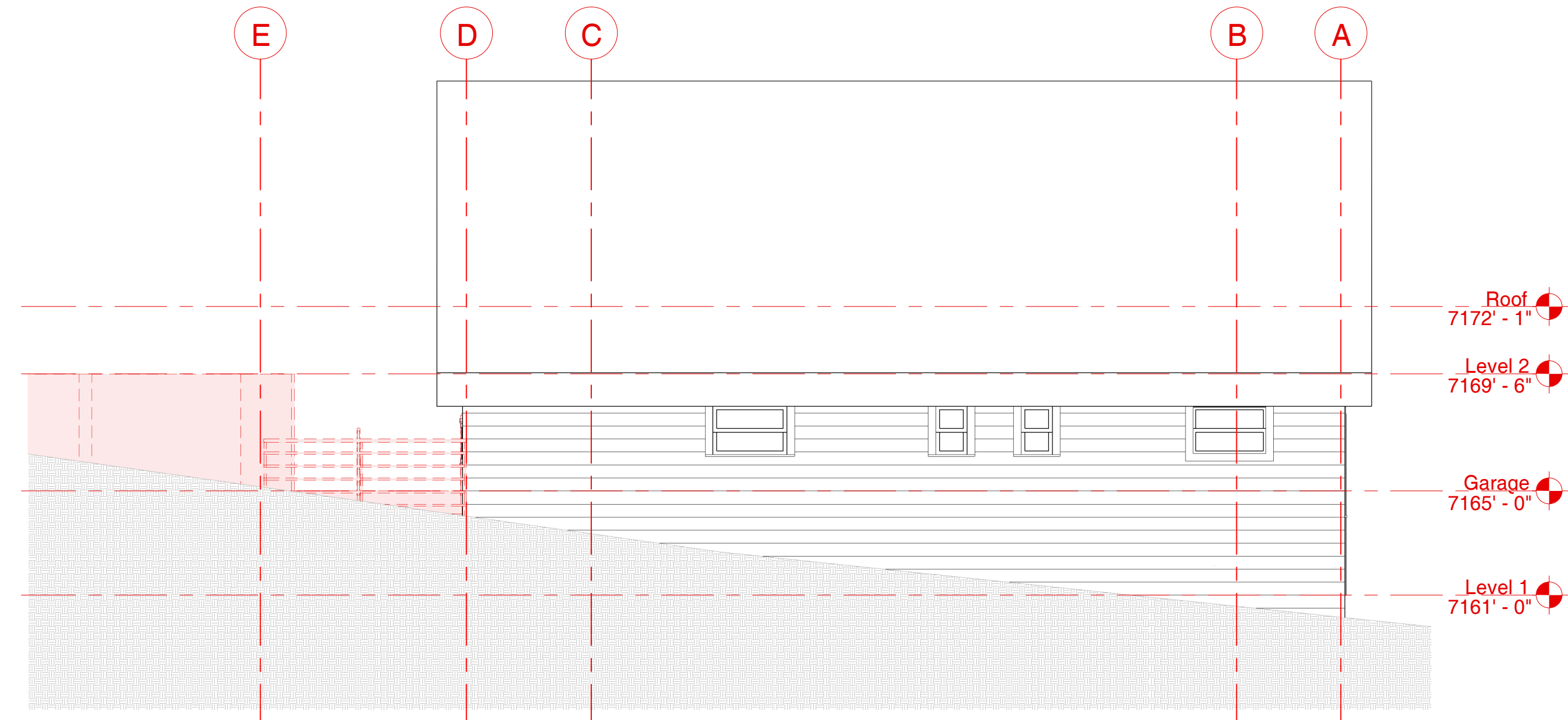
ELLIOTT WORKGROUP



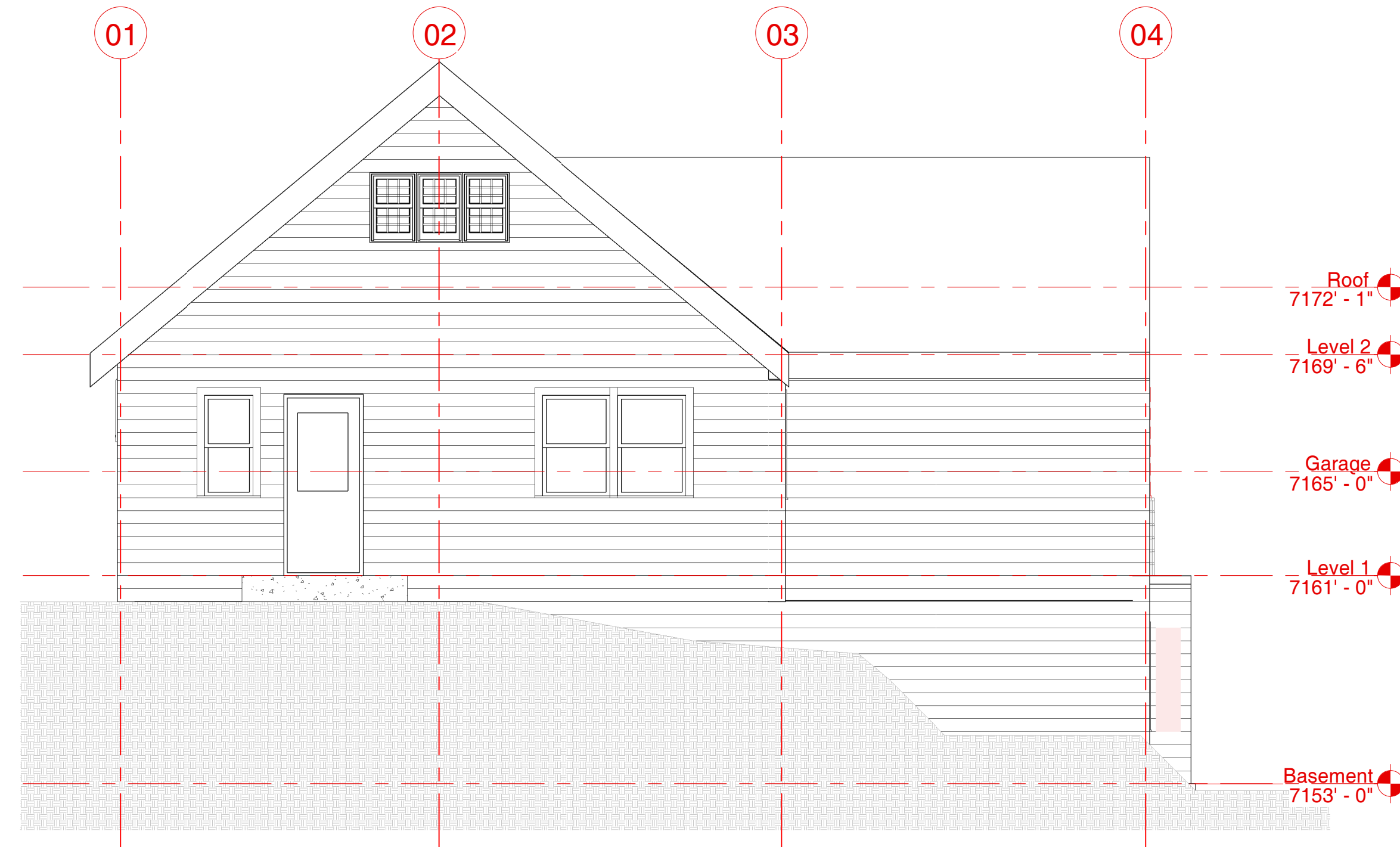
4 Elevation West Demo
1/4" = 1'-0"



3 Elevation South Demo
1/4" = 1'-0"

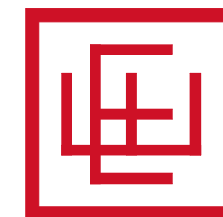


2 Elevation East Demo
1/4" = 1'-0"



1 Elevation North Demo
1/4" = 1'-0"

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Park City, Utah 84098
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Dennis Hranitzky
Hranitzky Residence
218 Sandridge Road
Park City, UT 84060
Project Status
Building Name

Rev.	Date	Description
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ISSUE DATE: 2023.07.26
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DRAWN BY: Author
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SHEET TITLE

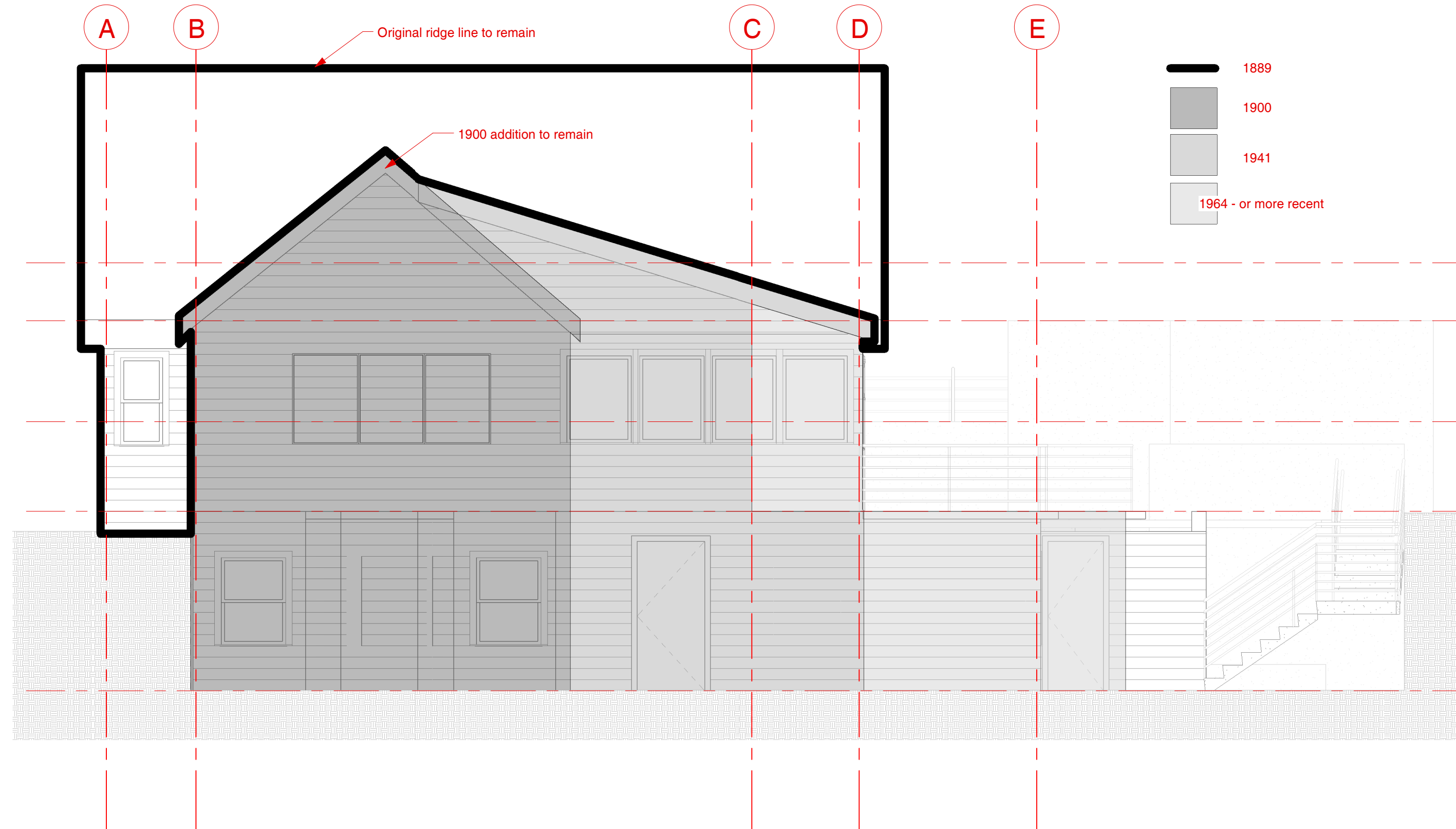
Elevations Demo

A-201

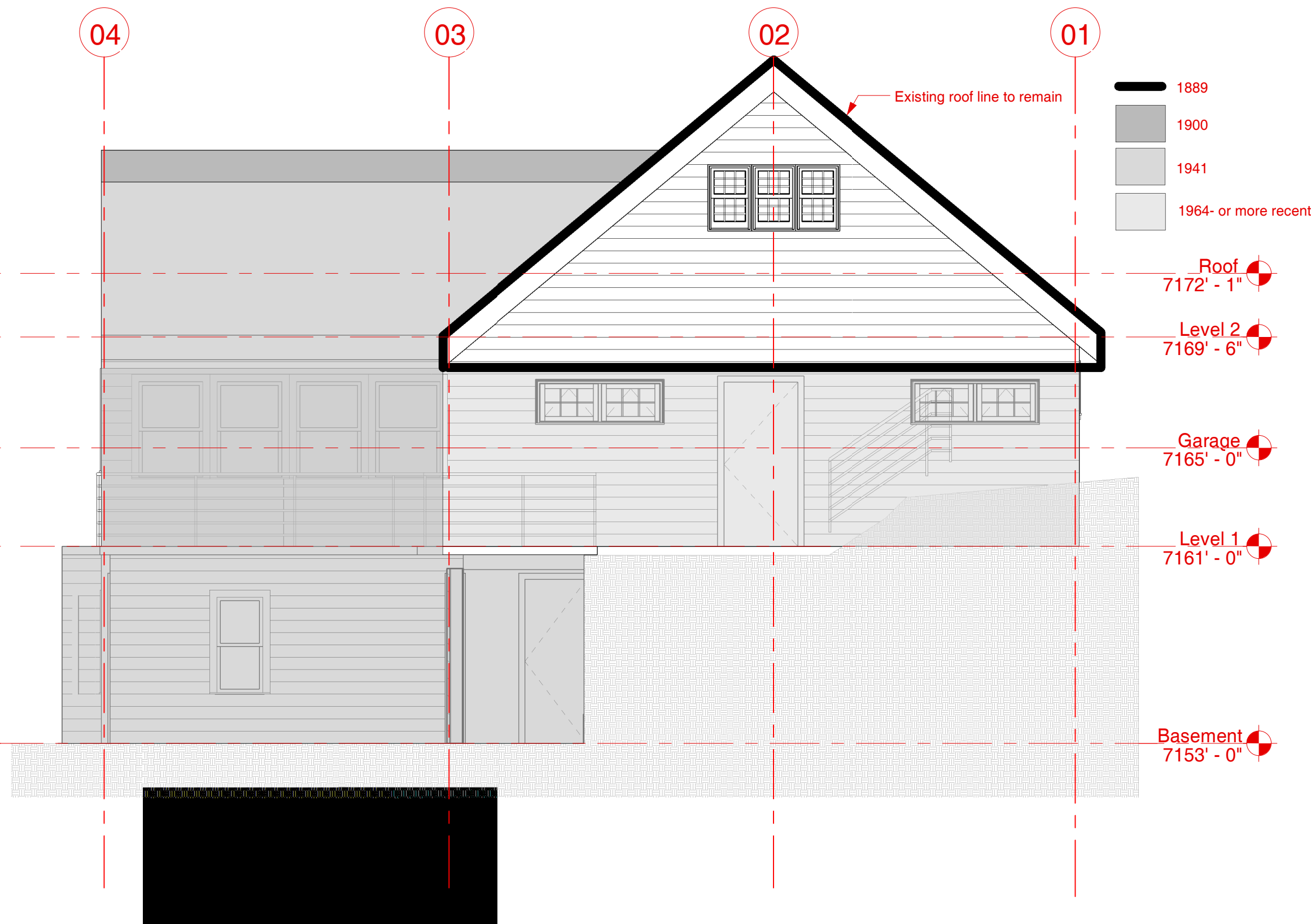
ELLIOTT WORKGROUP

Autodesk Docs/22-092 Sandridge Road Addition and Remodel/218 Sandridge Model_Renovation_V1.1.rvt

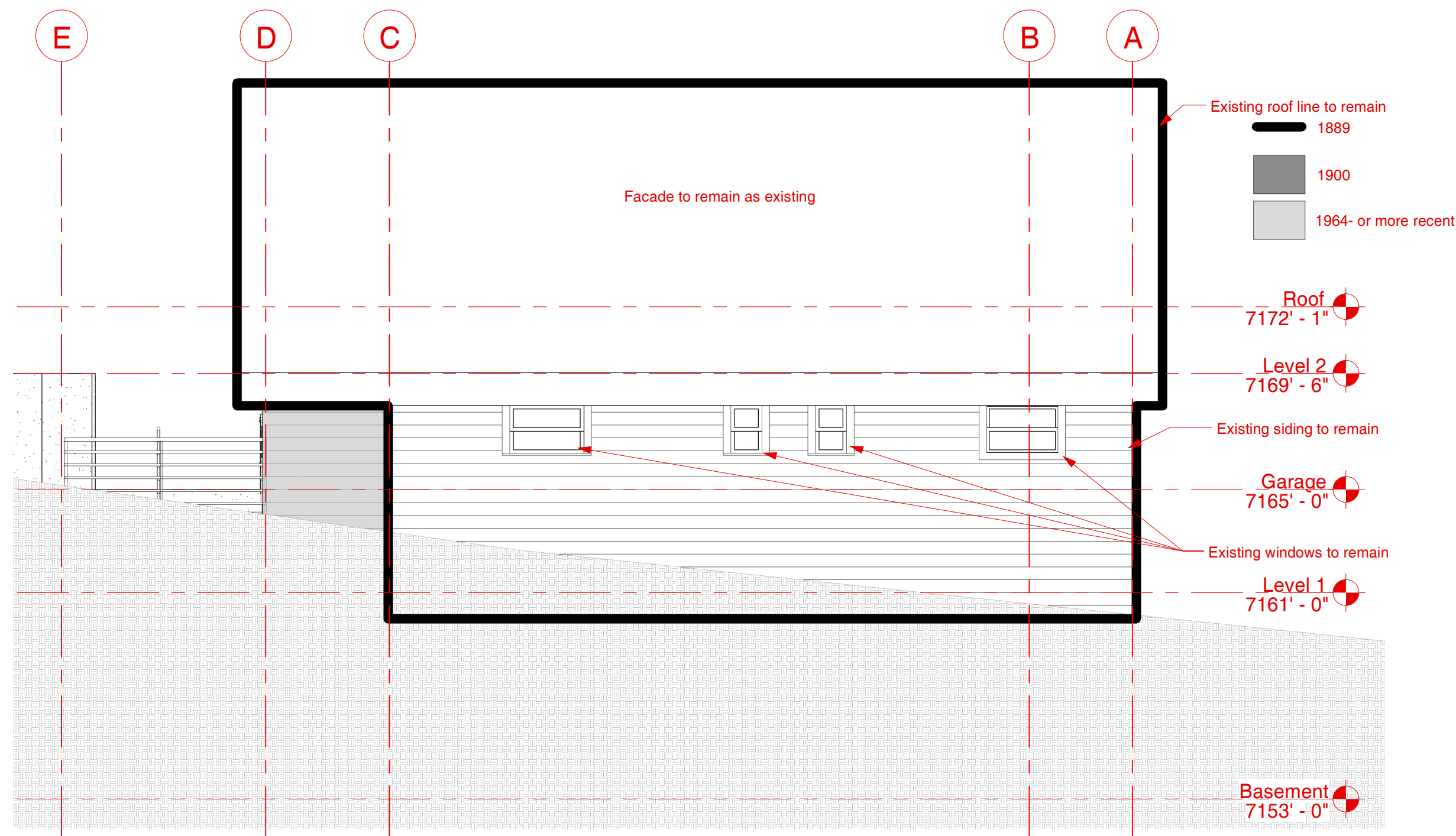
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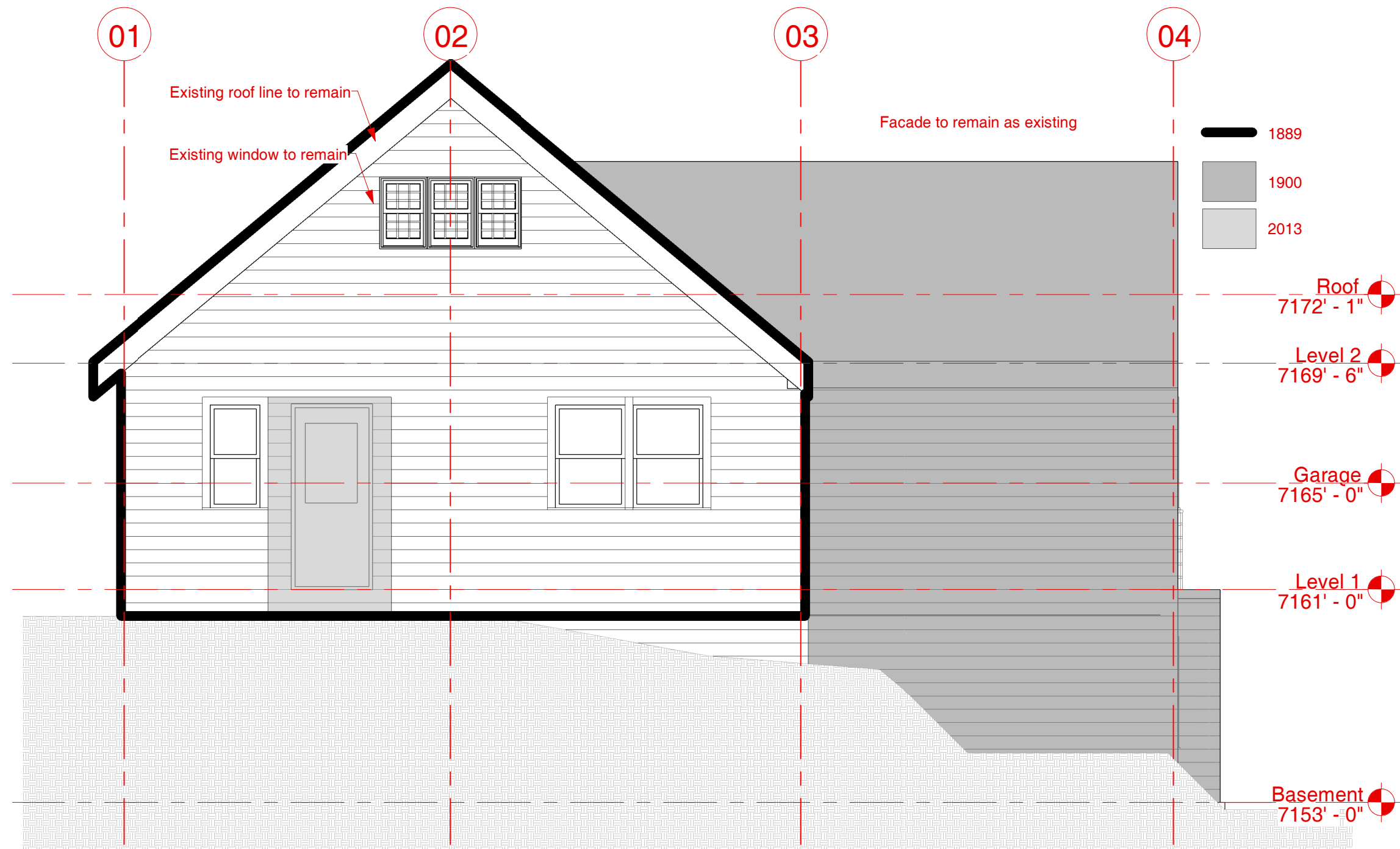
4 Elevation West Existing
1/4" = 1'-0"



3 Elevation South Existing
1/4" = 1'-0"



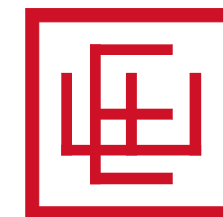
2 Elevation East Existing
1/4" = 1'-0"



1 Elevation North Existing
1/4" = 1'-0"

ELLIOTT WORKGROUP LLC

1441 West Ute Blvd, Suite 100
Park City, Utah 84098
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Dennis Hranitzky

Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

Rev.	Date	Description
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ISSUE DATE:	2023.07.26
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CONTRACT NO.:	
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SHEET TITLE

Elevations Existing

A-200

ELLIOTT WORKGROUP

Dennis Hranitzky

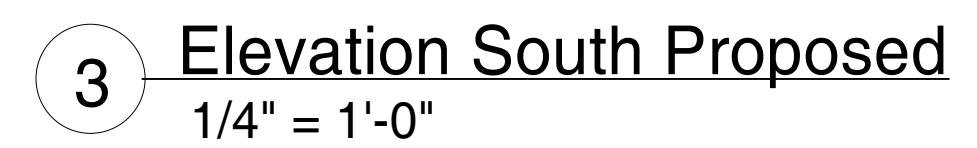
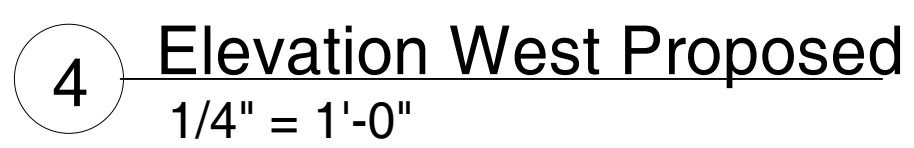
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060

Project Status
Building Name

Elevations Proposed

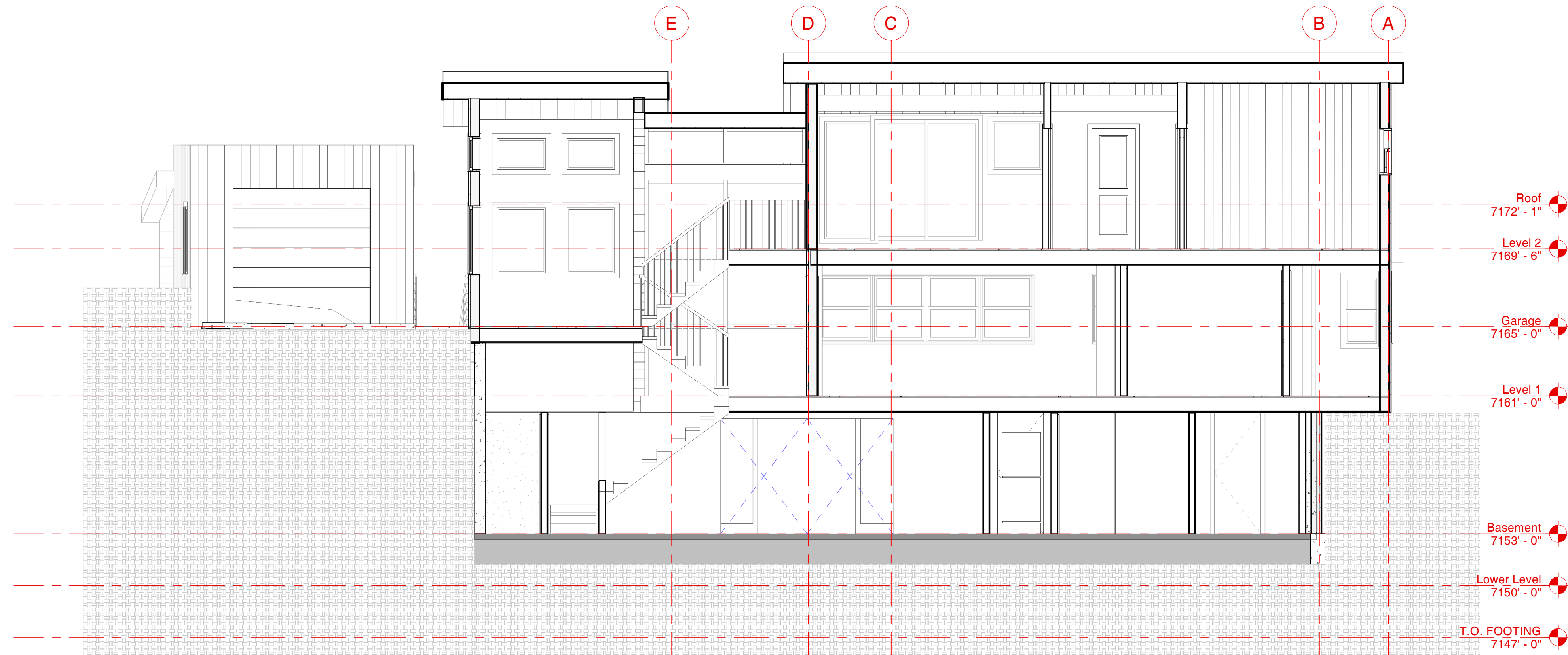
A-202



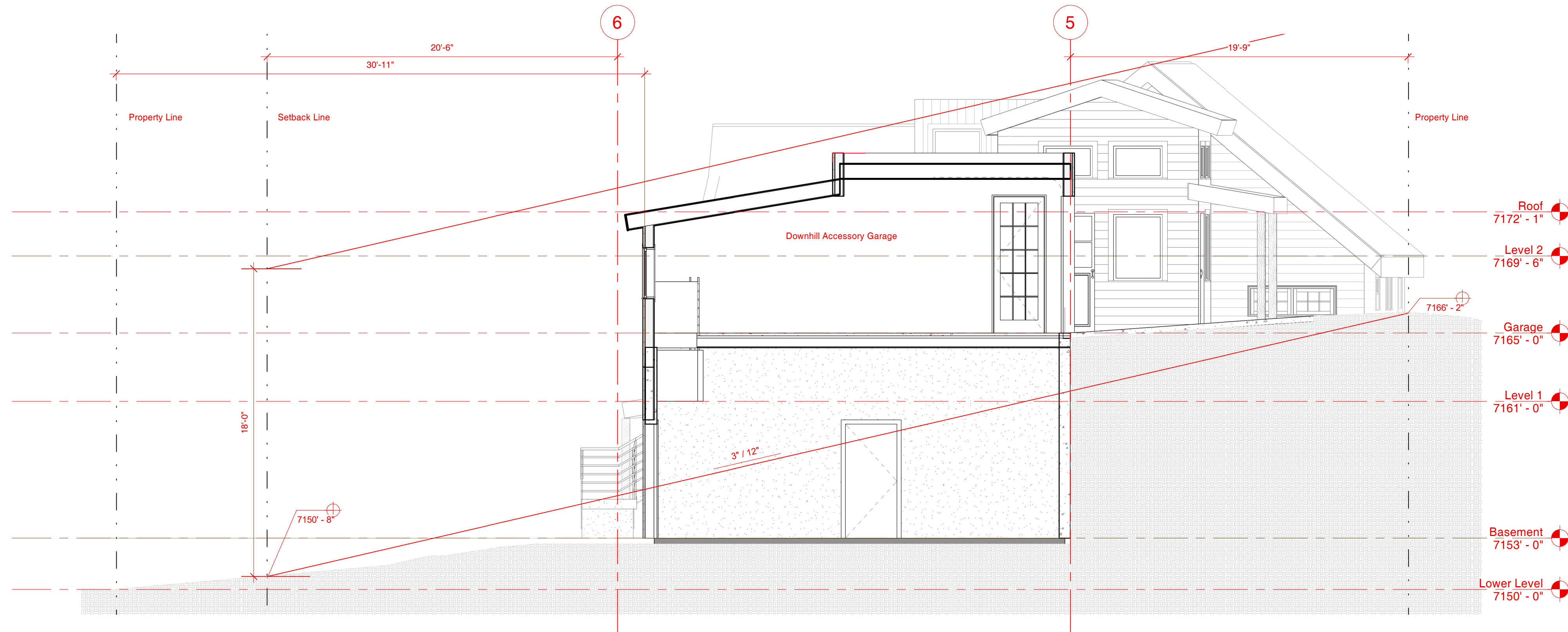
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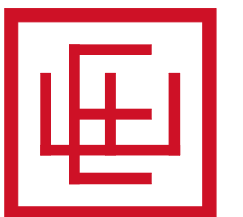


2 Section Length of Property
1/4" = 1'-0"



1 Section @ Detached Accessory Garage
1/4" = 1'-0"

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



Dennis Hranitzky
Hranitzky Residence
218 Sandridge Road
Park City, UT 84060
Project Status
Building Name

Rev.	Date	Description
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ISSUE DATE: 2023.07.26
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CONTRACT NO: .
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DESIGNED BY: Designer
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SHEET TITLE

Building Sections

A-301

ELLIOTT WORKGROUP

**PHYSICAL CONDITIONS REPORT
&
HISTORIC PRESERVATION PLAN**

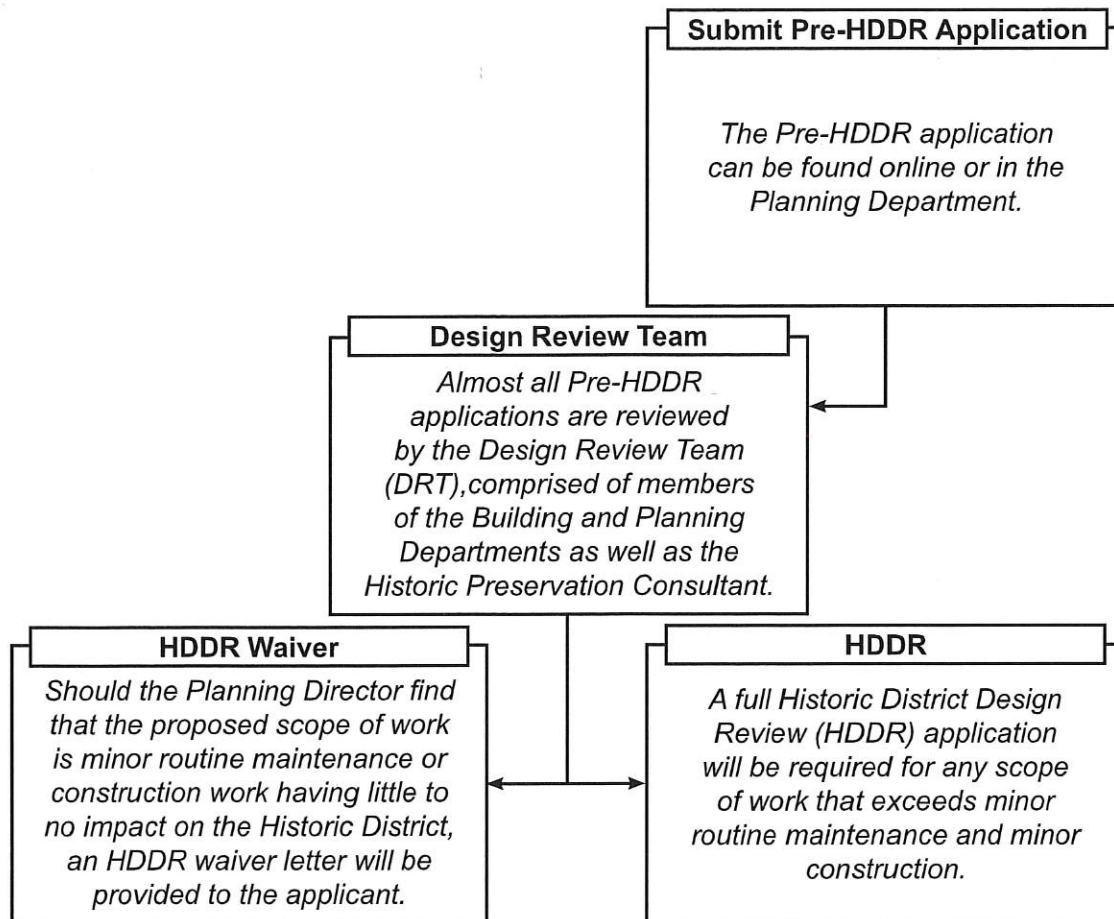
**INFORMATION GUIDE
AND APPLICATIONS**

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

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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.

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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 (HDDR) 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 should 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: Hranitzky Residence
ADDRESS: 218 Sandridge Road
Park City, UT 84060
TAX ID: PC-597 Account 0023410 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: 16 22 BLOCK #: 12 72
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Dennis Hranitzky
MAILING PO Box 683849
ADDRESS: Park City, UT 84068
PHONE #: (917) 405 - 6777 FAX #: () -
EMAIL: dennis.hranitzky@gmail.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.

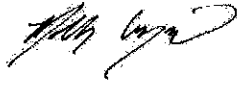
ACKNOWLEDGMENT OF RESPONSIBILITY

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 1441 Ute Blvd Suite 100

Address: 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: Dennis Hranitzky

Mailing Address: PO Box 683849

Park City, UT 84068

Street Address/ Legal 218 Sandridge 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.

ELLIOTT WORKGROUP LLC
141 West 1st Street, Suite 100
Park City, Utah 84050
801.225.1539
elliottworkgroup.com



Dennis Hranitzky
Hranitzky Residence

218 Sandridge Road
Park City, UT 84060
Project Status:
Building Name:

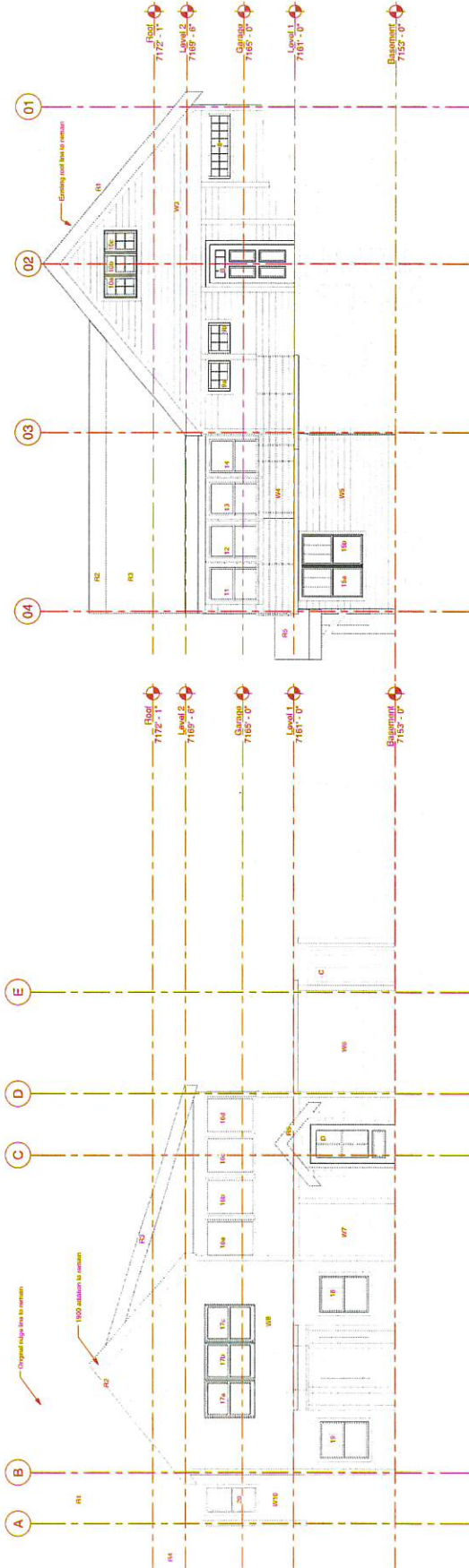
Not for construction

Rev.	Date	Description
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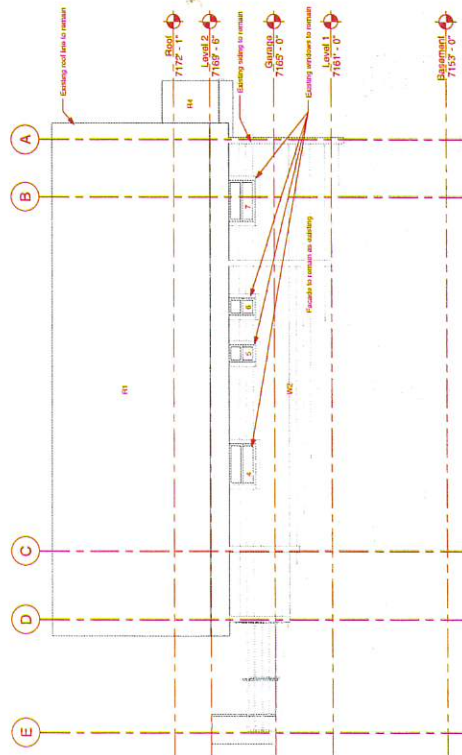
ISSUE DATE: 2023.07.20
OWNER PROJECT NO.:
CONTRACT NO.:
DRAWN BY: Author
CHECKED BY: Checker
DESIGNED BY: Designer
EWG PROJECT NO.: 2022.092
COPYRIGHT: Elliott Workgroup LLC

SHEET TITLE
Elevations Existing Historic
Review

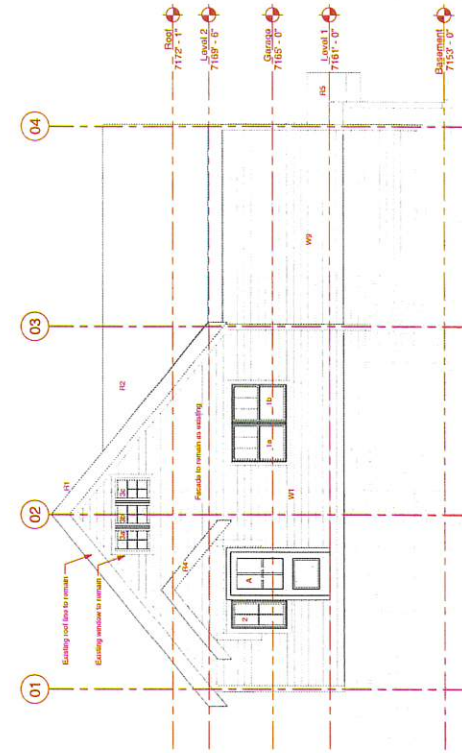
A-203



4 Elevation West Existing.
1/4" = 1'-0"



2 Elevation East Existing.
1/4" = 1'-0"



1 Elevation North Existing.
1/4" = 1'-0"

3 Elevation South Existing.
1/4" = 1'-0"

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.

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

Illustration Numbers: 7a

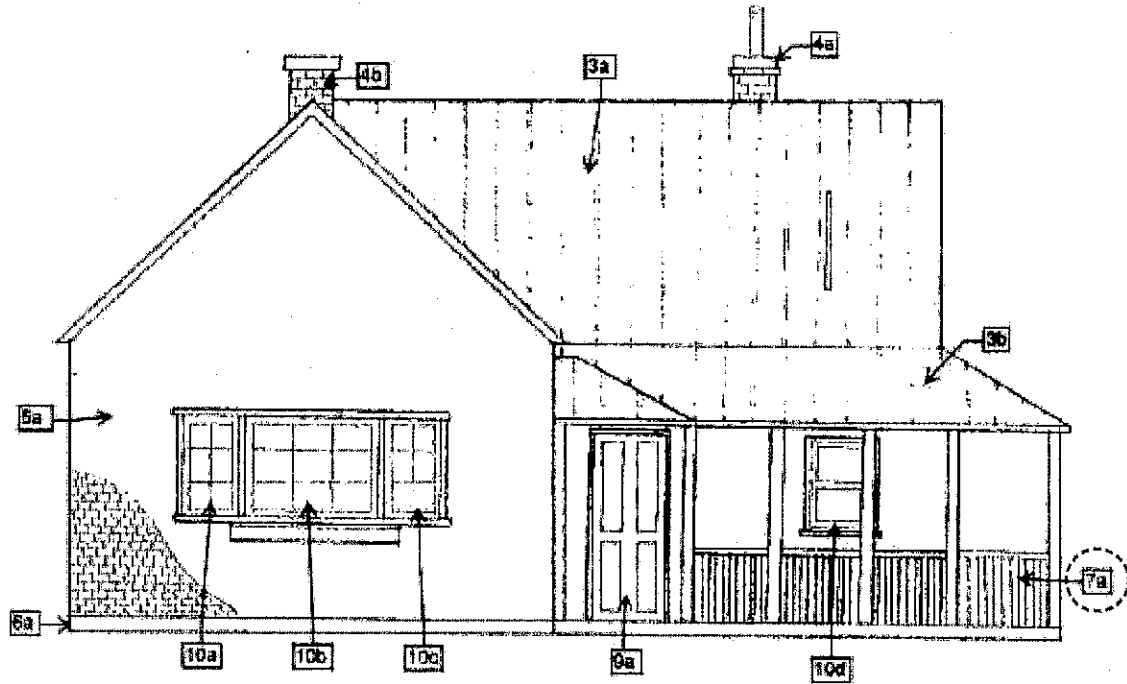
Multiple photos provide detailed documentation of existing features and any deficiencies.

Number corresponding to the illustration on the following page.

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 ILLUSTRATION

East Facade:



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 PHOTO DOCUMENTATION SHEET

Photo #1: East Elevation



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



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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.

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: Paved Steps + Stone Retaining walls + Fencing + Existing Landscaping + Parking

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The site design consists of stone retaining walls on the South, West, and North sides of the site, terraced retaining walls/planters on the South, paved stone paths throughout, and a solid horizontal wood fence to the rear (South, West, and North) of the site as well as a cable rail fence on the South East. The wooden fence separates the property from the public hillside stairs (which would have acted historically as the main entrance to the property). There are two parking spaces, one gravel space to the North of the property, and one paved space to the South of the property extending parallel to Sandridge Ave. Both parking spaces are accessed from Sandridge Ave. All of the site design/Landscaping was added as a later addition, likely 1960+.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

There is mortar deterioration throughout all portions of the site design, on pavers as well as retaining walls and landscape walls. Evidence of this can be viewed on attached photo sheets: Sheet 1-6a

Photo Numbers: Sheets 1,2,3,4,5, 6, 6a Illustration Numbers: _____



Sheet 1 photo 1



Sheet 1 photo 2



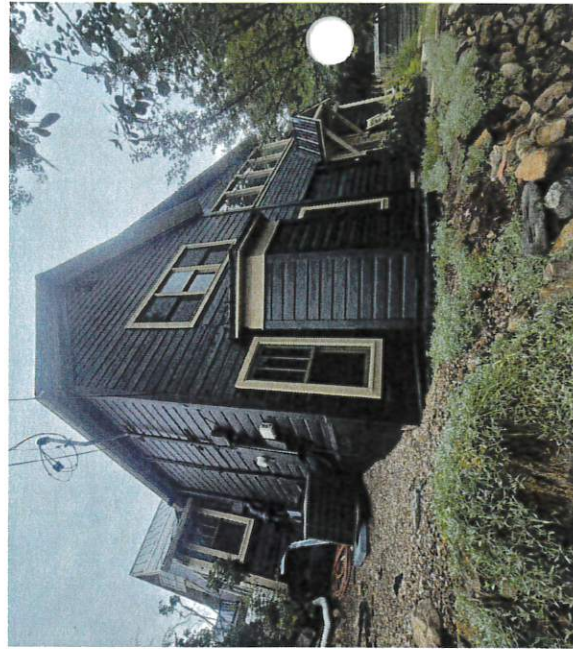
Sheet 1 photo 3



Sheet 1 photo 4



Sheet 1 photo 5



Sheet 1 photo 6



Sheet 2 photo 1



Sheet 2 photo 2



Sheet 2 photo 3



Sheet 2 photo 4



Sheet 2 photo 5



Sheet 2 photo 6



Sheet 2 photo 7



Sheet 2 photo 8



Sheet 2 photo 9



Sheet 3 photo 1



Sheet 3 photo 2



Sheet 3 photo 3



Sheet 3 photo 5



Sheet 3 photo 4



Sheet 3 photo 5



Sheet 3 photo 6



Sheet 4 photo 1



Sheet 4 photo 2



Sheet 4 photo 3



Sheet 4 photo 4



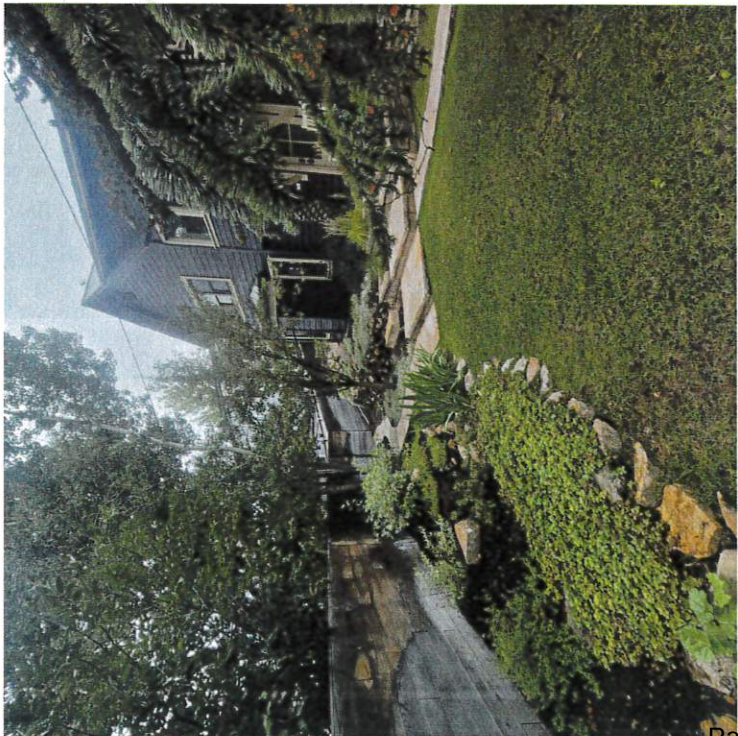
Sheet 4 photo 5



Sheet 5 photo 1



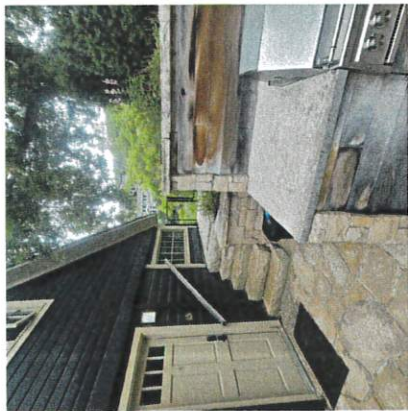
Sheet 5 photo 2



Sheet 5 photo 3



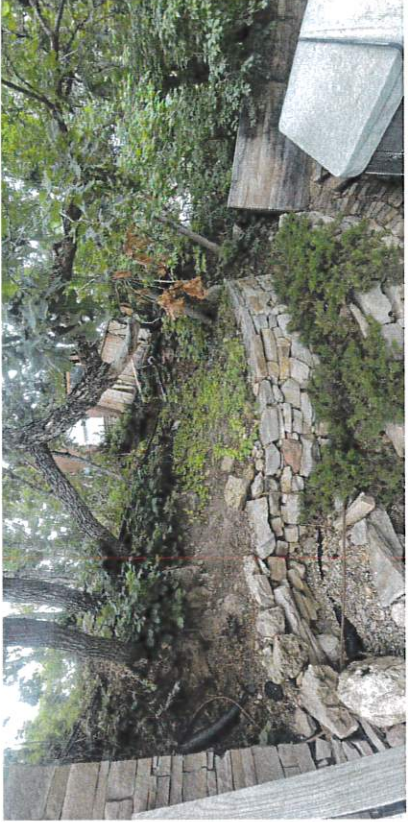
Sheet 5 photo 4



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 6a photo 1



Sheet 6a photo 2



Sheet 6a photo 3



Sheet 6a photo 4



Sheet 6a photo 5



Sheet 6a photo 7



Sheet 6a photo 6



Sheet 6a photo 8

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	Structural Systems
-----------------	--------------------

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The structure
Sub-floor: Plank
Basement/Crawlspace Floor: Dirt
Floor Structure: Beams and Posts: Wood/Wood Joists

Rafter system is installed in the attic cavity to support the roof decking.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

1) The chimney is leaning and likely has structural failure through deterioration of the mortar joints and bricks. Deterioration of the footing at chimney

2) Wood framing and support posts are in direct contact with soil

3) Soft mortar joints seen in the stone and brick foundations

Photo Numbers: Sheets 7,8 Illustration Numbers: _____

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.



Sheet 7 photo 1



Sheet 7 photo 2



Sheet 7 photo 3



Sheet 7 photo 4



Sheet 7 photo 5



Sheet 7 photo 6



Sheet 7 photo 7



Sheet 7 photo 8



Sheet 7 photo 9



Sheet 7 photo 10



Sheet 7 photo 11



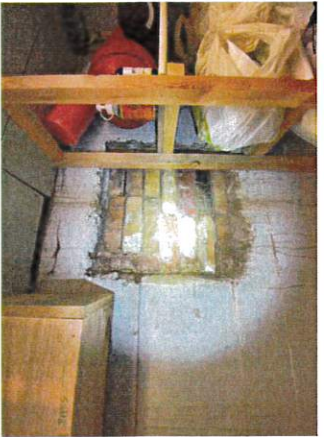
Sheet 8 photo 1



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



Sheet 8 photo 12

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: 1895 Roof

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1895 - 1941

Describe existing feature:

Roofing material: metal

Gutter: aluminum

Flashing: metal

Roof has two vents on East side + one vent on West side

Heat tape and snow retention bars on West side

Gutters/Downspouts drain to landscaping

Shingles changed to metal roof c. 1941

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheet 9
Photos 1,2,3

Illustration Numbers: R1

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: 1910 Roof Addition

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Roofing material: metal

Gutter: aluminum

Flashing: metal

Roof has one chimney + one vent

Heat tape + Snow bands

Gutters/Downspouts drain to landscaping

Shingles changed to metal roof c. 1941

Describe any deficiencies:

Existing Condition: ☐ Excellent

☒ Good

☐ Fair

☐ Poor

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheet 9

Illustration Numbers: R2

Photos 5,6,7,8,9,10,11,12,13

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.

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: 1941 Roof Addition

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Pitched roof added roughly @ 1941 addition. This new roof enclosed what was previously a porch.

Roofing material: metal

Gutter: aluminum

Flashing: metal

Heat tape and snow retention bars on South side

Gutters/Downspouts drain to landscaping

Shingles changed to metal roof c. 1941

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Aluminum gutters are missing kick-out flashings at the roof to wall terminations

Photo Numbers: Sheets 9
Photos 5,6,7,8

Illustration Numbers: R3



Sheet 9
photo 1



Sheet 9
photo 2



Sheet 9
photo 3



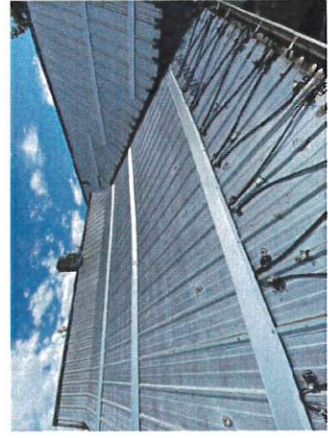
Sheet 9
photo 4



Sheet 9
photo 5



Sheet 9
photo 6



Sheet 9
photo 7



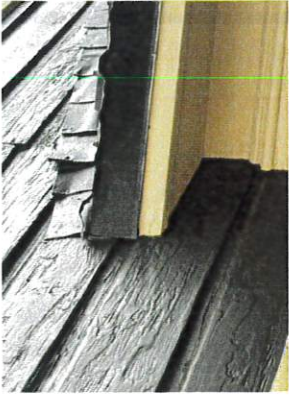
Sheet 9
photo 8



Sheet 9
photo 9



Sheet 9
photo 10



Sheet 9 photo 11



Sheet 9 photo 12



Sheet 9 photo 13

Photo sheet 9 - Roof/s/Chimney

4. Chimney

Use this section to describe 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: Brick chimney in 1910 addition roof

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

Estimated date of construction: 1910

Describe existing feature:

Brick chimney

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

1) the chimney is leaning and likely has structural failure through deterioration of the mortar joints and bricks. Deterioration of the footing @ chimney

Chimney is missing rain hat
Defective seals at chimney - gaps noted in the sealant and flashing at the chimney penetration.

Photo Numbers: Exterior Illustration Numbers: _____

Sheet 9

Photos 5,6,7,8,9, 10,12

Interior

Sheet 7

Photos 9,10,11

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:

Siding - clad with drop-novelty wood siding

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

In various locations, siding terminates at grade
Various locations, siding damage

Photo Numbers: Sheet 10 Illustration Numbers: _____

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.

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: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Brick, Concrete, Stone

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Soft mortar joints noted at the stone and brick foundations

Photo Numbers: Sheet 10 Illustration Numbers: _____



Sheet 10 photo 4



Sheet 10 photo 9



Sheet 10 photo 14

Photo sheet 10 - Siding/Foundation



Sheet 10 photo 3



Sheet 10 photo 8



Sheet 10 photo 13



Sheet 10 photo 7



Sheet 10 photo 12



Sheet 10 photo 2



Sheet 10 photo 6



Sheet 10 photo 11



Sheet 10 photo 1



Sheet 10 photo 5



Sheet 10 photo 10

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.

Identify feature: SEA

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

Estimated date of construction: _____

Describe existing feature:

Original porch on the South side of house was enclosed around the 1941 addition. Evidence of original porch uprights can be seen in South facade.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

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: Mechanical

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Cooling Equipment:

Central Air Conditioner - located exterior North side of property. Bryant brand 2.5 ton, 2013.

Split - basement, 1st floor, 2nd floor

Heat Pump - located exterior East side of property

Heating:

Heat pump - located East side of property

Split system heat pump AHRI 15,000btu, 2001

Baseboard radiant heat

Gas - tankless water heater. Gas located North side of property

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____

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.

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	Mechanical/Electrical
-----------------	-----------------------

This involves: ☐ An original part of the building
☒ A later addition Estimated date of construction: _____

Describe existing feature:

Cooling Equipment: Central Air Conditioner - located exterior North side of property. Bryant brand 2.5 ton, 2013. Split - basement, 1st floor, 2nd floor Heat Pump - located exterior East side of property Heating: Heat pump - located East side of property Split system heat pump AHRI 15,000btu, 2001 Baseboard radiant heat Gas - tankless water heater. Gas located North side of property
--

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

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____

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: Plumbing

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Public water
Main water shut off located in crawlspace
Water supply material: Pex
Hot water systems, controls, flues and vents located in basement.
Capacity in BTU - tankless water heater 110,000 btu
Capacity in gallons - indirect fired water tank 52gal
Manufacturer: Navien, Eco King
Gas
water supply/distribution: Copper/Pex
Main shut off location of gas meter on North side
Drain/Waste/vent: ABS, Iron

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

nothing noted

Photo Numbers: Sheets 11,12 Illustration Numbers: _____

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.



Sheet 11 photo 2



Sheet 11 photo 3



Sheet 11 photo 4



Sheet 11 photo 5



Sheet 11 photo 6



Sheet 11 photo 7



Sheet 11 photo 8



Sheet 11 photo 9



Sheet 11 photo 10



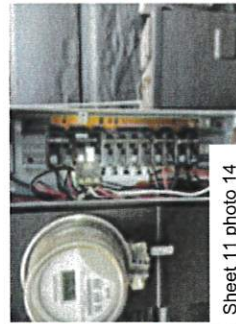
Sheet 11 photo 11



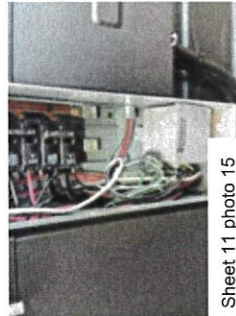
Sheet 11 photo 12



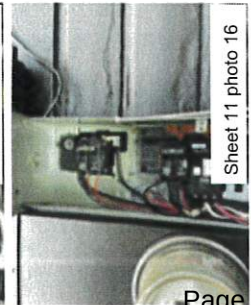
Sheet 11 photo 13



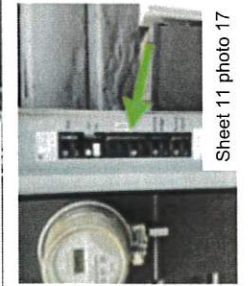
Sheet 11 photo 14



Sheet 11 photo 15



Sheet 11 photo 16



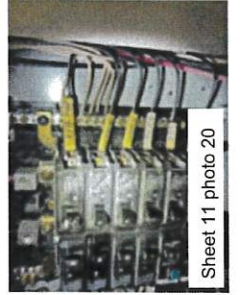
Sheet 11 photo 17



Sheet 11 photo 18



Sheet 11 photo 19



Sheet 11 photo 20



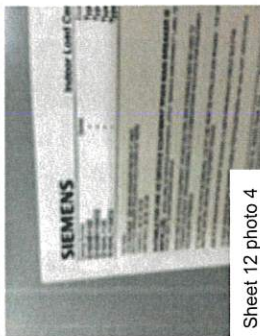
Sheet 12 photo 1



Sheet 12 photo 2



Sheet 12 photo 3



Sheet 12 photo 4



Sheet 12 photo 5



Sheet 12 photo 6

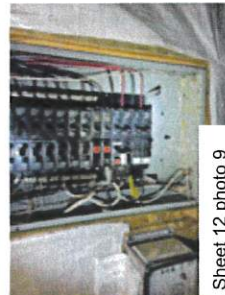
Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Basement



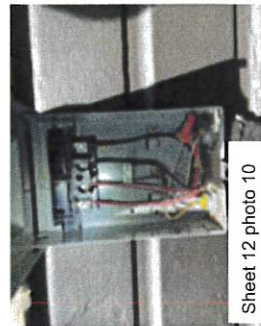
Sheet 12 photo 7



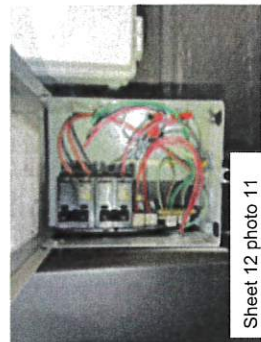
Sheet 12 photo 8



Sheet 12 photo 9



Sheet 12 photo 10



Sheet 12 photo 11



Sheet 12 photo 12



Sheet 12 photo 13



Sheet 12 photo 13



Sheet 12 photo 14



Sheet 12 photo 15



Sheet 12 photo 16



Sheet 12 photo 17



Sheet 12 photo 18

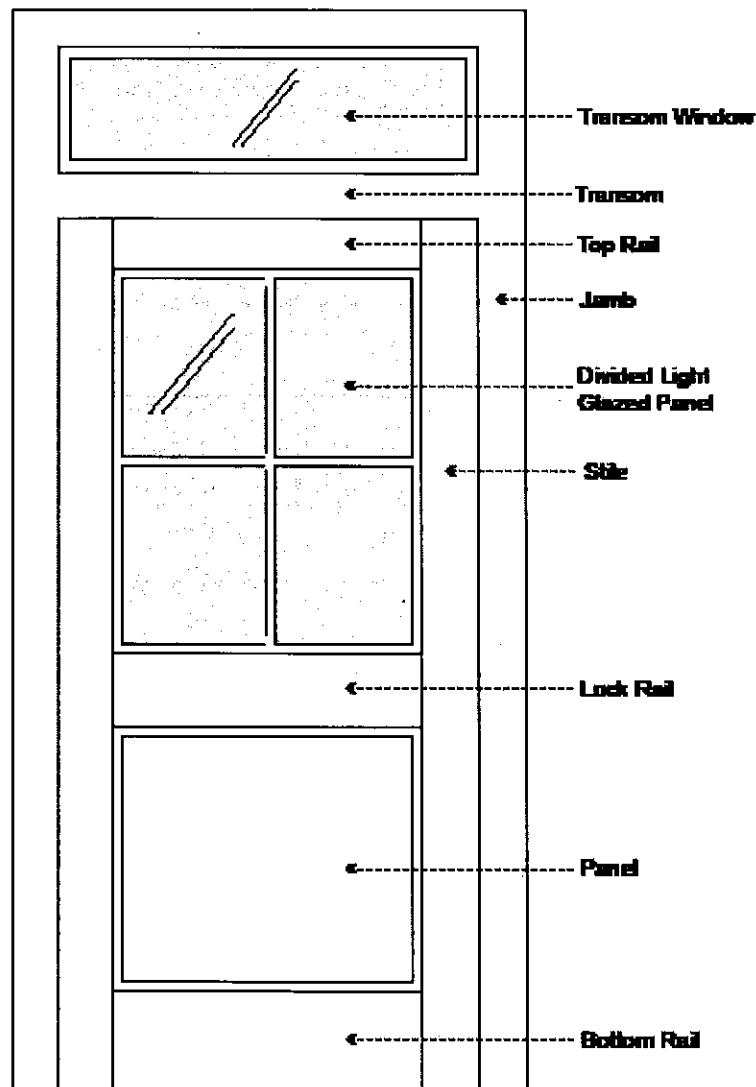
Photo sheet 12 - Mechanical

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.



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.

Door Survey Form

Total number of door openings on the exterior of the structure: 4

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 4

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)	Based on any visible factors	Photo's	Historic (Yes/No)
A	Excellent	N/A	Sheet 11 Photo 1	No
B	Fair	Water damage to door frame Swelling at Jamb+Bottom Rail	Sheet 11 Photo 2,3	4,5,6 No
C	Excellent	N/A	Sheet 12 Photo 1,2,3	No
D	Excellent	N/A	Sheet 12 Photo 4	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.



Sheet 13 photo 1
Diagram: A



Sheet 13 photo 2
Diagram: B



Sheet 13 photo 3
Diagram: B



Sheet 13 photo 4
Diagram: B



Sheet 13 photo 5
Diagram: B



Sheet 13 photo 6
Diagram: B

Photo sheet 13 - Doors



Sheet 14 photo 1
Diagram: C



Sheet 14 photo 2
Diagram: C



Sheet 14 photo 3
Diagram: C

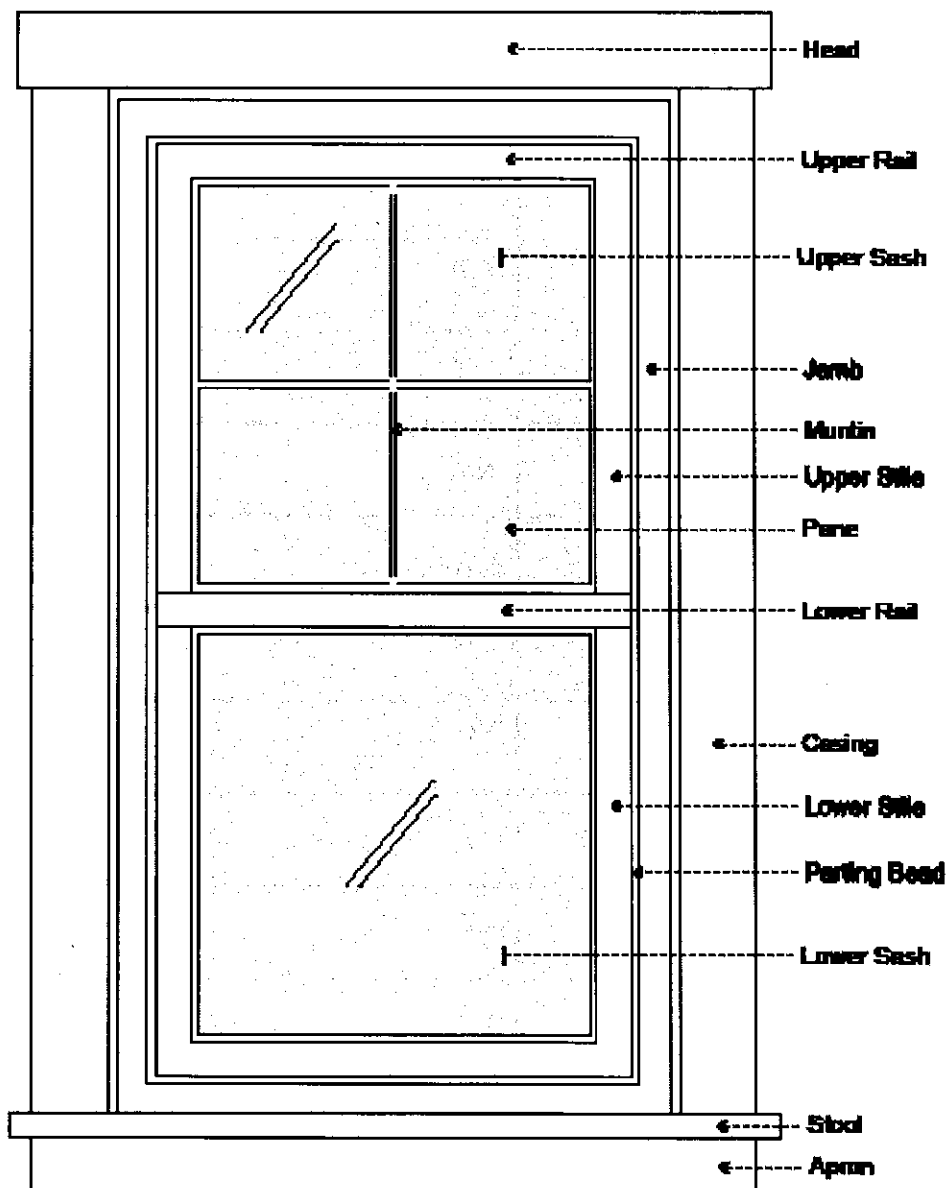


Sheet 14 photo 4
Diagram: D

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.



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.

Window Survey Form

Total number of window openings on the exterior of the structure: 32

Number of historic windows on the structure: 23 no record of dates when some windows were added

Number of existing replacement/non-historic windows: 9

Number of windows completely missing: 0

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

Number of windows to be replaced: 15

Window #	Existing Condition (Excellent, Good, Fair, Poor)	Describe any alterations	Photo	Historic (yes or no)
1a	Good	N/A	Sheet 15 Photo 3	Yes
1b	Good	N/A	Sheet 15 Photo 3	Yes
2	Excellent	N/A	Sheet 15 Photo 1	No
3a	Good	N/A	Sheet 15 Photo 2	Yes
3b	Good	N/A	Sheet 15 Photo 2	Yes
3c	Good	N/A	Sheet 15 Photo 2	Yes
4	Good	N/A	Sheet 15 Photo 4	Yes
5	Good	N/A	Sheet 15 Photo 5	Yes
6	Good	N/A	Sheet 15 Photo 6	Yes
7	Good	N/A	Sheet 15 Photo 7	Yes
8	Good	N/A	Sheet 16 Photo 1	Yes
9a	Good	N/A	Sheet 16 Photo 3,5	Yes
9b	Good	N/A	Sheet 16 Photo 4,5	Yes

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.

Window Survey Form

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

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows: _____

Number of windows completely missing: _____

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

Number of windows to be replaced: _____

Window #	Condition	Notes	Photo	Replace
10a	Good	N/A	Sheet 16 Photo 2	Yes
10b	Good	N/A	Sheet 16 Photo 2	Yes
10c	Good	N/A	Sheet 16 Photo 2	Yes
11	Good	N/A	Sheet 17 Photo 1,2	?
12	Good	N/A	Sheet 17 Photo 1,3	?
13	Good	N/A	Sheet 17 Photo 1,4	?
14	Good	N/A	Sheet 17 Photo 1,5	?
15a	Good	N/A	Sheet 18 Photo 1	?
15b	Good	N/A	Sheet 18 Photo 1	?
16a	Good	N/A	Sheet 18 Photo 2	?
16b	Good	N/A	Sheet 18 Photo 2	?
16c	Good	N/A	Sheet 18 Photo 2	?
16d	Good	N/A	Sheet 18 Photo 2	?

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.

Window Survey Form

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

Number of historic windows on the structure: _____

Number of existing replacement/non-historic windows: _____

Number of windows completely missing: _____

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

Number of windows to be replaced: _____

Window #	Existing Condition (if replaced, enter date & paint)	Classify any replacement	Photo (if)	Replace (Yes/No)
17a	Good	N/A	Sheet 18 Photo 4	Yes
17b	Good	N/A	Sheet 18 Photo 4	Yes
17c	Good	N/A	Sheet 18 Photo 4	Yes
18	Good	N/A	Sheet 18 Photo 3	Yes
19	Good	N/A	Sheet 18 Photo 5	Yes
20	Good	N/A	Sheet 18 Photo 6	Yes

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.



Sheet 15 photo 1-
diagram #2



Sheet 15 photo 2-
diagram #3a,3b,3c



Sheet 15 photo 3-
diagram #1a, 1b



Sheet 15 photo 4-
diagram #4



Sheet 15 photo 5-
diagram #5



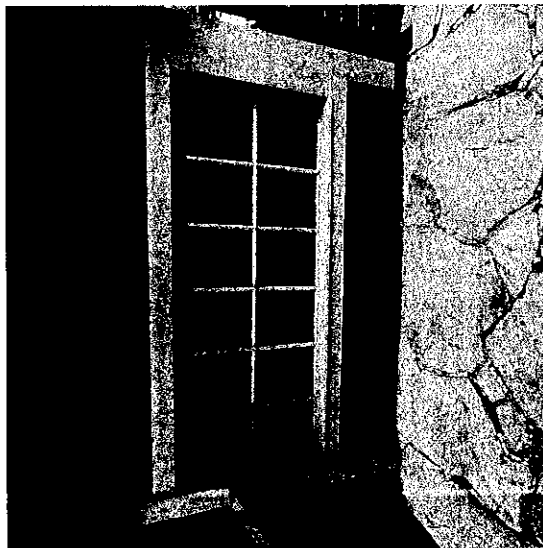
Sheet 15 photo 6-
diagram #6



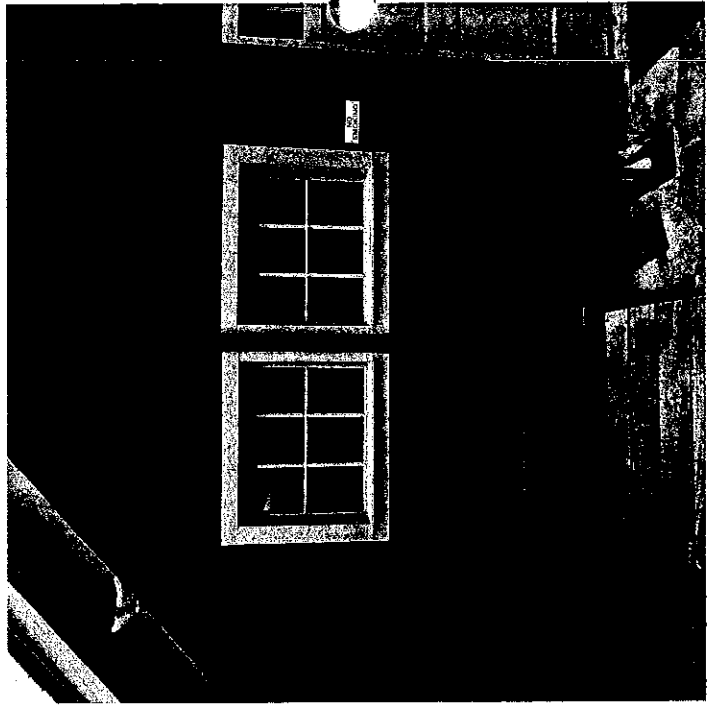
Sheet 15 photo 7-
diagram #7



Sheet 16 photo 2-
diagram #10a, 10b, 10c

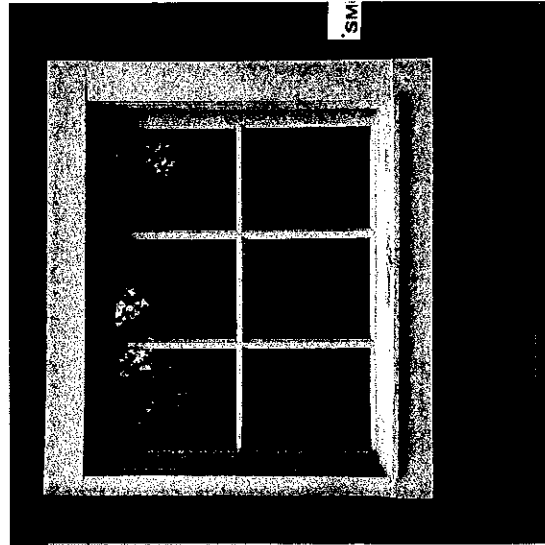


Sheet 16 photo 1-
diagram #8

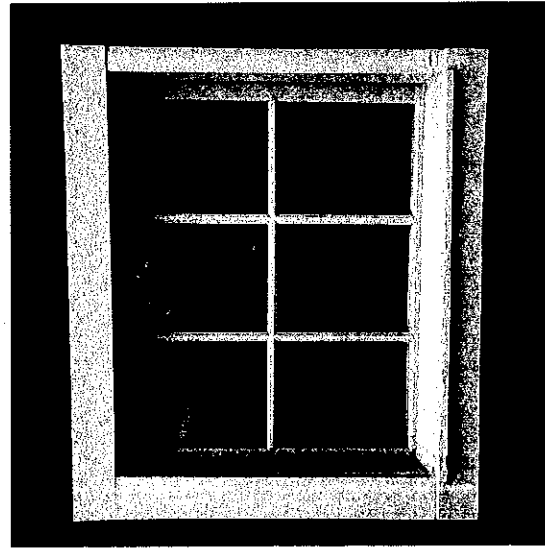


Sheet 16 photo 5- diagram #9a, 9b

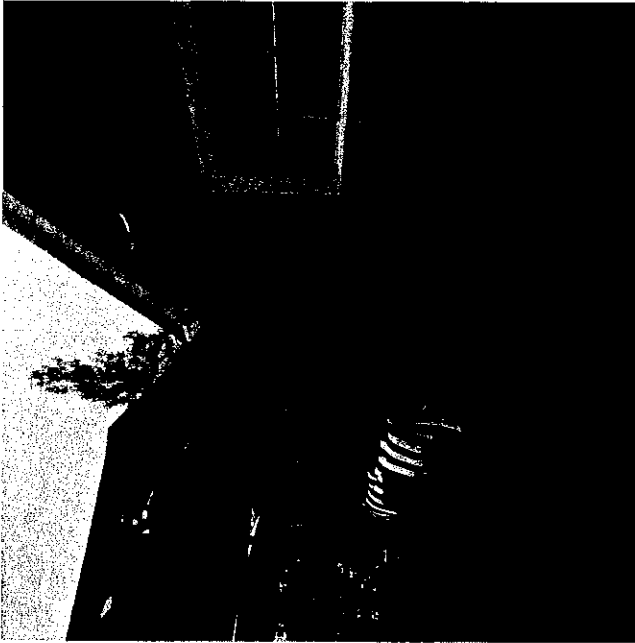
Photo sheet 16 - Windows



Sheet 16 photo 4-
diagram #9b



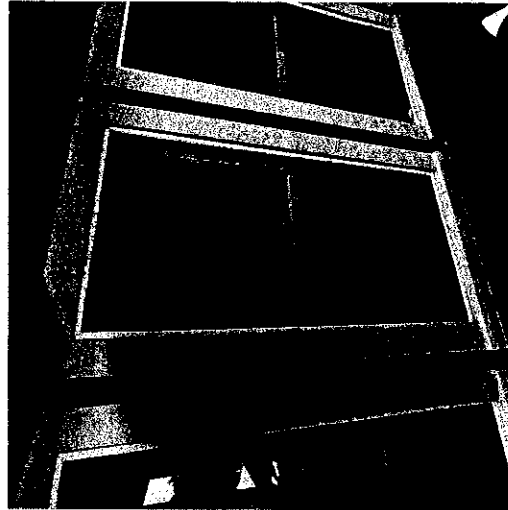
Sheet 16 photo 3-
diagram #9a



Sheet 17 photo 1- diagram #11, 12, 13, 14



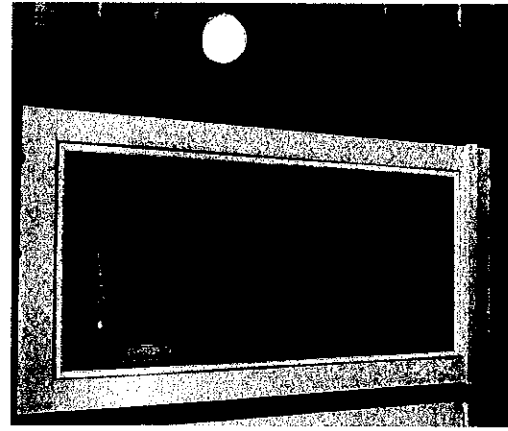
Sheet 17 photo 2- diagram #11



Sheet 17 photo 3- diagram #12

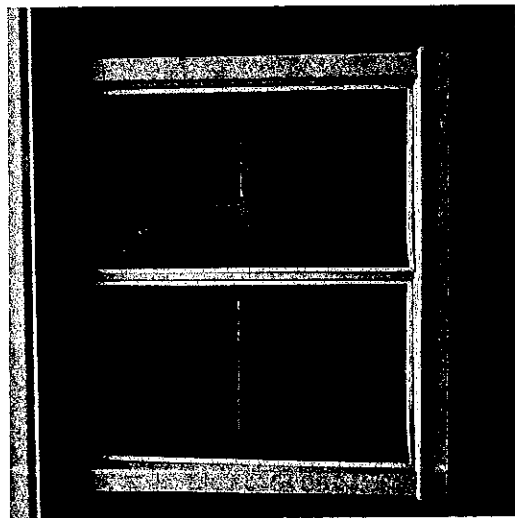


Sheet 17 photo 4- diagram #13

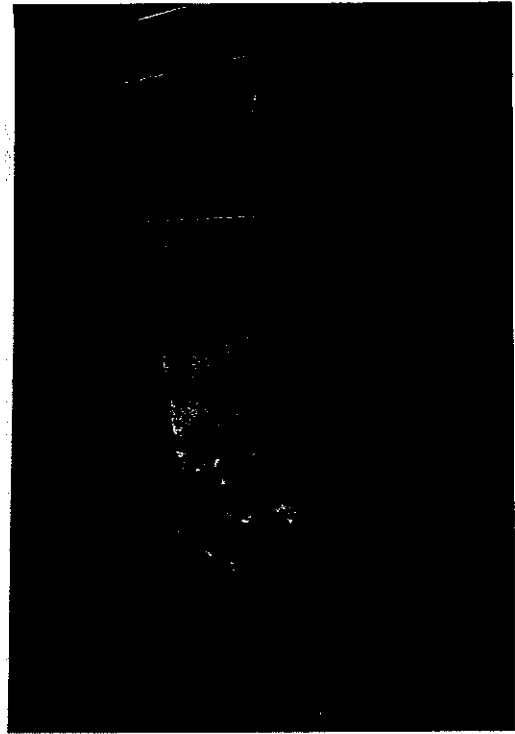


Sheet 17 photo 4- diagram #14

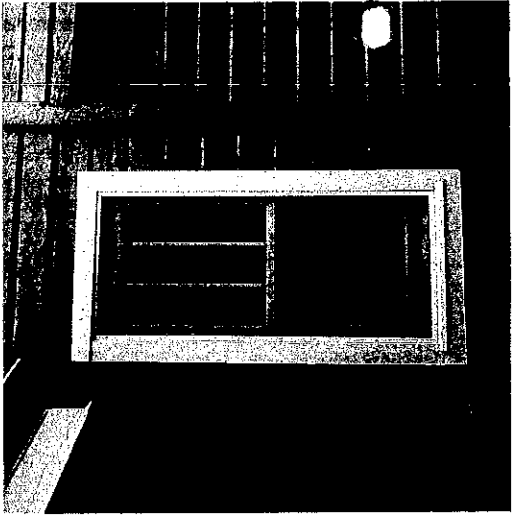
Photo sheet 17 - Windows



Sheet 18 photo 1- diagram #15



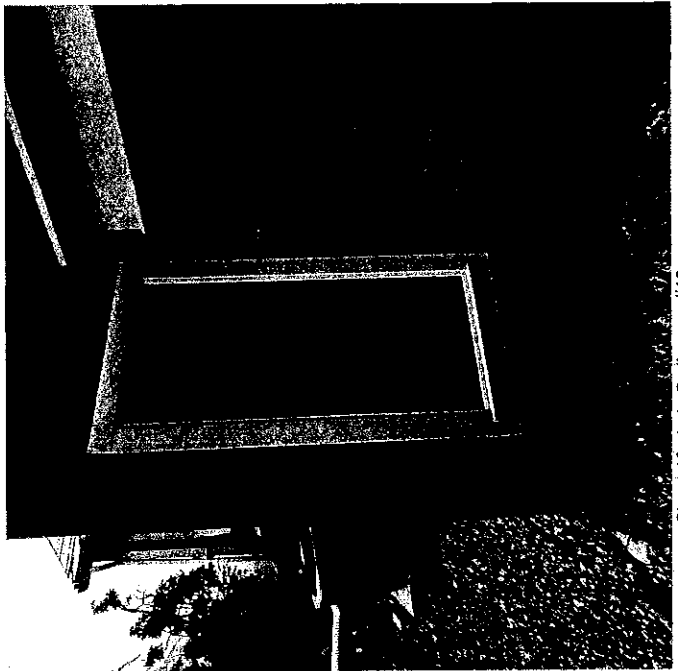
Sheet 18 photo 2- diagram #16a, 16b, 16c, 16d



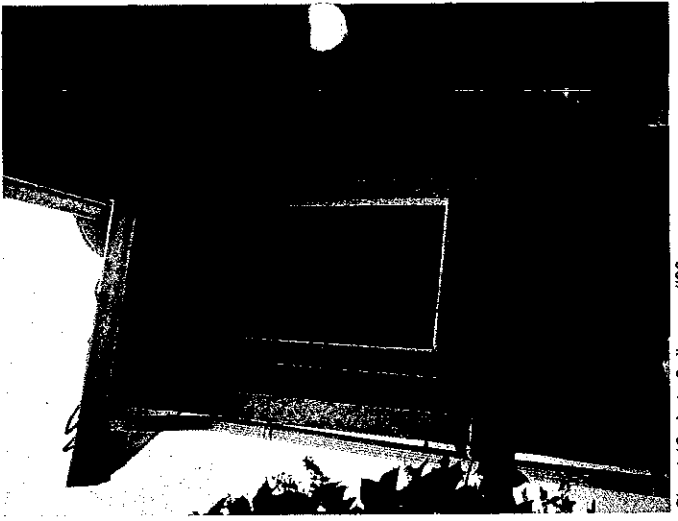
Sheet 18 photo 3- diagram #18



Sheet 18 photo 4- diagram #17a, 17b, 17c



Sheet 18 photo 5- diagram #19



Sheet 18 photo 6- diagram #20 Photo sheet 18 - 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:	General Interiors
------------------	-------------------

This involves: ☐ An original part of the building
☒ A later addition Estimated date of construction: _____

Describe existing feature:

All interiors have been updated/modernized
--

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

nothing noted

Photo Numbers: Sheets 19,20,21,22,23 Illustration Numbers: _____



Sheet 19 photo 1



Sheet 19 photo 2



Sheet 19 photo 3



Sheet 19 photo 4



Sheet 19 photo 5



Sheet 19 photo 6



Sheet 19 photo 7



Sheet 19 photo 8



Sheet 19 photo 9



Sheet 19 photo 10



Sheet 19 photo 11



Sheet 20 photo 1



Sheet 20 photo 2



Sheet 20 photo 3



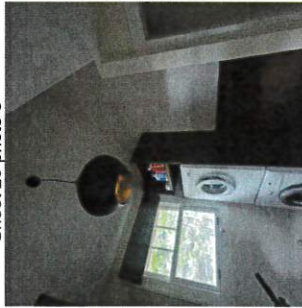
Sheet 20 photo 4



Sheet 20 photo 5



Sheet 20 photo 6



Sheet 20 photo 7



Sheet 20 photo 8



Sheet 20 photo 9



Sheet 20 photo 10



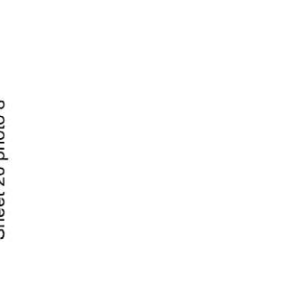
Sheet 20 photo 11



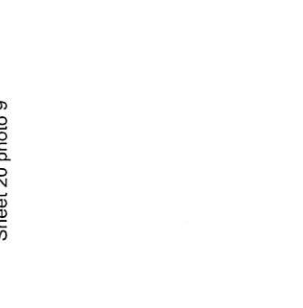
Sheet 20 photo 12



Sheet 20 photo 13



Sheet 20 photo 14



Sheet 20 photo 15



Sheet 20 photo 16



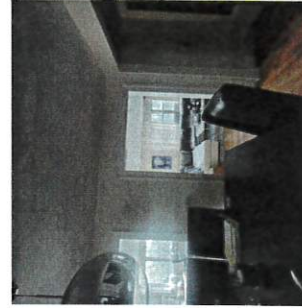
Sheet 20 photo 17



Sheet 20 photo 18



Sheet 20 photo 19



Sheet 20 photo 20



Sheet 20 photo 21



Sheet 20 photo 22

Photo sheet 20 - Interiors



Sheet 21 photo 1



Sheet 21 photo 2



Sheet 21 photo 3



Sheet 21 photo 4



Sheet 21 photo 5



Sheet 21 photo 6



Sheet 21 photo 7



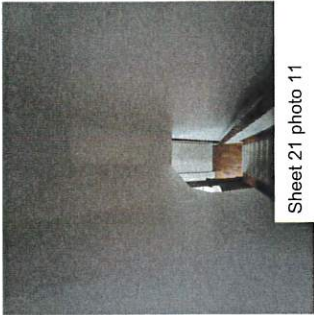
Sheet 21 photo 8



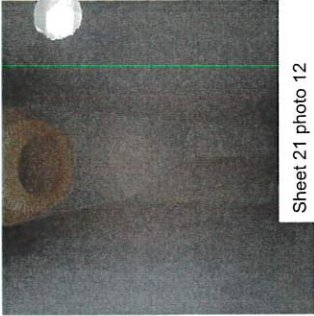
Sheet 21 photo 9



Sheet 21 photo 10



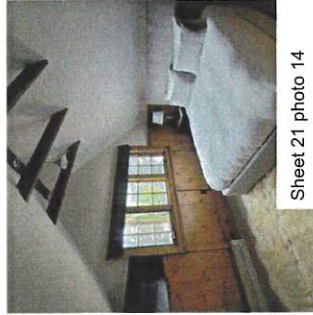
Sheet 21 photo 11



Sheet 21 photo 12



Sheet 21 photo 13



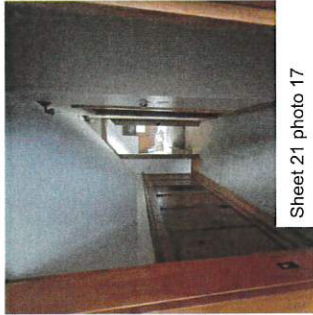
Sheet 21 photo 14



Sheet 21 photo 15



Sheet 21 photo 16



Sheet 21 photo 17



Sheet 21 photo 18



Sheet 21 photo 19



Sheet 21 photo 20



Sheet 21 photo 21



Sheet 21 photo 22



Sheet 22 photo 1



Sheet 22 photo 2



Sheet 22 photo 3



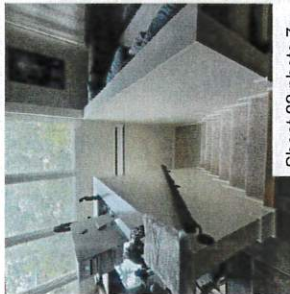
Sheet 22 photo 4



Sheet 22 photo 5



Sheet 22 photo 6



Sheet 22 photo 7



Sheet 22 photo 8



Sheet 22 photo 9



Sheet 22 photo 10



Sheet 22 photo 11



Sheet 22 photo 12



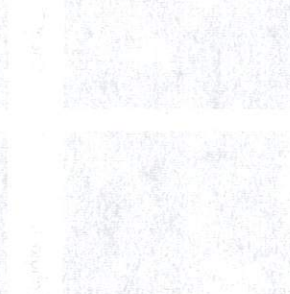
Sheet 22 photo 13



Sheet 22 photo 14



Sheet 22 photo 15



Sheet 22 photo 24



Sheet 22 photo 25



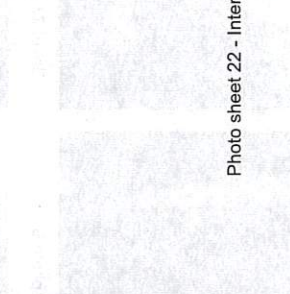
Sheet 22 photo 26



Sheet 22 photo 27



Sheet 22 photo 28



Sheet 22 photo 29

Photo sheet 22 - Interiors



Sheet 23 photo 1



Sheet 23 photo 2



Sheet 23 photo 3



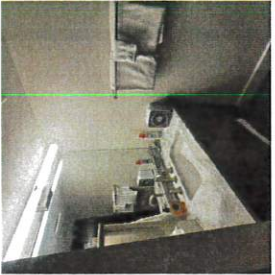
Sheet 23 photo 4



Sheet 23 photo 5



Sheet 23 photo 6



Sheet 23 photo 7



Sheet 23 photo 8



Sheet 23 photo 9



Sheet 23 photo 10



Sheet 23 photo 11



Sheet 23 photo 12



Sheet 23 photo 13



Sheet 23 photo 14



Sheet 23 photo 15



Sheet 23 photo 16



Sheet 23 photo 17



Sheet 23 photo 18



Sheet 23 photo 19



Sheet 23 photo 20



Sheet 23 photo 21



Sheet 23 photo 22



Sheet 23 photo 23



Sheet 23 photo 24



Sheet 23 photo 25



Sheet 23 photo 26



Sheet 23 photo 27



Sheet 23 photo 28

Photo sheet 23 - Interiors

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: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Overall House - A significant site from the Mature Mining Era (1894-1930) consisting of a single dwelling, original construction c. 1895.

Architectural Style: Cross-wing type originally 1.5 stories (expanded to 2.5 stories, likely around 1940's). In good condition in original location @ 218 Sandridge Ave. There have been numerous major additions as well as minor alterations.

218 Sandridge is a cross-wing type house that has been modified over time. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. Several additions include the expansion of the front section of the house to the south. A porch was also added on the south facade. A projecting bay seen on all of the Sanborn maps was removed at some point after the 1968 tax card was drawn. The cross gable roof is sheathe in standing seam metal, which replaced the shingle material mentioned on the tax cards. The walls are clad with drop-novelty wood siding. The primary facade has three six-paned casement windows in the gable and several more multi-pane windows on the ground level of that facade, though they are difficult to verify in the available images. There are several one-over-one double hung sash windows on the facade facing the street (Sandridge Ave.) and one three-over-one window on the far right of the same facade. There is a deck area to the south of the house. The site slopes down away from the road and the main level of the house is below road grade. The cumulative formal and material changes have diminished its historic value.

The house was built between 1889 and 1900, judging from the Sanborn insurance maps of those years. It was initially owned by the Park City Townsite Corporation, and was likely used to house workers at the time. It was sold in 1916 to Mrs. A.E. Parsons. Mrs. A.E. Parsons, also called Ingrid Parsons was a widow when she bought the house, her husband Albert Ernest Parsons having died in 1909. She is not noted on the 1920 census, and it appears the house was vacant at the time. She did live at the house during the 1930 census, with her daughter Gladys, who worked as the Chief Operator for the telephone office. the property transferred to Russell Kidder, Ingrid's son in law, in 1938. Russell and Gladys lived at the house with their three children during the 1940 census. Russell worked as a carpenter for a mining company. A large renovation to the rear of the house can be seen that first appears on the 1941 Sanborn map, and it is possible that this occurred while under their ownership. They owned the house for quite a long time, not selling it until 1961. the property has traded hands several times since then.

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



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review Application*

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____
PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME: Hranitzky Residence
ADDRESS: 218 Sandridge Road
Park City, UT 84060

TAX ID: PC-597 Account 0023410 OR
SUBDIVISION: _____ OR
SURVEY: _____ LOT #: 16 22 BLOCK #: 12 72

APPLICANT INFORMATION

NAME: Molly Guinan
PHONE #: (435) 649 - 0092 FAX #: () -
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.

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 (HDDR) 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 the 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.

Home of 1910s Paved Steps, Stone Retaining Walls, Fencing, Existing Landscaping, Parking

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 will be a full new landscape design to pull the new design into the landscape design. The design will introduce a new garage which will be placed where the existing stone retaining walls are currently failing. There will be new terraced landscaping/decks/planting introduced in the area between the new garage and existing structure. Paved steps, Paving will be replaced with new walkways. Parking on South side of building will lead into new single car garage.

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.

Home of 1910s

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:

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: Structural Systems

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 will be multiple structural changes to the house as the proposed design will remove existing stairs to create more cohesive floor plates. A structural engineer will assess the need for reconstruction or restoration of foundations. We would like to remove the chimney from within the building envelope (where it is currently leaning and structurally compromised) and will work with a structural engineer to develop an approach if the exterior of the chimney is required to stay.

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: Chimneys

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:

See above

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/Fixture	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:

Replace any damaged siding.

Element/Fixture

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:

Fix and seal foundation issues

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:

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:

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**

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:

Replace damaged doors with new doors to compliment the character of the historic doors where appropriate.

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:

Replace windows with new efficient windows where appropriate. Replace windows with a window style to match existing historic window style.

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: **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:

Replace damaged doors with new doors to compliment the character of the historic doors where appropriate.

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: **addition of a detached single car garage and circulation connector**

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:

Additions have been designed to compliment the historic structure. Where appropriate (on the detached garage) new siding will be matched to existing historic siding. Where historic meets new circulation connector, we will apply a material and height change to accent the historic and minimize impact of new connector. At roof level a flat roof dormer is proposed and will sit below current most historic roof line. We will implement a material change to show that flat roof dormer is an addition.

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

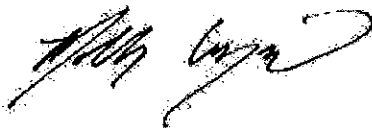
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling 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: Aug 28 2023

Name of Applicant: Molly Guinan

Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

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:

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:

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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:



HISTORIC SITES INVENTORY

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION



IDENTIFICATION

Property Name (if any): Ingrid Parsons House

Address: 218 Sandridge Avenue

Date of Construction: c. 1895

City, County: Park City, Summit County, Utah

Architect/Builder, if known: unknown

Tax Number: PC-597

Current Owner: Craig M. Orr and Lisa M. Orr-Maestas (trustees)

Legal Description (include acreage): BEG AT A PT DUE S 210.37 FT & DUE E 327.83 FT FROM THE NE COR OF LOT 16 BLK 12 PARK CITY SURVEY PARK CITY UTAH & TH RUN N 26°56'04" E 7.71 FT ALONG THE SE'LY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; TH N 43°45'13" E 13.27 FT; TH N 56°52'21" E 52.88 FT TO THE W'LY EDGE OF SANDRIDGE RD; TH S 16°59'50" E 28.65 FT; TH S 5°02'33" E 34.13 FT; TH S 7°17'37" W 45.44 FT; TH N 85°50'10" W 21.5 FT TO AN EXISTING FENCE COR; TH N 85°50'10" W 39.39 FT; TH N 1°51'09" W 56.72 FT ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE PT OF BEG CONT 0.1287 AC 272-742 764-261 767-397 1337-848 1473-785 1714-56 (SEE WD-1851-547 PARCEL 2: PARK CITY MUNICIPAL TO 210 GRANT AVENUE LLC)

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

☐ Non 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: cross-wing type

No. Stories: 1.5

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

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

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

Materials: (Describe the visible materials)

Exterior Walls: Wood drop siding

Foundation: Concrete block according to 1968 tax card

Roof: Cross-wing form sheathed in metal material

Windows/Doors: Multi-pane casement windows in upper gable ends, three-over-one double-hung sash type and a ribbon of double-hung sash type

Additions: ☒ Major ☐ Minor ☐ None

Alterations: ☐ Major ☒ Minor ☐ None

Describe Additions/ Alterations (Dates):

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.)

218 Sandridge is a cross-wing type house that has been modified over time. The cross-wing, also known as a T/L cottage, is

one of the main three house types built during the historic Park City mining era. Several additions include the expansion of the front section of the house to the south. A porch was also added on the south façade. A projecting bay seen on all of the Sanborn maps was removed at some point after the 1968 tax card was drawn. The cross gable roof is sheathed with standing seam metal, which replaced the shingle material mentioned on the tax cards. The walls are clad with drop-novelty wood siding. The primary façade has three six-paned casement windows in the gable and several more multi-pane windows on the ground level of that façade, though they are difficult to verify in the available images. There are several one-over-one double hung sash windows on the façade facing the street and one three-over-one window on the far right of that same façade. There is a deck area to the south of the house. The site slopes down away from the road and the main level of the house is below road grade. The cumulative formal and material changes have diminished its 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 was built between 1889 and 1900, judging from the Sanborn Insurance maps of those years. It was initially owned by the Park City Townsite Corporation, and was likely used to house workers at that time. It was sold in 1916 to Mrs. A. E. Parsons.

Mrs A.E. Parsons, also called Ingrid Parsons was a widow when she bought the house, her husband Albert Ernest Parsons having died in 1909. She is not noted on the 1920 census, and it appears the house was vacant at that time. She did live at the

house during the 1930 census, with her daughter Gladys, who worked as the Chief Operator for the telephone office. The property transferred to Russell Kidder, Ingrid's son in law, in 1938.

Russell and Gladys lived at the house with their three children during the 1940 census. Russell worked as a carpenter for a mining company. A large renovation to the rear of the house can be seen that first appears on the 1941 Sanborn map, and it is possible that this occurred while under their ownership. They owned the house for quite a long time, not selling it until 1961. The property has traded hands several times since then, and is currently owned by Craig and Lisa Orr.

REFERENCES

- Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.
- Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.
- Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.
- National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.
- Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

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

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

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

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

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

PHOTOS

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

218 Sandridge Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



c. 1925



Tax photo c. 1940









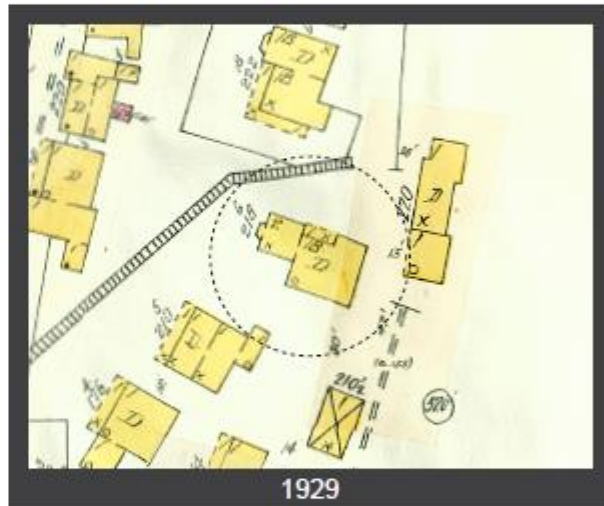
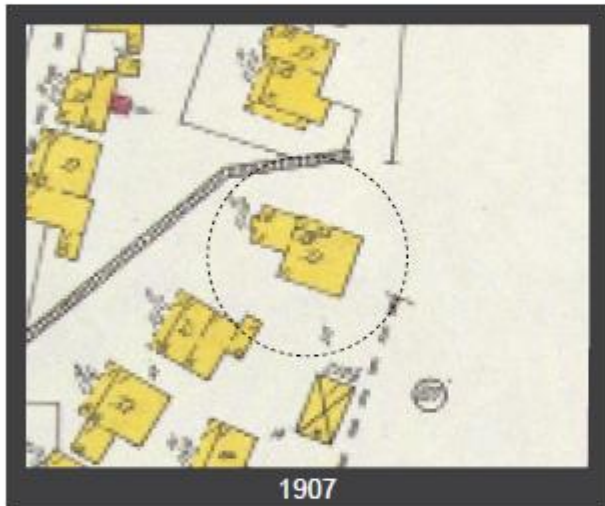
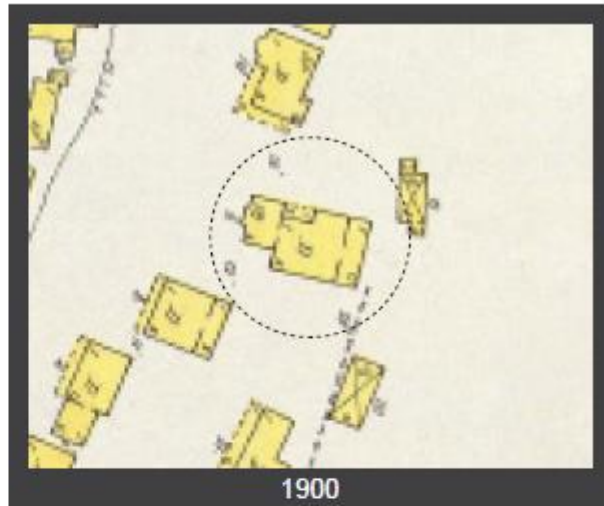
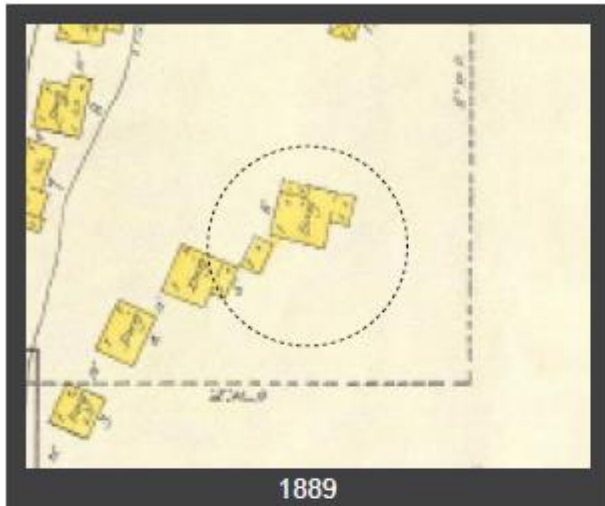
218 Sandridge Avenue. Southeast oblique. November 2013.



218 Sandridge Avenue. Northeast oblique. November 2013.

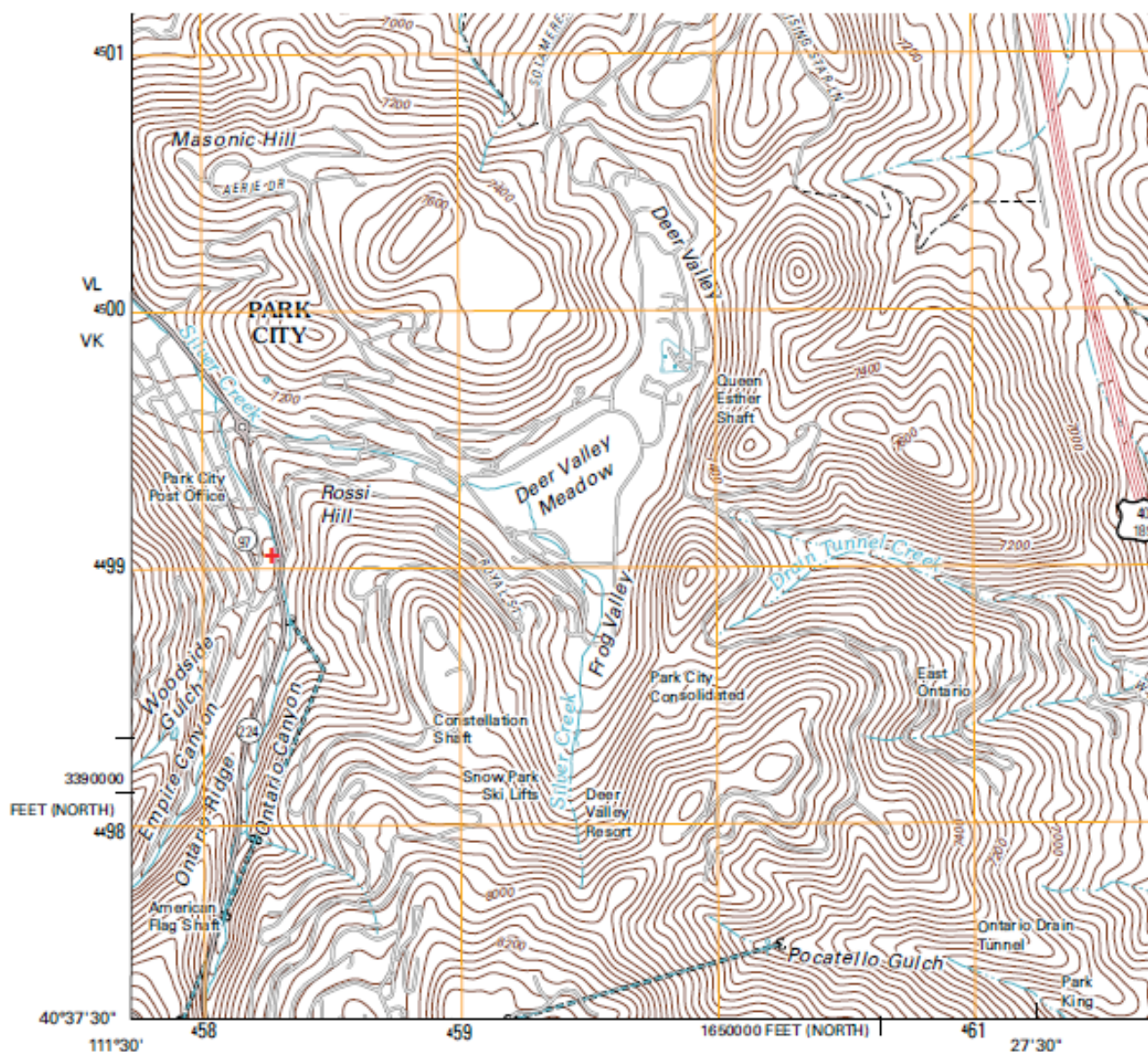
MAPS

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



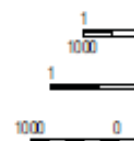
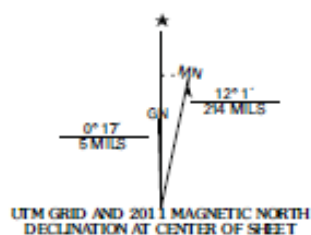
218 Sandridge Avenue, Park City, Summit County, Utah

Intensive Level Survey—USGS Map



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008



U.S. National Grid
100,000-m Square ID
VL VK
Grid Zone Designation
12T

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

DOCUMENTS

TITLE SEARCH FORM

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

Address: 218 Sandridge Avenue

City: Park City, UT

Current Owner: Craig M. Orr and Lisa M. Orr-Maestas

Address: (see historic site form for address)

Tax Number: PC-597

Legal Description (include acreage): E1/2 of L20, 21, and 22 BK72 Marsac Millsite (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/20/1909	W.M. Ferry et al vs.	H.M. McLaughlin	Decree		[L1-36, fmr. Marsac Mill site Reservation]
12/18/1911	County Treasurer	Summit County	Tax Sale		[L1-10, 12-36]
3/20/1916	McCormick & Co, Plaintiff vs.	W.I. Snyder, Trustee	Decree		[L1-36]
7/19/1916	W.I. Snyder	Mrs. A.E. Parsons	W.D.		
3/10/1938	Mrs. A.E. Parsons	Russell A. Kidder	W.D.		
11/30/1961	Russell Kidder	Wayne E. & Gwen D. Pratt	Q.C.D.		
9/16/1983	Gwen D. Pratt	[NKA] Gwen D. Latterner	Q.C.D.		
11/19/1993	Gwen D. Latterner	John Plavocos	W.D.		
10/11/2000	John Plavocos	Lisa R. Ousterling	W.D.		
9/18/2002	Lisa R. Ousterling	Christopher L & Lisa R. Crowley	W.D.		
7/7/2005	Christopher L & Lisa R. Crowley	Randall Lengeling & Richard Koehler	W.D.		
2/25/2013	Randall Lengeling & Richard Koehler	C.M. Orr & L.M. Orr-Maestas	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 10/1/2014

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building RES. Street No. _____

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

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>910</u>	\$	\$ <u>2520</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4 Condition FAIR

Description of Building	Add	Deduct
Foundation—Stone Conc. <u>1/4</u> None <u>3/4</u>		<u>105</u>
Ext. Walls <u>SIDING</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>GAB</u> Mat. <u>SHG</u>		
Dormers—Small Med. Lg.		
Bays—Small <u>FALSE</u> Med. Lg.	<u>15</u>	
Porches—Front <u>321 @ .80</u>	<u>256</u>	
Rear @		
Cellar—Basm't— <u>1/4</u> <u>1/2</u> <u>3/4</u> full-floor <u>wood</u>	<u>287</u>	<u>45</u>
Basement Apts.—Rooms Fin. <u>2</u>	<u>175</u>	
Attic Rooms <u>2</u> Fin. <u>2</u> Unfin.	<u>385</u>	
Plumbing— <u>Class</u> <u>2</u> Tub <u>4</u> Trays <u>4</u> Basin <u>1</u> Sink <u>4</u> Toilet <u>4</u> Urns <u>1</u> Fins. <u>4</u> Shr. <u>4</u> Dishwasher <u>1</u> Garbage Disp. <u>4</u>	<u>180</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>Oil</u> Gas <u>Coal</u>		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— <u>Hd. Wd.</u> <u>1</u> Floors— <u>Hd. Wd.</u> <u>1</u> <u>Fir.</u> <u>1</u> <u>Conc.</u>	<u>20</u>	
Cabinets <u>1</u> Mantels		<u>125</u>
Tile— <u>Walls</u> <u>Wainscot.</u> <u>Floors</u>		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix.		
<u>HALL BD LINED</u>		<u>80</u>
Total Additions and Deductions	<u>1318</u>	<u>355</u>
Net Additions or Deductions	<u>355</u>	

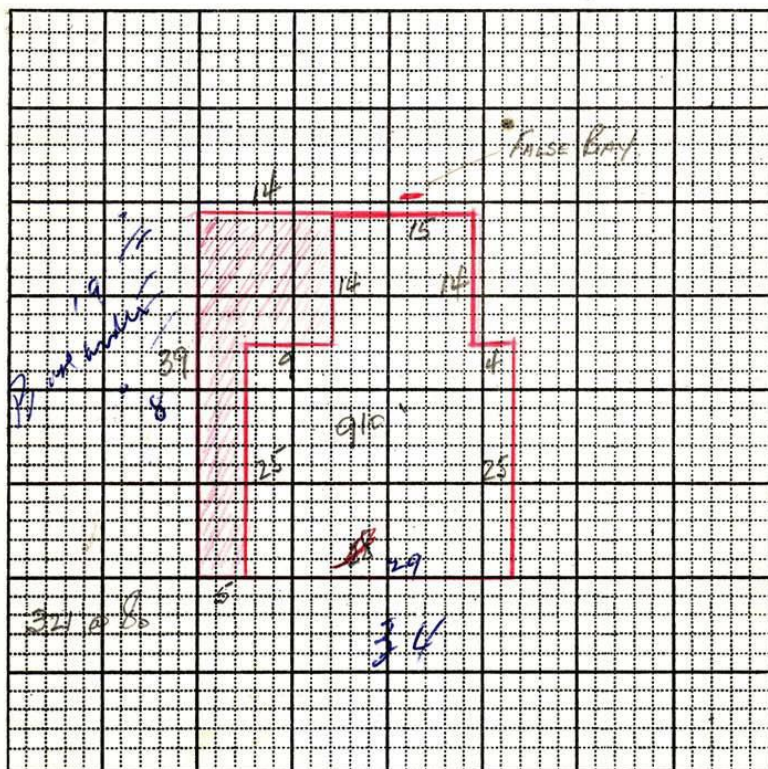
Total Additions and Deductions 1318 355 2520
Net Additions or Deductions 355 \$ + 963

Age 33 Yrs. by Est. Owner REPRODUCTION VALUE \$ 3483
Tenant Depr. 1-2-3-4-5-6 46/54 % \$ 1880
Neighbors Reproduction Val. Minus Depr.
Records

Remodeled Est. Cost Remodeling Inc. % \$
Garage—S 8 C Depr. 2% 3% Obsolescence \$
Cars Walls Out Bldgs. \$
Roof Size x Age \$
Floor Cost Depreciated Value Garage \$

Remarks AV AGE ON OLD Total Building Value \$
CARD 25 YRS (1941)

Appraised Oct 194 9 By CH. & AJ

[illegible]

Form T. C. 74
State of Utah—State Tax Commission

Serial No. PR 582

Location Block 721 Lots 20+21
 Kind of Bldg. RES St. No. 218 Sand Ridge
 Class 4 Type 1 2 3 4/ Cost \$ 2176 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		910		\$ 2176
	x x				
	x x				

Gar.—Carport — x — Flr. — Walls — Cl. —

Description of Buildings		Additions
Foundation—Stone	Conc. ☒ None ☒	
Ext. Walls	<u>Siding</u>	
Insulation—Floors	Walls — Clgs. —	
Roof Type	<u>Gab.</u> Mtl. <u>Shg + Tin</u>	
Dormers—Small	Med. — Large —	
Bays—Small	Med. — Large —	
Porches—Front	<u>321</u> @ <u>80</u>	<u>257</u>
Rear	@	
Porch	@	
Metal Awnings	Mtl. Rail —	
Basement Entr.	@	
Planters	@	
Cellar-Bsmt.	<u>70%</u> <u>1/4</u> <u>1/2</u> <u>3/4</u> Full Floor <u>Wood</u>	<u>214</u>
Bsmt. Apt.	Rooms Fin. <u>2</u> Unfin. —	<u>175</u>
Attic Rooms Fin.	<u>2</u> Unfin. —	<u>433</u>
Plumbing	Class <u>2</u> Tub <u>1</u> Trays — Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. — Shr. St. — O.T. — Dishwasher — Garbage Disp. —	<u>410</u>
Built-in-Appliances	—	
Heat—Stove	☒ H.A. — Steam — Stkr. — Blr. —	
Oil — Gas — Coal	☒ Pipeless — Radiant —	
Air Cond.	—	
Finish—Fir	Hd. Wd. —	
Floor—Fir	Hd. Wd. <u>1</u> Other —	<u>30</u>
Cabinets	<u>1</u> Mantels —	
Tile — Walls	Wainseot — Floors —	
Storm Sash—Wood D.	S. — ; Metal D. — S. —	

Total Additions

1519 1519

Year Built	Avg.	Current Value	
<u>1949-33</u>	Age <u>42</u>	Commission Adj.	\$ <u>3695</u>
Inf. by { Owner - Tenant -		Bldg. Value	
{ Neighbor - Record - Est.		Depr. Col. <u>1</u> 2 3 4 5 6 7	%
Remodel Year	Est. Cost	Current Value Minus Depr.	\$ <u>1663</u>
Garage—Class	Depr. 2% 3%	Carport—Factor	
Cars	Floor — Walls —	Roof — Doors —	
Size—	x — Age —	Cost — x — %	
Other			
Total Building Value			\$

Appraised 5-15-1958 By 1302

PC582
Serial Number

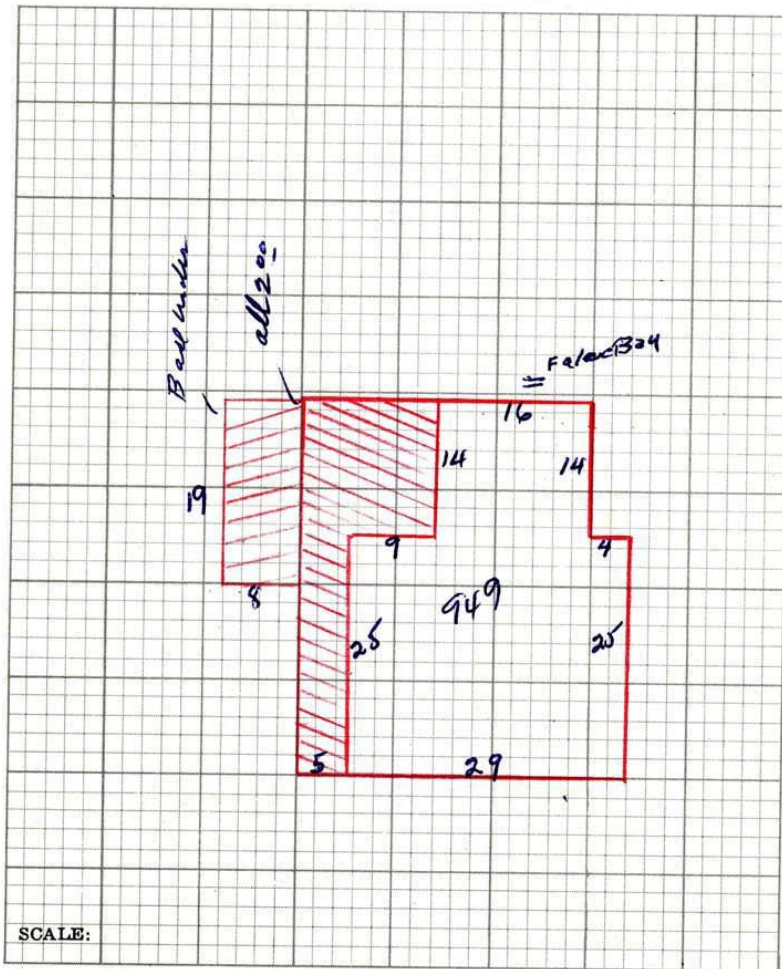
OF
Card Number

Owners Name Wayne Pratt
Location lots 20-21 Bk 72
Kind of Bldg. Rdw St. No. 218 Sand Ridge
Class 3 Type 1 2 3 4 Cost \$ X 100 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	949		\$ 4169	\$
	x x				
	x x				

Att. Gar.—C.P. x Flr. Walls Cl.

Description of Buildings	Additions	Additions
Foundation—Stone <u>Conc.</u> <u>2 Blk</u> Sills <u>A</u>		
Ext. Walls <u>Siding</u>		
Roof Type <u>Shale</u> Mtl. <u>Shi-tin</u>		
Dormers—Small <u>1</u> Med. <u></u> Large <u></u>		
Bays—Small <u>1</u> Med <u></u> Large <u></u>		50
Porches—Front <u>All</u> <u>473 @ 200</u>		946
Rear <u></u> @ <u></u>		
Porch <u></u> @ <u></u>		
Planters <u></u> @ <u></u>		
Ext. Base. Entry <u></u> @ <u></u>		
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>Conc</u> Floor <u>711</u>		
Bsmt. Gar. <u></u>		
Basement-Apt. <u></u> Rms. <u>1</u> Fin. Rms. <u>1</u>		315
Attic Rooms Fin. <u>2</u> Unfin. <u></u>		375
Plumbing { Class <u>2</u> Tub <u>1</u> Trays <u></u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Wtr. Sfr. <u></u> Shr. St. <u></u> O.T. <u>Novelty</u> Dishwasher <u></u> Garbage Disp. <u></u>		650
Heat—Stove <u>H.A.</u> <u>FA</u> HW <u></u> Stkr <u></u> Elec. <u></u>		
Oil <u>Gas</u> Coal <u></u> Pipeless <u></u> Radiant <u></u>		373
Air Cond. — Full <u></u> Zone <u></u>		
Finish—Fir. <u></u> Hd. Wd. <u></u> Panel <u></u>		
Floor—Fir. <u></u> Hd. Wd. <u>1</u> Other <u></u>		20
Cabinets <u></u> Mantels <u></u>		
Tile—Walls <u></u> Wainscot <u></u> Floors <u></u>		
Storm Sash—Wood D. <u></u> S. <u></u> ; Metal D. <u></u> S. <u></u>		
Awnings — Metal <u></u> Fiberglass <u></u>		
Total Additions		3440
Year Built <u>1916</u> Avg. <u>1/1918</u> Replacement Cost <u>7609</u>		
<u>1964 rev</u> Age <u>2.</u> Obsolescence <u></u>		
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	
	Conv. Factor	x.47
Replacement Cost—1940 Base		
Depreciation Column <u>1</u> 2 3 4 5 6		
1940 Base Cost, Less Depreciation		
Total Value from reverse side		
Total Building Value \$		



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

Garage — Class _____ Depr. 2% 3% _____
 Cars _____ Floor _____ Walls _____ Roof _____ Doors _____
 Size _____ x _____ Age _____ Cost _____ x 47% _____
 1940 Base Cost _____ x _____ % Depr. _____

Average Year of Construction Computation:
 Year 1916 : 7236 = 95 % x 49 Year = 4655
 Year 1964 : 373 = 5 % x 1 Year = 25
Average Year of Construction 1916 4660
 3
 50

TC-74 REV. 61

STATE OF UTAH — STATE TAX COMMISSION

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Ingrid Parsons House**

Address: **218 Sandridge Avenue**

Township

Range

Section:

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

UTM:

Current Owner Name: **Craig M. Orr and Lisa M. Orr-Maestas (trustees)** USGS Map Name & Date: **Park City East**

Current Owner Address: **3720 Gilroy Circle**

Quad/2011

Salt Lake City, UT 84109

Tax Number: **PC-597**

Legal Description (include acreage): **see continuation sheet**

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☐ eligible/contributing

☒ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (3)**

☒ prints: **2006 (2), 1995, 1940s**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☒ other: **survey, 9/28/2000**

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

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☐ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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

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

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

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: cross-wing type No. Stories: 1.5
Foundation Material: concrete block Wall Material(s): drop-novelty wood siding
Additions: none minor x major (describe below) Alterations: none x minor major (describe below)
Number of associated outbuildings 0 and/or structures 0.
Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

218 Sandridge is a cross-wing type house that has been modified over time. The cross-wing, also known as a T/L cottage, is one of the main three house types built during the historic Park City mining era. Several additions include the expansion of the front section of the house to the south. A porch was also added on the south façade. A projecting bay seen on all of the Sanborn maps was removed at some point after the 1968 tax card was drawn. The cross gable roof is sheathed with standing seam metal, which replaced the shingle material mentioned on the tax cards. The walls are clad with drop-novelty wood siding. The primary façade has three six-paned casement windows in the gable and several more multi-pane windows on the ground level of that façade, though they are difficult to verify in the available images. There are several one-over-one double hung sash windows on the façade facing the street and one three-over-one window on the far right of that same façade. There is a deck area to the south of the house. The site slopes down away from the road and the main level of the house is below road grade. The cumulative formal and material changes have diminished its historic value.

5 HISTORY

Architect/Builder: unknown Date of Construction: c. 1895

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

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

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

This house was built between 1889 and 1900, judging from the Sanborn Insurance maps of those years. It was initially owned by the Park City Townsite Corporation, and was likely used to house workers at that time. It was sold in 1916 to Mrs. A. E. Parsons.

Mrs A.E. Parsons, also called Ingrid Parsons was a widow when she bought the house, her husband Albert Ernest Parsons having died in 1909. She is not noted on the 1920 census, and it appears the house was vacant at that time. She did live at the house during the 1930 census, with her daughter Gladys, who worked as the Chief Operator for the telephone office. The property transferred to Russell Kidder, Ingrid's son in law, in 1938.

Russell and Gladys lived at the house with their three children during the 1940 census. Russell worked as a carpenter for a mining company. A large renovation to the rear of the house can be seen that first appears on the 1941 Sanborn map, and it is possible that this occurred while under their ownership. They owned the house for quite a long time, not selling it until 1961. The property has traded hands several times since then, and is currently owned by Craig and Lisa Orr.

Legal Description (include acreage): **BEG AT A PT DUE S 210.37 FT & DUE E 327.83 FT FROM THE NE COR OF LOT 16 BLK 12 PARK CITY SURVEY PARK CITY UTAH & TH RUN N 26°56'04" E 7.71 FT ALONG THE SE'LY HAND RAILING OF AN EXISTING WOODEN STAIRWAY; TH N 43°45'13" E 13.27 FT; TH N 56°52'21" E 52.88 FT TO THE W'LY EDGE OF SANDRIDGE RD; TH S 16°59'50" E 28.65 FT; TH S 5°02'33" E 34.13 FT; TH S 7°17'37" W 45.44 FT; TH N 85°50'10" W 21.5 FT TO AN EXISTING FENCE COR; TH N 85°50'10" W 39.39 FT; TH N 1°51'09" W 56.72 FT ALONG THE TOP OF AN EXISTING ROCK RETAINING WALL TO THE PT OF BEG CONT 0.1287 AC 272-742 764-261 767-397 1337-848 1473-785 1714-56 (SEE WD-1851-547 PARCEL 2: PARK CITY MUNICIPAL TO 210 GRANT AVENUE LLC)**



218 Sandridge Avenue. Southeast oblique. November 2013.



218 Sandridge Avenue. Northeast oblique. November 2013.

TITLE SEARCH FORM

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

Address: 218 Sandridge Avenue

City: Park City, UT

Current Owner: Craig M. Orr and Lisa M. Orr-Maestas

Address: (see historic site form for address)

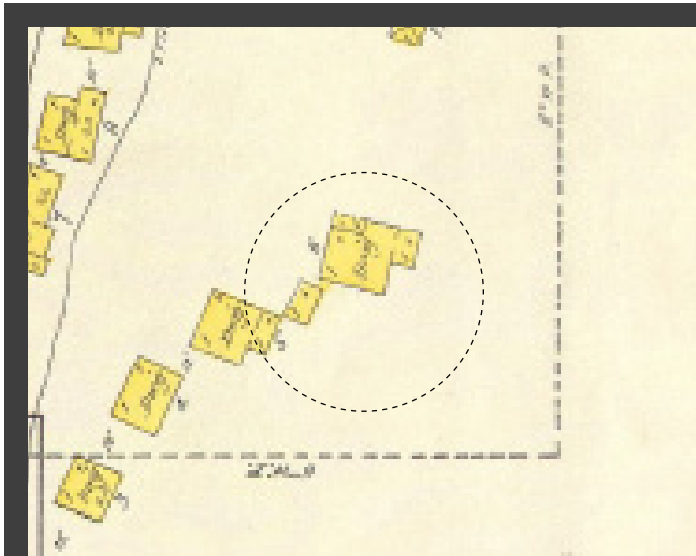
Tax Number: PC-597

Legal Description (include acreage): E1/2 of L20, 21, and 22 BK72 Marsac Millsite (see historic site form for complete legal description)

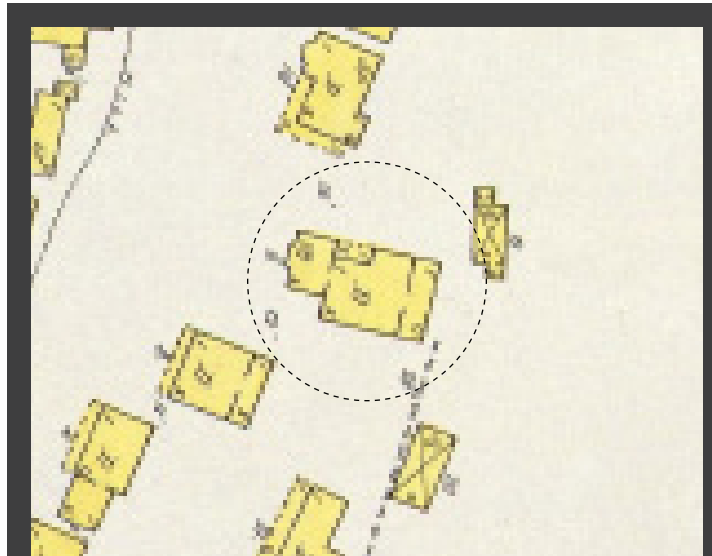
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
12/20/1909	W.M. Ferry et al vs.	H.M. McLaughlin	Decree		[L1-36, fmr. Marsac Millsite Reservation]
12/18/1911	County Treasurer	Summit County	Tax Sale		[L1-10, 12-36]
3/20/1916	McCornick & Co, Plaintiff vs.	W.I. Snyder, Trustee	Decree		[L1-36]
7/19/1916	W.I. Snyder	Mrs. A.E. Parsons	W.D.		
3/10/1938	Mrs. A.E. Parsons	Russell A. Kidder	W.D.		
11/30/1961	Russell Kidder	Wayne E. & Gwen D. Pratt	Q.C.D.		
9/16/1983	Gwen D. Pratt	[NKA] Gwen D. Latterner	Q.C.D.		
11/19/1993	Gwen D. Latterner	John Plavocos	W.D.		
10/11/2000	John Plavocos	Lisa R. Ousterling	W.D.		
9/18/2002	Lisa R. Ousterling	Christopher L & Lisa R. Crowley	W.D.		
7/7/2005	Christopher L & Lisa R. Crowley	Randall Lengeling & Richard Koehler	W.D.		
2/25/2013	Randall Lengeling & Richard Koehler	C.M. Orr & L.M. Orr-Maestas	W.D.		

Researcher: John Ewanowski, CRSA Architecture

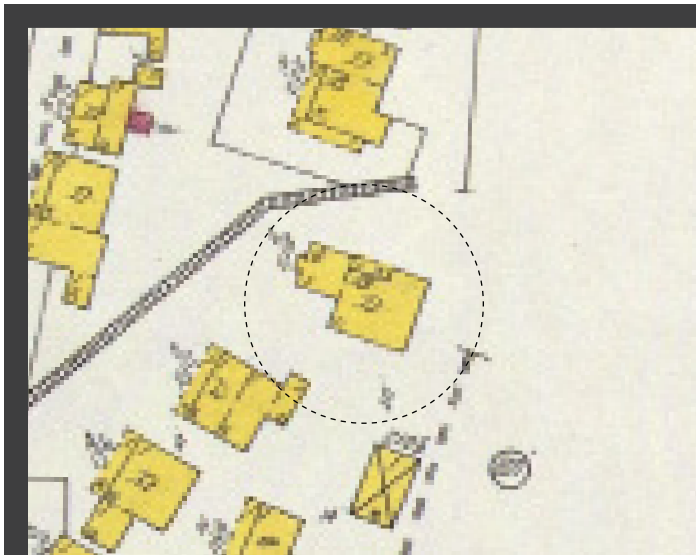
Date: 10/1/2014



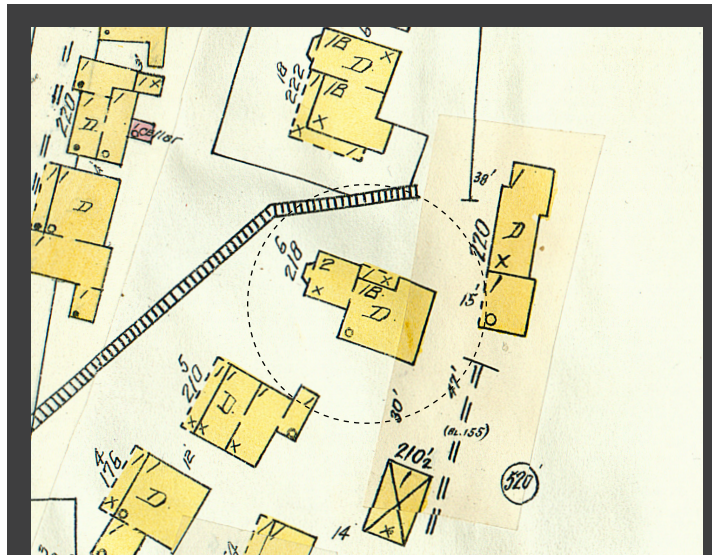
1889



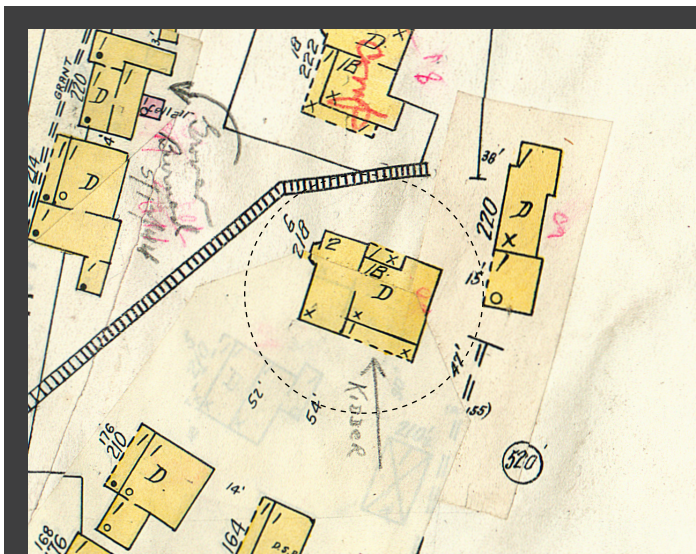
1900



1907



1929



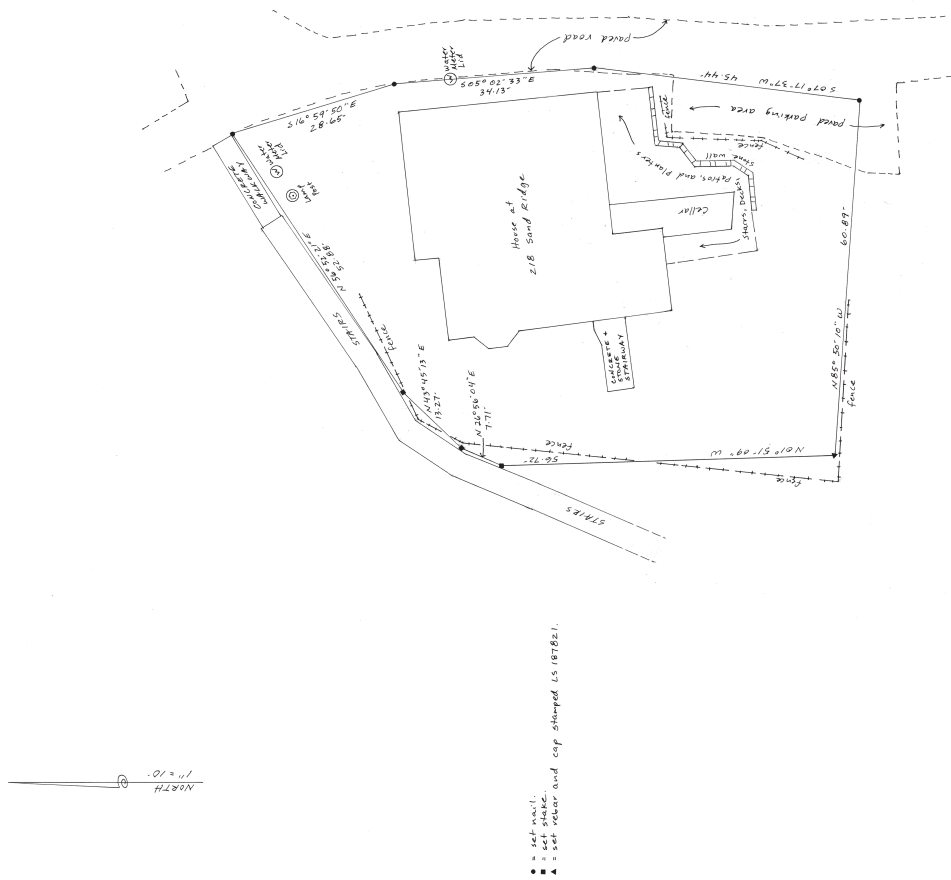
1941



c. 1925



Tax photo c. 1940



SURVEYOR'S CERTIFICATION:

SURVEYOR'S CERTIFICATION:
I, Joe Duaneus, hold license number 187821 as prescribed by the laws of the State of Utah, and certify that I have made a survey of the property shown hereon and as described in the survey notes and description of property surveyed below.

SURVEY NOTES:

1. The bears of leavings is N54°52.21' E along the southward side of the shewn chairs and walling.
2. This survey was requested by John Plances.
3. Survey monuments were set as shown.
4. This survey was performed in August, 2000.
5. The purpose of this survey is for property corners and location of the physical features shown.
6. All bearings and distances shown were measured and are equal to recorded bearings and distances.
7. Attention of any survey data without the surveyor's consent makes this survey invalid.

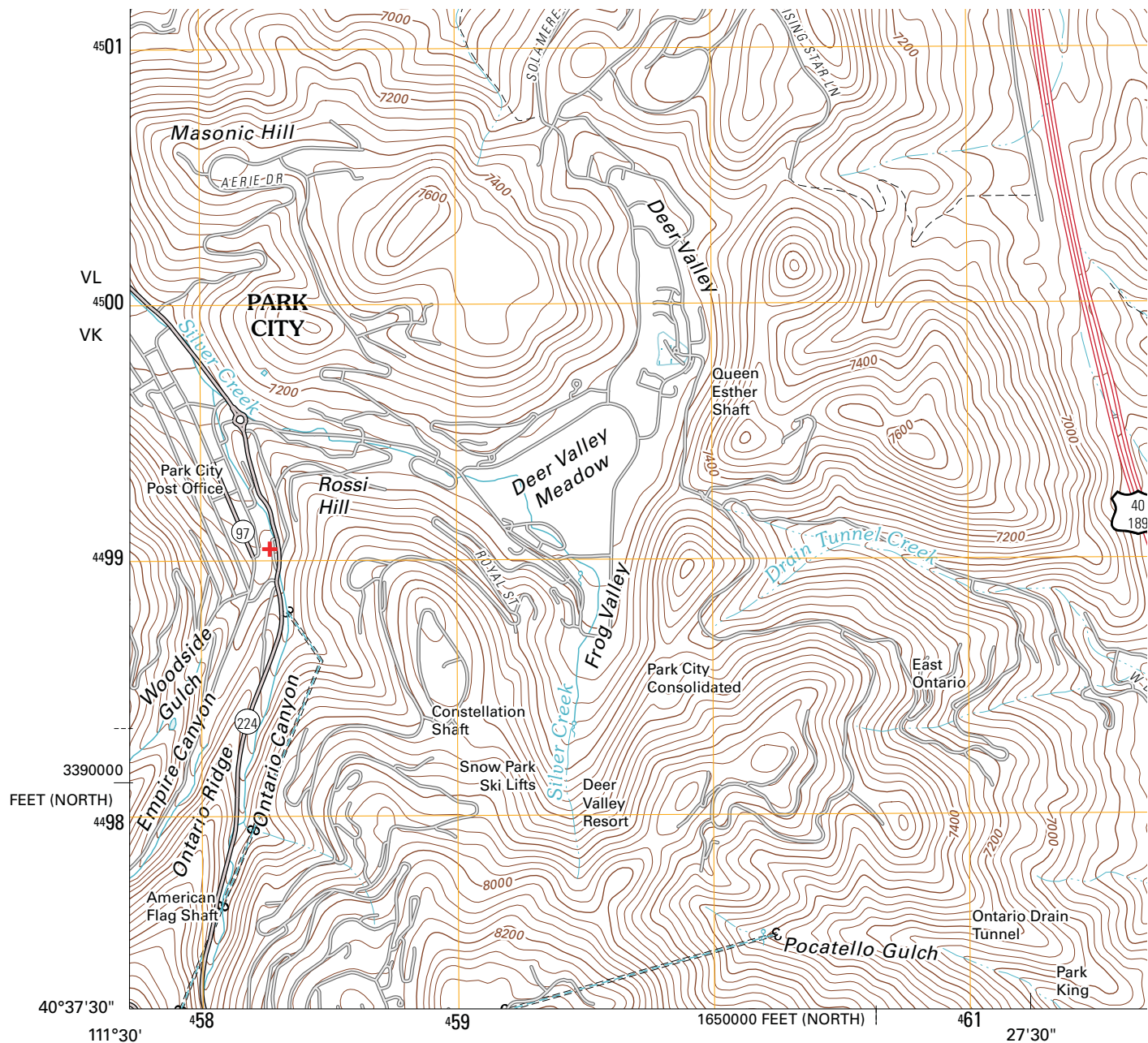
DESCRIPTION OF PROPERTY SURVEYED:

DESCRIPTION OF PROPERTY SURVEYED:
A parcel of land located in Block 22, Park City Survey, also located in section 10, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Summit County, Utah, and being more particularly described as follows: Beginning at a point on the southeasterly edge of an existing highway, thence 120° 56' 00" along said street 7.71 feet, thence N 83° 45' 13" E 13.27 feet, thence S 50° 52' 21" E 2.22 feet said streetway and along the southeasterly edge of an existing concrete walkway 52.68 feet to the intersection of said concrete walkways with the westerly edge of a paved road, thence S 14° 59' 50" E along said road 28.65 feet, thence S 50° 52' 33" E 34.13 feet, thence S 67° 17' 31" W 45.44 feet, thence N 85° 50' 10" W 60.89 feet, thence N 01° 51' 49" W 50.72 feet to the point of beginning, containing 0.13 acres.



File No. S-3923
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
 DATE: 9/28/2000 TIME: 13:15 P.M.
 FEE \$ 10.00 BY Alan D. Bann
 REQUEST: Map Land Surveying

The Map Land Surveying
P.O. Box 3864
Park City, UT 84060
647-9826



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 12T
 10 000-foot ticks: Utah Coordinate System of 1983
 (north and central zones)

Imagery.....NAIP, July 2009 - August 2009
 Roads.....©2006-2010 Tele Atlas
 Names.....GNIS, 2009
 Hydrography.....National Hydrography Dataset, 2009
 Contours.....National Elevation Dataset, 2008

UTM GRID AND 2011 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

GN 0° 17' 5 MILS
 MN 12° 1' 214 MILS

U.S. National Grid	
100,000-m Square ID	
VL	45 00
VK	
Grid Zone Designation	
12T	

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

Historic Preservation Board Staff Report



Subject: 2024 Annual Historic Preservation Awards
Application: GI-23-00506
Author: Caitlyn Tubbs, Senior Planner
Date: November 1, 2023
Type of Item: Awardee Selection

Recommendation

Staff recommends the Historic Preservation Board review the proposed nominees for the 2024 Historic Preservation Award and select an Award recipient.

Background

The Historic Preservation Board (HPB) started the Annual Historic Preservation Awards in 2011. The intent of the award is to honor a Project that demonstrated exemplary implementation of the Design Guidelines for Historic Districts and Historic Sites, Land Management Code (LMC) Chapter [15-13](#). Properties are selected for this award based on the following categories:

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

After a three-year pause beginning in 2018, this will be the eleventh year that the HPB is honoring projects in the Historic District.

Past Historic Preservation Award winners include:

- 2011: High West Distillery (artist Sid Ostergaard)
- 2012: Washington School House Hotel (artist Jan Perkins)
- 2013: House at 929 Park Avenue (artist Dori Pratt) and Talisker on Main/515 Main Street (artist Bill Kranstover)
- 2014: Garage at 101 Prospect (artist Bill Kranstover)
- 2015: 562 Main Street (artist Cara Jean Means)
- 2016: California Comstock (painting by Hilary Honadel). Additionally, plaques were awarded to 264 Ontario Avenue, 81 King Road, 257 McHenry, and 1102 Norfolk.
- 2017: Egyptian Theatre, 328 Main Street (artist Marianne Cone)
- 2018: Glenwood Cemetery, (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 Morgan McCue). Additionally, plaques were awarded to 803 Norfolk, 1062 Park, 227 Main, 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.

These paintings are showcased on the second level of City Hall. The HPB commissions a work of art “depicting the project that best illustrates the Design Guidelines and achieves excellence in adaptive reuse, infill development, excellence in restoration, sustainable preservation, embodiment of historic context, or connectivity of site.” The owner(s) of the first-place award receive a print of the commissioned artwork.

Analysis

Planning Department Staff have identified the following projects as recommended nominees for the 2024 Annual Historic Preservation Award. These projects have been completed since the award program was put on pause in 2019 and highlight the 2019 Design Guidelines.

1. **Alliance Caretaker’s Cabin** - ([HSI Form](#)). The caretaker’s cabin was constructed c. 1895 and is part of the Alliance Mine Site, designated a Significant Historic Site on the Park City Historic Sites Inventory. Following a record snowpack, the cabin suffered structural damage due to settling into the water-saturated soil. The Friends of Ski Mountain Mining History coordinated emergency repairs to the Structure and installed pier footings underneath it to keep the cabin standing. Additionally, TSI insulation was discovered on the site and removed per State law. This is an excellent example of Sustainable Preservation because of the on-site retention of historic materials.



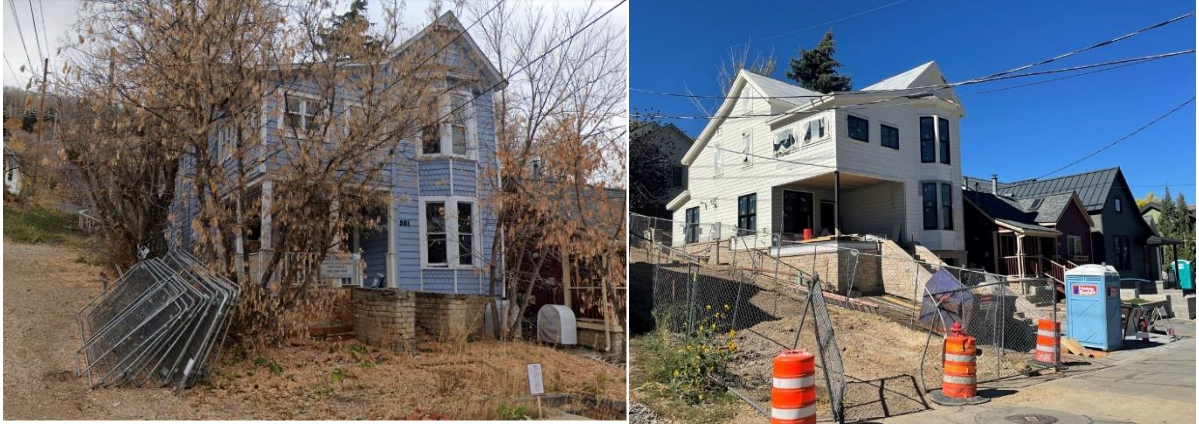
2. **909 Woodside Avenue** - ([HSI Form](#)). 909 Woodside Avenue was constructed c. 1885 and is designated a Significant Historic Site on the Park City Historic Sites Inventory. In 2021, the Applicant received Historic District Design Review (HDDR) approval to panelize the Structure and construct a basement and rear addition. The home, along with several architectural features, was reconstructed. This is a great example of Excellence in Restoration and Infill Development.



3. **Daly West Headframe.** The Daly West Headframe is designated a Significant Site on Park City's Historic Sites Inventory (HSI) ([HSI Form](#)). In May 2015 the mine shaft below the headframe collapsed causing the structure to topple. The mine shaft was sealed off and the headframe structure was repaired, raised, and placed nearby its original location in 2022. This is an excellent example of Restoration and Embodiment of Historic Context.



4. **901 Woodside –** ([HSI Form](#)). 901 Woodside Avenue is designated as a Landmark Historic Site on the Historic Sites Inventory and was constructed c. 1905. In 2019 the owner received permission to panelize the Structure and construct a new basement foundation. The home, along with several architectural features, were reconstructed. This is a great example of Excellence in Restoration and Infill Development.



Artist Selection Committee

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

Following the selection of the 2024 awardee, Planning 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 December 2023 through January 2024. The Committee will then select one artist to create one art piece honoring the first-place Historic Preservation Award recipient to be presented to PCMC in May 2024.

The time commitment will be between 3 and 5 hours in total.

Department Review

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

Historic Preservation Board Staff Report



Subject: Historic District Design Guidelines
Amendments
Application: GI-23-00508
Author: Planning Team
Date: November 1, 2023
Type of Item: Work Session – Land Management Code Amendments

Summary

Staff requests feedback from the Historic Preservation Board on proposed amendments to Land Management Code (LMC) Chapters [15-11 Historic Preservation](#) and [15-13 Design Guidelines for Historic Districts and Historic Sites](#) to:

1. Illustrate key concepts;
2. Clarify driveway regulations;
3. Limit opacity requirements to Historic Structures; and
4. Make minor corrections

Analysis

In accordance with LMC [§ 15-11-5](#), the Historic Preservation Board is charged with:

- Preserving the City's unique Historic character and encouraging compatible design and construction through the creation, and periodic update of comprehensive Design Guidelines for Historic Districts and Historic Sites, Chapter 15-13;
- Recommending to the Planning Commission and City Council ordinances that may encourage Historic preservation; and
- Communicating the benefits of Historic preservation for the education, prosperity, and general welfare of residents, visitors, and tourists.

Staff recommends amendments to the LMC to make the Historic District regulations more accessible to applicants, to clarify criteria for driveways in the Historic Districts, to implement the Board's recommended amendments regarding opacity regulations, and to make minor corrections.

The LMC is enacted to implement the goals and policies of the General Plan, in part to protect and enhance the Historic character (LMC [§ 15-1-2\(B\)](#)). [General Plan Objective 15C](#) (p. 107) is to "[i]ncrease local knowledge of historic preservation principles and accepted standards through increased public education and programming." Illustrating key requirements will make these development standards more accessible to the public and support consistent project reviews. Illustrating and updating the Historic District regulations also advance General Plan Community Planning Strategy 15.4 (p. 108), which is to "[r]eview, annually, the Land Management Code (LMC) and Park City's Design Guidelines for Historic Districts and Historic Sites in order to maintain regulatory consistency."

Staff Recommends Illustrating the Historic District Regulations

The City first published the Guidelines for Historic Districts (“Guidelines”) on June 16, 1983 to preserve the historic character of Park City and to guide compatible infill development. The Guidelines were last updated on May 16, 2019, when City Council adopted [Ordinance No. 2019-06](#). The Guidelines outline required standards during the review of proposed modifications to any of the 400+ designated Landmark and Significant Historic Sites on Park City’s Historic Sites Inventory and for new construction within the City’s Historic Zoning Districts. These Guidelines are codified in LMC [Chapter 15-13](#) to preserve historical aspects of Old Town and to guide compatible infill development in our National Historic Districts.

The 1983 Guidelines were 52 pages and included illustrations. The current Guidelines contain over 27,000 words in 81 pages with no illustrations. To provide clarity for applicants, staff prioritized illustrating the Guidelines.

On November 4, 2022, the Planning Department opened a Request for Proposals (RFP) for the creation of graphics and illustrations of the Guidelines. Proposals were due January 13, 2023, and the Planning Department received 10 submittals. The Planning Department held interviews with three of the applicant groups and chose to award the project to Io LandArch. On March 9, 2023, the City Council approved a Professional Services Agreement between the City and Io LandArch ([Staff Report, Minutes](#), p. 9).

Io LandArch continues to develop illustrations, scheduled for Board review on December 6, 2023. These illustrations include diagrams, photographs, and drawings defining assorted architectural features and visually demonstrating the minimum requirements of the Land Management Code.

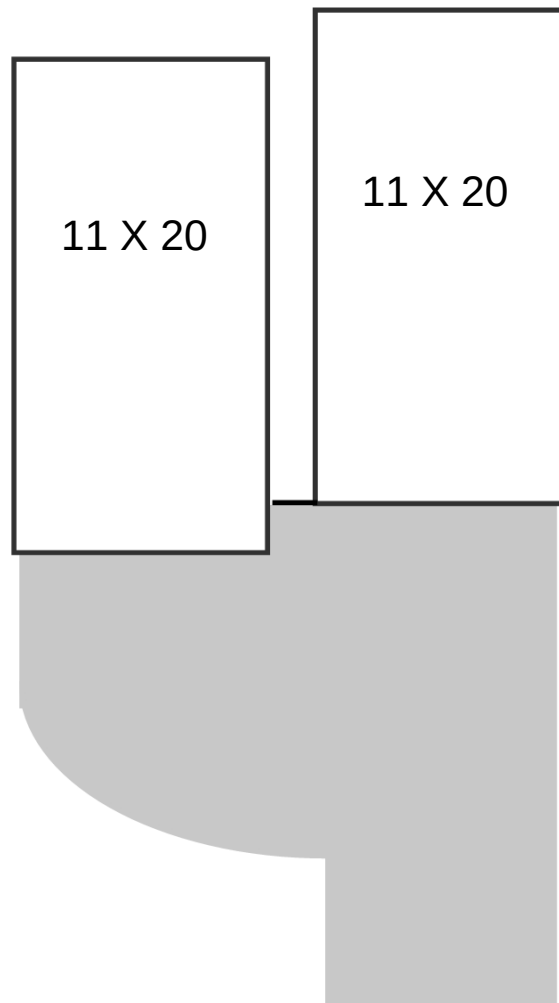
Staff Recommends Clarifying Driveway Regulations

For Historic Sites, LMC [§ 15-13-2\(B\)\(5\)\(b\)\(7\)](#) states single-car wide tandem garages are recommended and side-by-side parking configurations are strongly discouraged, but if used, must be visually minimized when viewed from the primary right-of-way. LMC [§ 15-13-2\(B\)\(5\)\(b\)\(8\)](#) states garages with side-by-side parking configurations must maintain a two-foot offset in the wall plane. These same standards apply to Non-Historic Sites (LMC [§ 15-13-8\(B\)\(6\)\(a\)\(7\)](#)).

Historic and Non-Historic Sites in the Historic Districts are recommended to be limited to a 10-foot-wide driveway but are restricted to no more than a 12-foot-wide driveway (LMC [§ 15-13-2\(B\)\(1\)\(g\)\(6\)](#) and LMC [§ 15-13-8\(B\)\(1\)\(h\)\(7\)](#)). LMC [§ 15-3-4\(A\)\(1\)](#) requires garages to have a minimum interior dimension of 11 feet in width and 20 feet in depth. The restriction on maximum driveway width has led to challenges for sites with a two-car garage. Existing non-complying driveways may be maintained in accordance with LMC [§ 15-9-3](#). Several applicants and property owners have expressed concerns regarding the maximum driveway widths in Historic Districts over the years citing

matters of snow storage and provision of parking as reasons to maintain wider driveways.

Interpretations have included applying the 12-foot-wide maximum to the area within the setback, leading to a driveway like the one illustrated below:

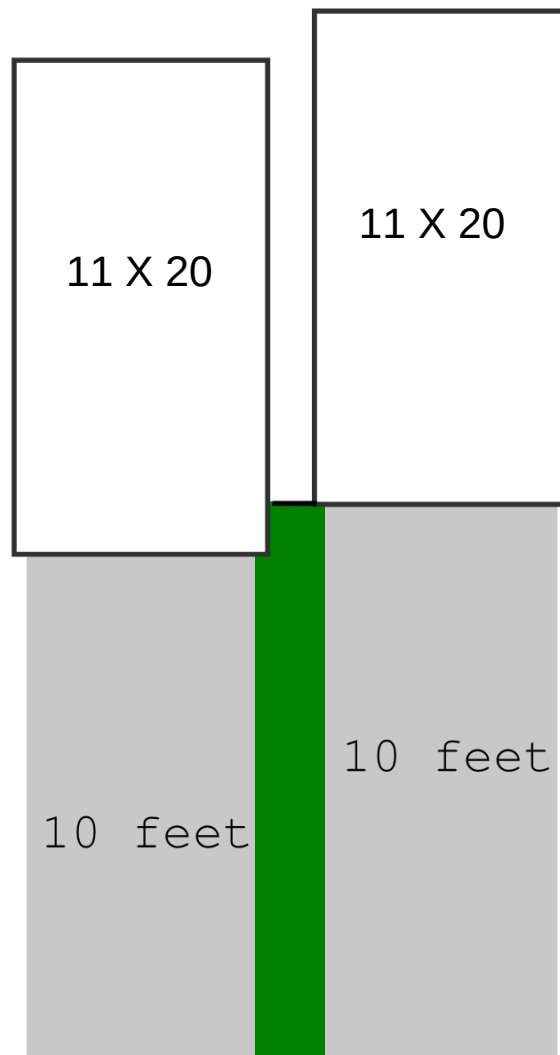


Staff recommends clarifying the driveway width regulations to establish consistent criteria, to address the realities of access to garages and winter conditions in a resort town, and to mitigate impervious surfaces. To comply with the two-foot offset in the wall plane, the driveway width maximum, and the interior garage dimensions, staff recommends the following for a two-car garage:

- Require both a vertical and horizontal two-foot offset between garage doors
- Restrict driveway widths to 10 feet

- Require a minimum 18-inch buffer between driveway widths

The recommended regulations are illustrated below:



The minimum 18-inch buffer could include:

At-grade landscaping:



A permanent raised planter box with landscaping:



Turfstone Pavers:



The Board Recommended Limiting Opacity Requirements to Historic Structures

For Historic Structures, LMC [§ 15-13-6\(A\)\(3\)](#) requires “[m]aterials, such as wood, that were traditionally painted shall have an opaque rather than transparent finish.” This provision continues, “[a] rustic, bare-wood look is generally not appropriate on historic residential and commercial structures, but may be appropriate on accessory structures.” Similarly, for Non-Historic Structures, LMC [§ 15-13-8\(B\)\(2\)\(a\)\(5\)\(b\)](#) requires “[m]aterials, such as wood, that are traditionally painted [to] have an opaque rather than transparent finish.” Several applicants have expressed concern with this requirement, preferring a reclaimed wood or other “raw” wood aesthetic.

The Historic Preservation Board conducted a work session regarding opacity requirements on June 7, 2023 ([Staff Report](#); [SWCA Technical Memorandum on Paint and Stain Opacity](#); [Minutes](#), p. 13) and recommended requiring facades of Historic Structures to have an opaque finish, but allowing additions and new construction to be exempt from the opacity requirement. As a result, staff removed the requirement for wooden or other traditionally painted materials to be stained or painted to a fully opaque appearance on new construction.

Staff Recommends Minor Corrections

Staff recommends:

- Removing conflicting statements (e.g. “*all elevations of the new infill residential building **should shall**¹ be designed in a manner consistent...*”)

¹ Emphasis added

- Replacing “Guidelines” with “Regulations” because the Historic District requirements are codified standards
- Removing an asterisk in the Historic Sites Inventory in [Section 15-11-10](#) noting properties under appeal for Determination of Significance – the appeals are no longer active
- Replacing “him” and “his” with “their”
- Correcting minor grammatical and spelling errors

Next Steps

Proposed amendments will be noticed for a public hearing for Historic Preservation Board recommendation for the Planning Commission and City Council’s consideration.

The Historic Preservation Board and Planning Commission held a joint work session on October 4, 2023 ([Staff Report](#)) to discuss the existing Temporary Winter Balcony Enclosure Pilot Program. The Historic Preservation Board and Planning Commission recommend the Program continue for an additional five years but with updated design requirements for all temporary structures within the Historic Districts. Staff proposes to draft these requirements separately from these updates to allow additional time to research comparable requirements in other resort towns.