



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
August 4, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, August 4, 2021.

MEETING CALLED TO ORDER AT 5:00 PM.

To participate virtually, follow the public meeting information at www.parkcity.org.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from June 2, 2021.
[06.02.2021 PC HPB Meeting Minutes](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

6.WORK SESSION

7.REGULAR AGENDA

- 7.A. 1060 Park Avenue - Historic District Design Review - The Applicant Proposes Removal of Historic Material to Accommodate a New Addition to the Rear of a Significant Historic Structure in the Historic Residential Medium (HRM) Zoning District. PL-21-04866
(A) Public Hearing; (B) Action
[Staff Report](#)
[Exhibit A: Draft Final Action Letter](#)
[Exhibit B: 1060 Park Avenue Historic Site Form](#)
[Exhibit C: Existing and Proposed Views](#)
[Exhibit D: Historic Preservation Plan](#)
[Exhibit E: Material Deconstruction of Rear Facade](#)
[Exhibit F: Engineer's Report](#)
[Exhibit G: Existing Conditions](#)

Exhibit H: Physical Conditions Report

- 7.B. 909 Woodside Avenue – Disassembly and Reassembly – The Applicant Proposes Disassembly and Reassembly to Accommodate New Additions and Structural Upgrades to a Significant Historic Structure. PL-21-04753
(A) Public Hearing; (B) Action

Staff Report

Exhibit A: Draft Final Action Letter

Exhibit B: Existing Conditions

Exhibit C: Physical Conditions Report and Historic Preservation Plan

Exhibit D: Historic Sites Inventory Form

Exhibit E: Existing Conditions Photographs

Exhibit F: Proposed Plans

Exhibit G: Chief Building Official and Planning Director Determination

Exhibit H: Proposed Panelization Drawings

Exhibit I: Structural Engineer Report

- 7.C. 1002.5 Norfolk Avenue – Disassembly and Reassembly – The Applicant Proposes Disassembly and Reassembly and Material Deconstruction to Accommodate New Additions to a Landmark Historic Structure. PL-21-04761
(A) Public Hearing; (B) Action

Staff Report

Exhibit A: Draft Final Action Letter

Exhibit B: Existing Conditions

Exhibit C: Physical Conditions Report and Historic Preservation Plan

Exhibit D: Historic Site Form

Exhibit E: Proposed Plans

Exhibit F: Structural Engineers Report

Exhibit G: Proposed Material Deconstruction and Panelization Drawings

Exhibit H: Planning Director and Chief Building Official Determination

8.ADJOURN

A majority of HISTORIC PRESERVATION BOARD members may meet socially after the meeting. If so, the location will be announced by the HISTORIC PRESERVATION BOARD Chair Person. City business will not be conducted. Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Planning Department at 435-615-5060 or planning@parkcity.org at least 24 hours prior to the meeting. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF JUNE 2, 2021**

BOARD MEMBERS IN ATTENDANCE: Chair Randy Scott, Puggy Holmgren, Jack Hodgkins, John Hutchings, Douglas Stephens, Tana Toly

EX OFFICIO MEMBERS: Gretchen Milliken, Planning Director; Rebecca Ward, City Planner; Brendan Conboy, City Planner; Aiden Lillie, City Planner; Mark Harrington, City Attorney; Jessica Nelson, Planning Analyst

The Historic Preservation Board meeting was conducted virtually via Zoom.

The public was able to submit eComments during the meeting.

The Board Chair has determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location.

The Historic Preservation Board Members will connect electronically. Public comments will be accepted virtually as described. To comment virtually, raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but not read aloud. For more information on participating virtually and to listen live, please go to www.parkcity.org/public-meetings

Dated June 2, 2021.

1. ROLL CALL

Chair Scott called the meeting to order at 5:10 p.m. and conducted a roll call. Chair Scott noted that there was a quorum.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from May 5, 2021.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of May 5, 2021, as written. Board Member Stephens seconded the motion. The motion passed

unanimously. Board Members Toly and Hodgkins abstained as they were not present at the May 5 meeting.

3. PUBLIC COMMUNICATIONS

No ecomments were submitted and no hands were raised on Zoom.

4. STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken raised the subject of conducting hybrid meetings going forward. She recalled from the last meeting that the Board was in favor of going to a hybrid format and proposed the hybrid format be instituted at the next meeting on July 7, 2021.

Planning Analyst, Jessica Nelson reported that the hybrid format means that the Members who are able will meet in person in the Council chambers. Members who are not able to attend personally can attend virtually. They can allow the public to see both the in-person members and those that attend virtually. The intent behind this model is that if a Board Member can attend in person, they will do so.

Each Board Member expressed their approval of proceeding with the hybrid meetings beginning at the next meeting on July 7, 2021.

A question was raised regarding the status of looking for a new Historic Preservation Planner. Director Milliken stated that they have not received any qualified applicants for the position. City Planner, Aiden Lillie, who has a lot of historic preservation experience, had taken on that role for the time being. She has been taking the lead with the grants program, the awards program, and many of the historic preservation planning projects.

Director Milliken stated that Ms. Lillie is learning quickly and may be moved into the role of Historic Preservation Planner. The job was not currently posted.

5. CONTINUATIONS

There were no continuations from the prior meeting.

6. WORK SESSION

A. Discussion on Meeting Format Moving Forward.

Chair Scott noted that they addressed the above agenda with the Staff Communications.

7. REGULAR AGENDA

A. 1129 Park Avenue – Historic District Design Review Historic Preservation Board Review for Material Deconstruction of a Significant Historic Site – The Applicant is Proposing Material Deconstruction Consisting of Removal of Historic Material for the Proposed Restoration of the Hall-Parlor House and Construction of a New Addition. PL-21-04817.

City Planner, Rebecca Ward presented photographs of the two historic homes on the agenda. She noted that the homes share a common wall. The home located at 1129 Park Avenue is the smaller home to the north and is a hall-parlor type home built sometime before 1901. It is designated a Significant Historic Structure.

Planner Ward reported that the original structure was built on stacked stone and has no foundation. There is also a non-functioning masonry chimney. Sometime after 1949, there was a rear addition to the home that included a concrete foundation, as well as the addition of a covered entry porch on the front façade.

The applicant is proposing to construct a duplex addition. The address at 1129 Park Avenue will be accessed from Park Avenue and the rear duplex addition will be accessed off of Woodside Avenue.

She reported that on May 13, 2021, the City Council approved a plat amendment that created the larger lot to accommodate the duplex use. The applicant has also applied for a Conditional Use Permit (“CUP”), which is required for approval of the duplex. The Planning Commission was scheduled to review the application for the CUP on June 9, 2021. Approval of the application by the Historic Preservation Board would be contingent upon the approval of the CUP by the Planning Commission.

Planner Ward stated that the applicant is proposing to lift the structure to accommodate the new foundation and remove the 1949 addition. The applicant wants to retain the front entry porch constructed after 1949. She presented maps showing that the overall footprint of the building over the years has remained consistent. The applicant’s proposal seeks to remove the 1949 additions and return the site to the smaller footprint from 1941.

Planner Ward highlighted the historical material that will remain and what was proposed for removal. She noted that the applicant seeks to keep the front entry porch. She explained that the standards for a “contributing object” include a portion of the building that contributes to the historical significance of the building if it reflects the architectural character of the site as designated by the Board. She stated that the historic integrity of the site is based on the ability of the site to retain its identity and convey its significance based on seven qualities outlined in the staff report.

She noted that the qualities relative to the porch include the design, workmanship, and feeling of the home. She presented photographs of the home in context with other historic properties in the neighborhood. Many of the other homes have porches of a different design. Staff recommended that the Board conduct a public hearing and consider approving the request to lift the structure for the new foundation, the material deconstruction of the rear façade, and make a determination on whether the applicant could retain the non-historic covered front entry porch.

Planner Ward introduced the applicant, Wendy Smith, and the Architect, Jonathan DeGray, AIA. Mr. DeGray reported that the summary provided by Planner Ward adequately reflects the applicant's request. He recalled a walk-through with the Board during a prior work session to obtain clarity on the material deconstruction. They would like to remove the rear addition and bring the structure back into its original form. He stated that the front porch adds a greater sense of entry to the home. The interior walls of the front cabin remain, so once the addition is demolished, they will restore the interior walls. Planner Ward stated in response to an inquiry that the next agenda item will address the 1929 addition to the 1125 Park Avenue home and whether it can be removed. The removal of that addition would result in a separation of the two homes.

Chair Scott referenced the minutes from the November 4, 2020 work meeting and site walk-through.

Board Member Hodgkins objected to retaining the front porch, citing the removal of the rear addition to bring the property back into a historic condition. Mr. DeGray recalled discussions about the home across the street that settled on bringing the property to a time period on the recorded Sanborn Insurance Map. Board Member Hodgkins recalled that discussion as being related to the adjacent property but noted that the same discussion could apply to any property. Board Member Hodgkins objected to keeping different styles simply because it is convenient for the proposed addition.

There was discussion on photographs depicting the home at varying times. The current home not only has the front porch but windows that are more mid-Century in appearance. Board Member Hodgkins stated that he does not dislike the mid-Century look but objected to combining the two historical looks of the home.

The Board discussed the windows proposed by the applicant. Mr. DeGray stated that the intent was to bring back windows that are more historically accurate. In response to an inquiry, Mr. DeGray stated that the photographs show windows with two divided lights. It was noted that the applicant proposed a double window on the left-hand side, which Mr. DeGray explained had to do with the width of the opening from the 1929 form. In response to an inquiry from Board Member Hodgkins about the original configuration of the windows, Mr. DeGray stated that since they have not yet done an interior demo, the window sizes and locations would ultimately be subject to what they would verify during the interior demolition.

Board Member Stephens inquired about horizontal siding. Mr. DeGray stated that during limited demolition of the addition, they determined that the rear wall was clad with siding. Board Member Stephens added that on the front, they could install one window on each side and use salvaged material from the rear of the property to correct the opening at the front. Mr. DeGray confirmed that would be a potential option.

Chair Scott commented that the photograph showing the window located on the right side has a siding patch and appears to be consistent with the size being proposed, which is a ratio of 2:1. It was noted that the proposal includes a more appropriate design for the door than what exists currently.

Chair Scott opened the matter up for public comment. As there was no public comment or input. The public comment period was closed.

Board Member Hutchings agreed with prior comments about the varying historical time periods proposed in this application. He noted that if the applicant wanted to return the house to pre-1940's architecture, the addition on the back could be removed. If the intent was to keep a similar window structure in the front and the awning, the rear addition from the same era should be restored.

Board Member Stephens echoed the comments from other Board Members and noted that if the front porch was retained it would need to be able to read differently from the rest of the home so that there is no question that it is a more recent addition. He stated that to be consistent, if they approve the removal of the back porch, the front porch should also be removed to keep it consistent in design and time period.

Board Member Holmgren did not realize that the porch was not part of the original. She agreed with the prior comments but also stated it is a good-looking home as it currently exists. Board Member Hodgkins agreed that he likes the mid-Century look but disagreed with prior comments about needing to remove the front porch if the back porch is removed because the house is so close to the adjoining house and property lines. He stated that he could go either way on the rear addition. It was recommended that the front and back porch additions were likely built at or around the same time because they are of similar mid-Century design.

Board Member Toly agreed with the comments of the other Board Members. She addressed the Sanborn Insurance Maps, which Board Member Hodgkins stated confirms that the additions were not present in the late-1930's. He also pointed out the inaccuracy of the Sanborn Maps and the variances they saw in the maps as they considered the home across the street. It was suggested by Board Member Hutchings that there might have been page issues that appear as variances in the maps, however, he commented that there are likely variances caused by different artistic interpretations as they moved from period to period.

Chair Scott agreed with the comments of the Board. He liked the look of a front porch; however, it is all about consistency and not their personal preferences.

Mr. DeGray commented that their focus is on the addition off the back; so removing the post-1949 addition is paramount. If approval was based on bringing the front porch back to a pre-1949 appearance, the applicant would be willing to move forward with that condition.

Chair Scott stated that the draft included as Exhibit F would need to be modified to include the front porch as discussed. City Attorney, Mark Harrington confirmed that he sent a recommendation for a motion. Planner Ward read the revised recommendation, stating that the recommendation is that the Findings of Fact be amended to reflect that the front covered porch is inconsistent with Historic District guidelines contained in Land Management Code Section 15-13-2(b)2(G)(6) and an additional condition of approval would include the removal of the front porch in conjunction with the material deconstruction of the rear addition.

Chair Scott confirmed that they are looking at approving lifting the historic structure located at 1125 Park Avenue for a new foundation, approving the material deconstruction of the rear façade to accommodate the addition of the garage, and approving the removal of the non-historic front. It was confirmed by Mr. DeGray that they would be lifting the structure 12 inches.

MOTION: Board Member John Hudgins moved to APPROVE the proposed Material Deconstruction Consisting of Removal of Historic Material for the Proposed Restoration of the Hall-Parlor House and Construction of a New Addition, PL-21-04817, subject to the changes as read by Planner Ward and the following:

Findings of Fact

1. 1129 Park Avenue was built sometime before 1901 and appears on the 1889 Sanborn Insurance map, which was the first map for this area.
2. On May 13, 2021, the City Council enacted Ordinance No. 2021-23, approving the Jupiter Moons Plat Amendment to create a 4,699.50-square-foot Lot for 1129 Park Avenue to accommodate a Duplex, with access from Woodside Avenue.
3. A Duplex is a Conditional Use in the Historic Residential – 1 Zoning District. The Planning Commission is scheduled to conduct a public hearing on the Conditional Use Application on June 9, 2021.
4. The Applicant submitted a Historic District Design Review (HDDR) application to lift the Significant Historic Structure to accommodate a new

foundation, to remove a portion of the rear façade for an addition, and to retain the covered front entry porch, constructed after 1949.

5. Based on the Historic Site Form, 1129 Park is a hall-parlor type house with minor changes. The hall parlor is one of the main three house types built during the historic Park City mining era, and was the earliest of those three, usually occurring towards the beginning of that time period. The side gable roof is sheathed with standing seam metal, which replaced the aluminum material mentioned on the tax cards. A gabled porch extends from the center of the roof; this element was not present in the c. 1940 tax photo and does not appear on any Sanborn maps up to 1941. The house is clad with drop-novelty wood siding. The windows on the front façade were originally two six-over-six double-hung sash windows arranged symmetrically with the door in the center as shown on the c. 1940 tax photo, but are currently aluminum picture windows, with the window on the left being wider than the nearly square window on the right. The door is an out-of-period wood door with several lites and has a metal screen door in front of it. The foundation is not visible and its material is unknown. The lot is very narrow, with the house touching its neighbor to the left. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.
6. The house appears on the 1889 Sanborn Insurance map, which was the first map for this area.
7. The following summarizes the features of 1129 Park Avenue:
 - a. It is estimated the Historic hall-parlor form with a simple 10:12 pitch gable roof was built in 1895.
 - i. The Significant Historic Structure was built on stacked stone and soil and has no foundation.
 - ii. An original masonry chimney no longer functions as a smoke flue and terminates before the roof.
 - b. A rear addition with a concrete foundation was built after 1949.
 - c. A covered entry porch was added to the front façade after 1949.
 - d. The windows are aluminum framed with insulated glass and the exterior trim and entry door were replaced after 1949.
 - e. The front door was replaced after 1949.

- f. The mechanical and electrical systems are not code compliant.
- 8. The Historic Preservation Board reviews Material Deconstruction to remove Historic Material to accommodate new additions, new construction, and structural upgrades.
- 9. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
- 10. The Applicant will be required to comply with LMC § 15-11-9, Preservation Policy before the City issues a building permit.
- 11. The Applicant proposes removing all construction post-1949, except for the covered front entry porch.
- 12. The Design Guidelines For Historic Residential Sites states that changes to a building that have acquired historic significance in their own right should be retained and preserved.
- 13. A Contributing object is a “portion of an existing building, an Accessory Building, Structure, or object . . . considered contributory to the historical significance of a Building or Site if it reflects the Historical architectural character of the site or district as designated by the Historic Preservation Board.”
- 14. The Land Management Code defines Historic Integrity as the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity.
- 15. The qualities relevant to the porch include:
 - a. Design. The combination of physical elements that create the form, plan, space, structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures, and colors of surface materials, type, amount, and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.
 - b. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

- c. Feeling. A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.
- 16. Additions like porches to Historic Structures were sometimes added over time as property owners were able to afford new construction.
- 17. The Design Guidelines for new residential infill in the Historic Districts encourages porches to define front entrances that are respectful of the scale and proportions found on Historic Structures in the area "in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, the orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements."
- 18. The three Historic Structures to the north and the two Historic Structures to the south have covered front entry porches.
- 19. The front covered porch is inconsistent with Historic District guidelines contained in Land Management Code Section 15-13-2(b)2(G)(6).

Conclusions of Law

- 1. The proposal complies with Land Management Code § 15-11-12.5, Historic Preservation Board Review For Material Deconstruction; § 15-11-9, Preservation Policy; and § 15-13-2, Design Guidelines For Historic Residential Sites.

Conditions of Approval

- 1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval. LMC § 15-15-1.
- 2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
- 3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are

no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.

4. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
5. 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.
6. The Historic Structure shall be returned to original grade following construction of a foundation.
7. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.
8. 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.
9. 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.
10. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
11. Historic foundations shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
12. 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.
13. 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.

14. The Planning Director 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, he determines 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.
15. 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 or ACE could take place.
16. The applicant shall remove the front porch in conjunction with the material deconstruction of the rear addition.
17. The Applicant shall complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.
18. 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 issuance of a building permit.
19. 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.
20. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
21. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
22. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.

23. In-line additions shall be avoided.
24. If the Landmark Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.
25. This approval is contingent upon Planning Commission approval of a Conditional Use Permit for a Duplex Use.

Board Member Holmgren seconded the motion. The motion passed with the unanimous consent of the Board.

B. 1125 Park Avenue – Historic District Review Historic Preservation Board Review for Material Deconstruction of a Significant Historic Site – The Applicant is Proposing Material Deconstruction Consisting of Removal of Historic Material for the Proposed Restoration of the Original T-Footprint and Construction of a New Addition. PL-20-04689.

Planner Ward presented the staff report and state that the structure is a cross-wing home built that was around 1901 and is a designated landmark. There was an addition of a kitchen in 1907 and a rear addition in 1929. The 1929 addition created a common wall with 1129 Park Avenue to the north. On May 13, 2021, the City Council approved a plat amendment for the lots that subdivides them so that their unique configuration can be preserved while addressing Building Code requirements. The applicant seeks to restore the home to the early 1900 cross-wing footprint. The Board previously conducted a work session and site visit to evaluate the additions. She stated that restoring the home to the 1900 cross-wing footprint accommodates a garage addition at the back and removes the 1929 addition that created the common wall.

She reported that during the prior work session, the Board requested information on whether anyone of historical significance had lived in the home. Planner Ward explained that under the Land Management Code, property can be designated if persons significant to the history of the community lived in the home. The National Register criteria also establishes that the Board could look at major achievements of an individual, the role of the individual in promoting distinctive culture, religion, or philosophy throughout the area, or the entirety of the individual's career is reflected in the historic property. The record of ownership for this home demonstrates that while prior owners have been important contributing members to Park City, they would not meet the requirements outlined above.

Planner Ward presented the applicant's proposal to the Board. The applicant proposes to restore the structure to the 1900 building footprint. In response to an inquiry, she expressed her understanding that the building was constructed before 1901, although there are contradictory timelines in the historical records. Board Member Hodgkins

noted that this home seems old for the area but recalled that they learned that the home across the street was built in the 1880s as well. Planner Ward presented an image showing the footprint the applicant would like to achieve. She highlighted the 1907 kitchen addition that juts out approximately four feet to the south of the property. The issue before the Board is whether the additions contribute to the landmark historic structure. She highlighted the evergreen in the images presented to the Board and stated that it is the most significant feature at the front of the property.

Planner Ward referenced the seven qualities defined by the National Park Service that show that little alteration to the form of this structure is evident from photographic evidence. She also referenced that the materials, workmanship, and feeling are specific to the cross-wing structure, which was one of the three most common house types built in Park City during the mining era.

Staff recommended that the Board conduct a public hearing and determine the contributory status of the property, including the lifting of the structure and the material deconstruction to accommodate the rear addition.

Board Member Hodgkins asked if there was anyone of significance living in the home after 1907. Board Member Holmgren identified a prior resident named Mabel who she described as a wonderful addition to the neighborhood. She further commented that the 1907 addition did not touch the smaller home and expressed her belief that it was the 1929 addition that did that. Planner Ward confirmed that to be correct. Board Member Holmgren clarified that the 1907 addition was a small addition that extended out the south side. It was noted that popular additions at the time were the addition of kitchens.

Mr. DeGray commented that they would like to bring the home back to the 1900 footprint and unlike the home at 1129 Park Avenue, there are no aspects of this that they are trying to preserve or dilute with other period architecture. The 1900 footprint works well as far as the definition of the true historic contributory cross-wing form as viewed from the public way, and it helps with the development of the addition and separation of the addition from the historic form. Board Member Hodgkins was supportive of the 1890s restoration, provided that the transitional element lets it read as such.

Board Member Toly asked about the evergreen tree. It was noted that if the tree were removed, they would have to mitigate the loss of the tree under the Code. Board Member Holmgren suggested that the applicant could bring in something more in line with Old Town Park City such as apple or plum trees. Board Member Toly referenced some trees next to her home that were planted in 1915 and referenced the historic nature of the planting of such trees. There was further discussion regarding the potential age of the tree on the subject property.

Chair Scott opened the matter up for public comment. There was no public comment or input. The public comment period was closed.

Board Member Hodgkins asked if the transitional element is set back. Mr. DeGray responded that the transitional element is attached to the area that would remain as part of the Historic form so that the area where the kitchen currently exists would become a courtyard. It was also noted that there is a setback from the addition on both the north and west walls.

It was confirmed that the applicant owns the lot behind the property. The applicant, Wendy Smith, reported that she owns these properties with a group of female investors. They have worked with the architect and utilized the Sanborn Maps to arrive at a creative solution for the properties. She stated that they were excited about what they can eventually do with the barn.

The Board expressed support for the application. Chair Scott remarked that the design makes the home stand out nicely.

Planner Ward commented that staff recommended that the Board determine that the 1907 and 1929 additions do not contribute to the landmark status and can be removed. They also recommended that the Board approve lifting the structure for a new foundation and the material deconstruction of the rear façade to accommodate the addition, subject to the standard conditions of approval set forth in the draft Final Action Letter. They will update the draft Final Action Letter to reflect the determination that the 1907 and 1929 additions do not contribute to the historic significance of the site.

MOTION: Board Member Holmgren moved to APPROVE the proposed material deconstruction consisting of removal of historic material for the proposed restoration of the original T-footprint and construction of a new addition, PL-20-04689, subject to the following:

Findings of Fact

1. 1125 Park Avenue is a cross-wing Landmark Historic Structure constructed circa 1901.
2. On November 3, 2020, the Historic Preservation Board visited 1125 Park Avenue.
3. On November 4, 2020, the Historic Preservation Board conducted a work session to discuss the contributing status of the 1907 and 1929 rear additions to 1125 Park Avenue.
4. Based on the meeting minutes, the Project Architect:
 - a. Views the circa 1900 footprint as the original Historic form.

- b. Notes that the 1929 addition abuts the adjacent home at 1129 Park Avenue and this creates issues, including building code concerns.
 - c. Removal of the 1907 addition will accommodate a garage at the back of the lot
5. Based on the Historic Site Form, 1125 Park Avenue is a cross-wing home with few modifications. The cross-wing Structure is one of the three main house types built during the historic Park City mining era. The rear section of the house extends past the main part of the stem wing, but this appears to be original and shows up on the 1907 Sanborn map. The cross-gable roof is sheathed with standing seam metal, which replaced the shingle material shown in the circa 1940 photo. A brick chimney is on the rear of the roof and is tall enough to be seen from the front of the house. The walls are clad with drop-novelty wood siding. There is a pair of one-over-one double-hung sash windows in the front gable end and a single window of the same type is next to the door in the porch area. The door is a wood door with an upper lite and a screen door is present as well. The porch is in the L of the house and is covered by a shed-roofed extension of the main roof. The porch is supported by lathe-turned wood posts. A decorative trim surrounds both the door and the windows. The foundation is not visible and its materials are unknown. A wood picket fence surrounds the yard. The overall form and materiality of the building remains intact and the building retains its historic value.
6. The house was built between 1900 and 1907 and was owned by mine promoter Edwin Kidder until 1902, W.H. Richardson from 1902 – 1904, and blacksmith Charles Workman from 1904 – 1921.
7. Silvermine machinist Alexander Gibson, his wife, and their three children lived in the home through the 1940s and the family sold the property to Russell and Ruth Green upon Gibson's death in 1964. In 1976, Josef Buehler purchased the property and retained ownership until the current Applicant.
8. The Applicant completed exploratory interior demolition in 2020.
9. There are two (2) Historic additions, documented in the Sanborn maps. The first addition appears in the 1907 Sanborn map, where the kitchen is currently located. The second addition appears in the 1929 map where a rear bedroom is currently located.
10. While the 1907 kitchen addition preliminarily qualifies as historically contributing due to its age, the essential physical feature for this overall property in the context of Park Avenue is the original T-shape which forms

the frontage that faces Park Ave including the original front door, the porch, the windows, the roofline, and shape. The Applicant proposes restoring to the pre-1907 original form. Viewed from Park Avenue, the kitchen addition bumps out four feet to the south of the building, and it is not a predominant feature. The Board [agrees/disagrees] with the owner's assertion that the property retains its identity and integrity better without the four-foot bump out.

11. Land Management Code (LMC) § 15-15-1 defines a Contributing Building, Structure, Site/Area or Object as Contributing Building, Structure, Site/Area Or Object as a portion of an existing building may also be considered contributory to the Historical significance of a Building or Site if it reflects the Historical or architectural character of the Site or District as designated by the Historic Preservation Board.
12. LMC § 15-15-1 defines Historic Integrity as the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows and are discussed below: location; design; setting; materials; workmanship; feeling; and association.
13. Pursuant to the seven (7) aspects or qualities defined by the National Park Service, that in various combinations define integrity, the italics below show the analysis from the Park City Historic Site Form – Historic Sites Inventory:
 - a. Location. The place where the Historic Site was constructed or the Historical event took place.
 - i. Original location.
 - b. Design. The combination of physical elements that create the form, plan, space, structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures, and colors of surface materials, type, amount, and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.
 - i. Little alteration is evident to the form of this structure based on photographic evidence provided, other than roofing materials and paint color. The changes are minor and do not affect the site's historic character.

- c. Setting. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls), and the relationship between Structures and other features or open space.
 - i. Narrow building lot on fairly flat terrain. House is recessed 15 – 20 feet from city roadway separated by a white picket fence directly abutting the property line. A prominent evergreen tree on the right of the front elevation, and other grasses and shrubs cover the well-managed landscape.
- d. Materials. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.
 - i. Wooden picket fence; drop-novelty wood siding and trim; metal roof; double-hung windows with wood casings.
- e. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.
 - i. 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, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.
- f. Feeling. A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.
 - i. 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.
- g. Association. The direct link between an important historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

- i. 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.
14. The Park City Historic Site Form – Historic Sites Inventory evaluates the Landmark Historic Structure holistically. However, it is the cross-wing form that categorizes this as one of the three most common house types, and not the 1907 addition.
15. The 1907 kitchen addition [does/does not] contribute to the Historic Integrity of the Landmark Historic Structure.
16. The 1929 rear addition [does/does not] contribute to the Historic Integrity of the Landmark Historic Structure.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-12.5, Historic Preservation Board Review For Material Deconstruction; § 15-11-9, Preservation Policy; and § 15-13-2, Design Guidelines For Historic Residential Sites.

Conditions of Approval

1. The applicant is responsible for notifying the 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 Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.

4. An encroachment agreement may be required prior to the issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
5. 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.
6. The Historic Structure shall be returned to original grade following construction of a foundation.
7. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.
8. 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.
9. 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.
10. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
11. Historic foundations shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
12. 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.
13. 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.
14. The Planning Director 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, he determines 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.

15. 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 or ACE could take place.
16. The Applicant shall complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.
17. 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 issuance of a building permit.
18. 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.
19. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
20. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
21. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
22. In-line additions shall be avoided.
23. If the Landmark Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.
24. This approval is contingent upon Planning Commission approval of a Conditional Use Permit for a Duplex Use.

Board Member Hodgkins seconded the motion. The motion passed with the unanimous consent of the Board.

8. ADJOURN

Board Member Hutchings requested a photograph of his son with the property prior to demolition as he is the sixth generation of the Gibson family that owned this home.

MOTION: Board Member Hodgkins moved to ADJOURN. Board Member Hudgins seconded the motion. The motion passed with the unanimous consent of the Board.

The Historic Preservation Board Meeting adjourned at 6:25 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

Historic Preservation Board Staff Report



Subject: 1060 Park Avenue
Application: PL-21-04866
Author: Spencer Cawley
Date: August 4, 2021
Type of Item: Administrative – Historic District Design Review

Recommendation

Staff recommends the Historic Preservation Board review the Historic District Design Review Application for 1060 Park Avenue, conduct a public hearing, and approve the Material Deconstruction of a portion of the rear façade to accommodate an addition, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: CJG Development III, LLC, represented by Jonathan DeGray
Location: 1060 Park Avenue
Zoning District: Historic Residential – Medium Density
Historic Designation: Significant Historic, Site
Historic Era: Mining Decline & Emergence of Recreation Industry (1931-1962)
Proposal: Remove 47.5 square feet of the rear façade to accommodate an addition to expand the living area.
Reason for Review: The Historic Preservation Board reviews Material Deconstruction to remove Historic Material to accommodate new additions, new construction, and structural upgrades.

Acronyms

HDDR Historic District Design Review
HPB Historic Preservation Board
LMC Land Management Code

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

Background

1060 Park Avenue is a one-story World War II era cottage Single-Family Dwelling built around 1946 during the Mining Decline & Emergence of Recreation Industry Era (1931-1962). 1060 Park Avenue is a designated Significant Historic Structure on the Park City Historic Sites Inventory.¹

The image below, taken from the Applicant's *Street Views* submittal (Exhibit C), shows

¹ LMC [§ 15-11-10\(D\)\(2\)\(ed\)](#)

the Significant Historic Structure's southwest oblique:



The Planning Department applications for this property are listed below:

- On August 1, 2000, an application for the Determination of Historical Significance was submitted for 1060 Park Avenue. The application was withdrawn on September 8, 2000.
- On April 16, 2019, the Applicant submitted a Determination of Historical Significance Application to remove 1060 Park Avenue as a Significant Site from the Park City Historic Sites Inventory ([Staff Report](#); [Minutes](#), p. 12). The City Council denied the application on June 27, 2019.
- On May 13, 2021, the City Council adopted [Ordinance No. 2021-22](#), approving the Gasparac Plat Amendment ([Staff Report](#); [Minutes](#), p. 12). 1060 Park Avenue is Lot A of the Subdivision. This plat amendment assigned a new address to Park Avenue Lot B. The Applicant indicates Lot B is set aside for the purpose of constructing a future Single-Family Dwelling. The Applicant has not yet recorded the plat with Summit County.
- On June 25, 2021, the Applicant submitted a Historic District Design Review

(HDDR) Application. The Applicant proposes to stabilize the Significant Historic Structure by reinforcing the concrete masonry units and then replacing the roof. The Historic Structure will meet code, salvaging and using as much historic material as possible. The Applicant also proposes the Material Deconstruction of 47.5 square feet of the rear façade to accommodate a rear addition.

- On July 14, 2021, the Design Review Team discussed the proposal and will continue to work with Applicant on the addition to the Significant Historic Structure, to ensure compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.

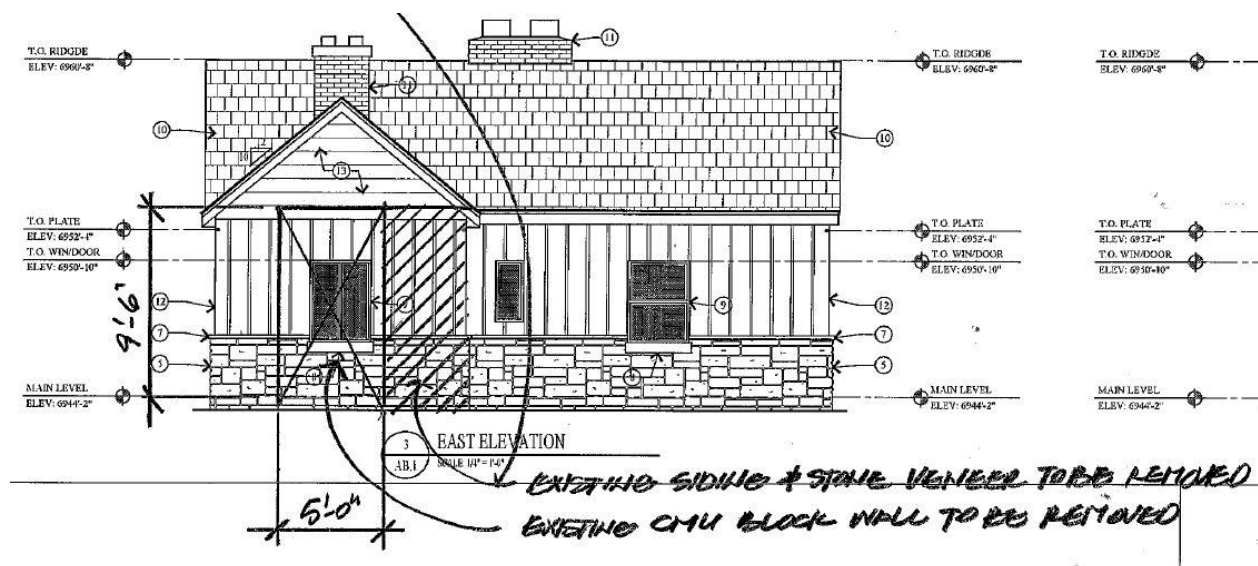
Analysis

(I) Staff recommends the Historic Preservation Board approve the removal of a portion of the rear façade to accommodate an addition.

The Historic Preservation Board reviews Material Deconstruction to remove Historic Materials to accommodate new additions, new construction, and structural upgrades.² Additions to Historic Structures shall be considered only on non-character defining façades, usually tertiary façades.³

The Applicant proposes to stabilize the Significant Historic Structure by reinforcing the concrete masonry units and then replacing the roof. The Historic Structure will meet code, salvaging and using as much historic material as possible (Exhibit D).

The Applicant also proposes the Material Deconstruction of 47.5 square feet of the rear façade to accommodate a rear addition (Exhibit E).



² LMC § 15-11-12.5(A)(2)

³ LMD § 15-13-2(B)(4)(a)(2)

The Engineer's Report (Exhibit F) concludes that:

- The exterior walls and interior bearing walls are built with concrete masonry units and are not reinforced. The report recommends remove the existing roof to expose the hollow sections of the concrete masonry units. Then, to reinforce the existing walls, install rebars and grout the masonry cells.
- To further reinforce the walls, install straps to connect the corners of the concrete masonry unit walls to the concrete foundation walls to strengthen the lateral capacity.
- The existing roof deck is installed perpendicular to the existing joists and does not have any capacity of shear diaphragm value. The report recommends installing new 5/8" plywood or Oriented Strand Board.
- The roof is to be reframed to match existing conditions and designed at 100% capacity to meet code.

Approval of the Material Deconstruction will allow the Property Owner to stabilize the structure and bring it into compliance with code.

The addition will require Historic District Design Review approval, subject to LMC [Chapter 15-13](#), Design Guidelines for Historic District and Sites.

1060 Park Avenue is currently undergoing Historic District Design Review and will be required to comply with LMC [Chapter 15-13](#) and with LMC [§ 15-11-9](#), Preservation Policy before the City issues a building permit.

Condition of Approval 3 requires the Applicant to provide the City with a Financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.

Condition of Approval 5 requires the Applicant to complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.

LMC [§15-13-2](#) further requires the following Conditions of Approval for additions:

Condition of Approval 4: The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.

Condition of Approval 14: 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.

Condition of Approval 15: The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.

Condition of Approval 16: Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.

Condition of Approval 17: In-line additions shall be avoided.

Condition of Approval 18: If the Significant Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.

Department Review

The Design Review Team and Planning and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website, the Utah Public Notice website, and posted notice to the property on July 21, 2021. Staff mailed courtesy notice to property owners within 300 feet on July 21, 2021. The *Park Record* published notice on July 21, 2021.⁴

Public Input

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

Exhibits

- Exhibit A: Draft Final Action Letter
- Exhibit B: 1060 Park Avenue Historic Site Form
- Exhibit C: Existing and Proposed Views
- Exhibit D: Historic Preservation Plan
- Exhibit E: Material Deconstruction of Rear Façade
- Exhibit F: Engineer's Report
- Exhibit G: Existing Conditions
- Exhibit H: Physical Conditions Report

⁴ LMC [§ 15-1-21](#)



**HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH**

RE: MATERIAL DECONSTRUCTION DETERMINATION

The Historic Preservation Board of Park City, Utah, met on Wednesday, August 4, 2021, for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 1060 Park Avenue
Project Number: PL-21-04866
Type of Item: Administrative
Hearing Date: August 4, 2021

The Historic Preservation Board conducted a public hearing and approved the Material Deconstruction to remove 47.5 square feet of the rear façade to accommodate an addition, subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background

1. 1060 Park Avenue is a one-story World War II era cottage built around 1946 during the Mining Decline & Emergence of Recreation Industry Era (1931-1962).
2. 1060 Park Avenue is a designated Significant Historic Structure on the Park City Historic Sites Inventory.
3. On August 1, 2000, an application for the Determination of Historical Significance was submitted for 1060 Park Avenue. The application was withdrawn on September 8, 2000.
4. On April 16, 2019, the Applicant submitted a Determination of Historical Significance Application to remove 1060 Park Avenue as a Significant Site from the Park City Historic Sites Inventory. The City Council Denied the application on June 27, 2019.
5. On May 13, 2021, the City Council adopted [Ordinance No. 2021-22](#), approving the Gasparac Plat Amendment. 1060 Park Avenue is Lot A of the Subdivision. This plat amendment assigned a new address to Park Avenue Lot B. The Applicant indicates Lot B is set aside for the purpose of constructing a future Single-Family Dwelling. The Applicant has not yet recorded the plat with Summit County.
6. On June 25, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application. The Applicant proposes to stabilize the Significant Historic

Structure by reinforcing the concrete masonry units and then replacing the roof. The Historic Structure will meet code, salvaging and using as much historic material as possible. The Applicant also proposes the Material Deconstruction of 47.5 square feet of the rear façade to accommodate a rear addition.

7. The deconstruction is on a non-character-defining façade.
8. The Analysis section of the Staff Report dated August 4, 2021, is incorporated herein.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11.12.5, *Historic Preservation Board Review for Material Deconstruction*; § 15-11-9, *Preservation Policy*; and § 15-13-2, *Design Guidelines for Historic Residential Sites*.

Conditions of Approval

1. The Applicant is responsible for notifying the 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 Director review and approval/denial in accordance with the applicable standards prior to construction.
3. 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 issuance of a building permit.
4. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
5. The Applicant shall complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.
6. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material is allowed only when it can be shown that all historic material is no longer safe and/or serviceable and cannot be repaired to safe and/or serviceable condition.
7. 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.
8. 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 or ACE could take place.
9. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils that encroach onto neighboring properties.
10. 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.
11. Re-grade the Site so that all water drains away from the Structure and does not enter the foundation.
12. Any re-grading of the site shall blend with the grade of adjacent sites and shall not create the need for incompatible retaining walls.
13. Historic foundations shall not be concealed with masonry block, plywood panels, corrugated metal, or wood shingles. Masonry foundations shall be cleaned, repaired, or re-pointed according to masonry guidelines.
14. The addition shall be undertaken in such a manner that if removed in the future the

- essential form and integrity of the Significant Historic Structure could be restored.
15. The addition shall be visually subordinate to the Historic Structure when viewed from the Right-of-Way.
 16. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designated and constructed.
 17. In-line additions shall be avoided.
 18. If the Significant Historic Structure requires penalization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.

If you have any questions, concerns, or comments regarding this letter, please email spencer.cawley@parkcity.org or call 435-615-5065.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director
Spencer Cawley, Project Planner

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1060 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-357

Current Owner Name: GASPARAC GEORGE & MARY

Parent Parcel(s):

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

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

2 STATUS/USE

Property Category

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

Evaluation*

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

Reconstruction

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

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

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: WW-II Era Cottage

No. Stories: 1

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

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

General Condition of Exterior Materials:

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

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

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

Site: Two accessory structures.

Foundation: Concrete.

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

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

Windows: Casement.

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

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

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

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

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

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

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

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

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

5 SIGNIFICANCE

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

Date of Construction: c. 1946¹

¹ Summit County Recorder.

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

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

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

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







1060 Park Avenue. Northwest oblique. November 2013.



1060 Park Avenue. West elevation. November 2013.



1060 Park Avenue. Southwest oblique. November 2013.



EXISTING



PROPOSED

Jonathan DeGray
Architect
P.O. Box 1874, 674 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-249-7353, Email: jon@jondgrayarchitect.com

1060 PARK AVE
1060 PARK AVE
PARK CITY, UT 84060

STREETSCAPE

REVISIONS

DATE

PROJECT NUMBER

SHEET NUMBER

AI-03



WEST



SOUTH



NORTH



EAST

Jonathan DeGray
Architect

P.O. Box 1874, 674 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-944-7333, Email: jon@jondgrayarchitect.com

1060 PARK AVE
1060 PARK AVE
PARK CITY, UT 84060

PROJECT LOCATION

BIRDSEYE IMAGES

SHEET DESCRIPTION

REVISIONS

DATE

PROJECT NUMBER

SHEET NUMBER

AI-01



WEST



NORTH



SOUTH



EAST

Jonathan DeGray
Architect

P.O. Box 1874, 671 Main Street, Suite 302, Park City, Utah 84060
Tel: 435-249-2252, Email: jon@jonathandegray.com

1060 PARK AVE
1060 PARK AVE
PARK CITY, UT 84060

PROJECT LOCATION

GROUND VIEW IMAGES

SHEET DESCRIPTION

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

AI-02

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: Chris Goff

ADDRESS: 1060 Park Avenue

TAX ID: SA-357 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray

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

EMAIL: degrayarch@qwestoffice.net

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

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

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

Please note the following:

- 1. Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDRs) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
- 2. Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by 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.

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 none historic concrete perimeter site walls will removed, The existing none historic garage and barbaque area will also be removed. The existing driveway will be removed from the south side of the home and relocated to the north side of the home. Existing vegetation will be replaced per the lproposed andscape plan.

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 existing home is a concrete block structure and will be preserved as is. The exterior metal siding will be removed and replace with period appropriate siding. The stone veneer will remain in the areas it currently is located. The roof will be reframed to match existing but be compliant with current code.

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:

The current roof does not meet code and will be reconstructed to match current appearance and meet code.

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:

Existing chimneys will no longer be functional and will be reconstructed to match existing location and appearance. The chimney brick will be reused to reconstruct the chimneys.

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:

The exterior concrete block walls will remain and be restored. The exterior metal cladding will be removed and replaced with period appropriate siding. Stone veneer will be retained in existing locations

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:

N/A

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 existing foundation will remain.

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 entry porch will remain. The metal columns will be removed and replaced with wood columns. The entry porch roof will be reframed to meet code.

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 existing entry door will be reused

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:

N/A

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:

The existing steel and aluminum windows are not original to the home and will be replaced with energy code compliant windows of similar size and appearance.

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:

N/A

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:

Existing gas fired forced air mechanical system will be replaced.

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:

There are no additions to the historic form.

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.

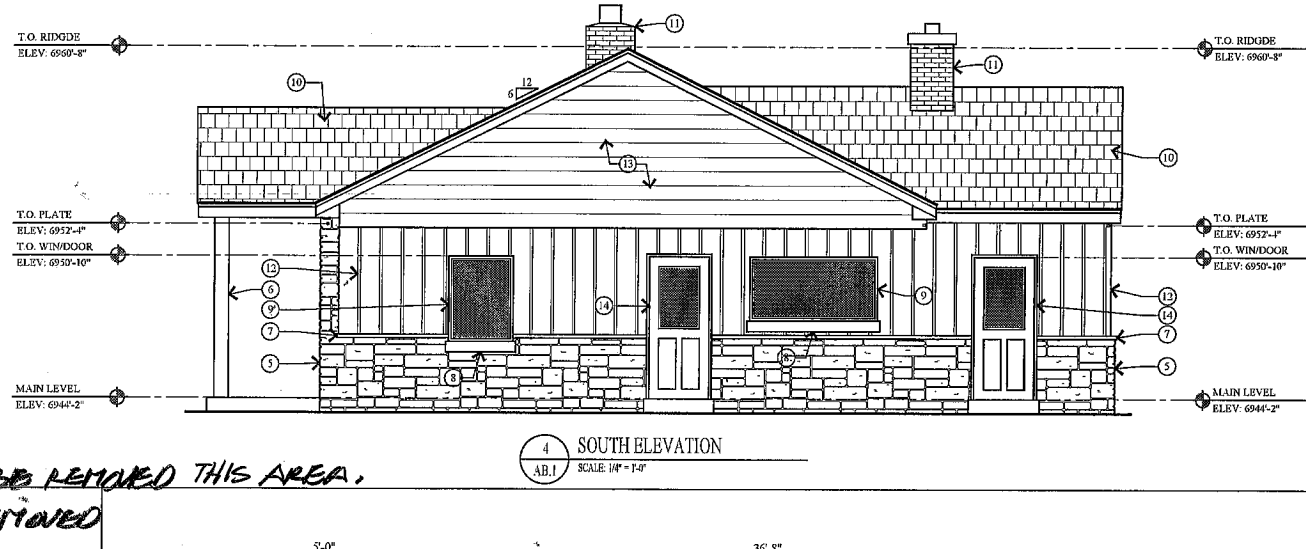
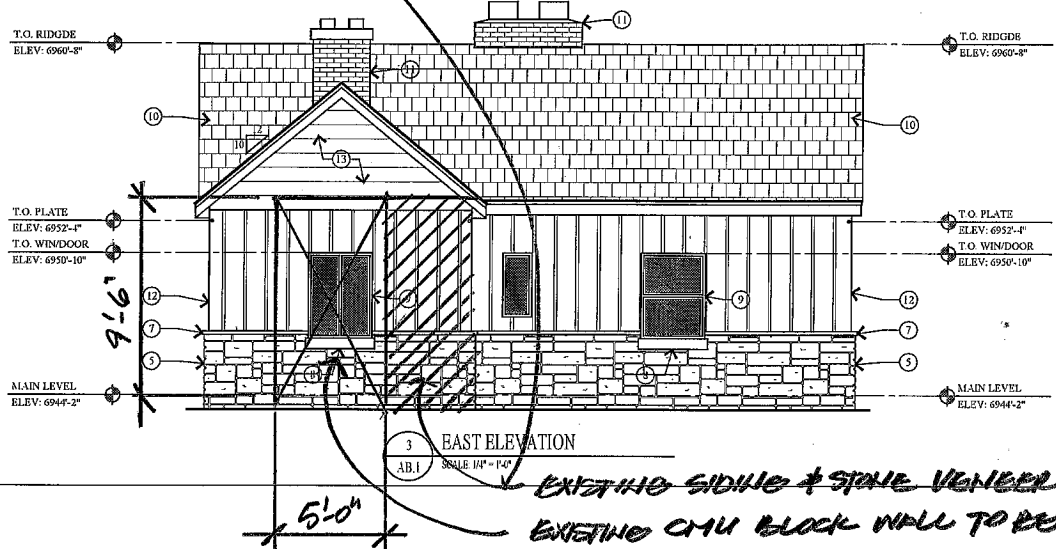
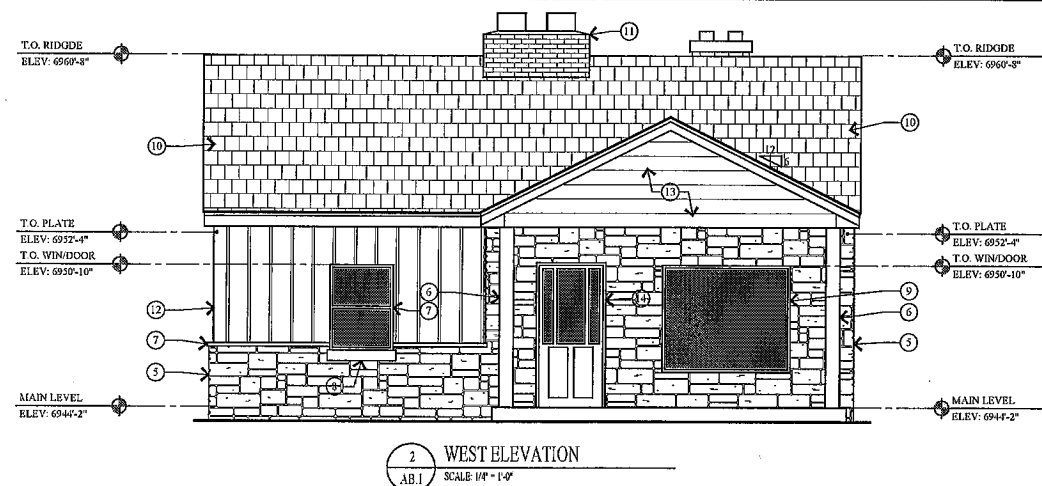
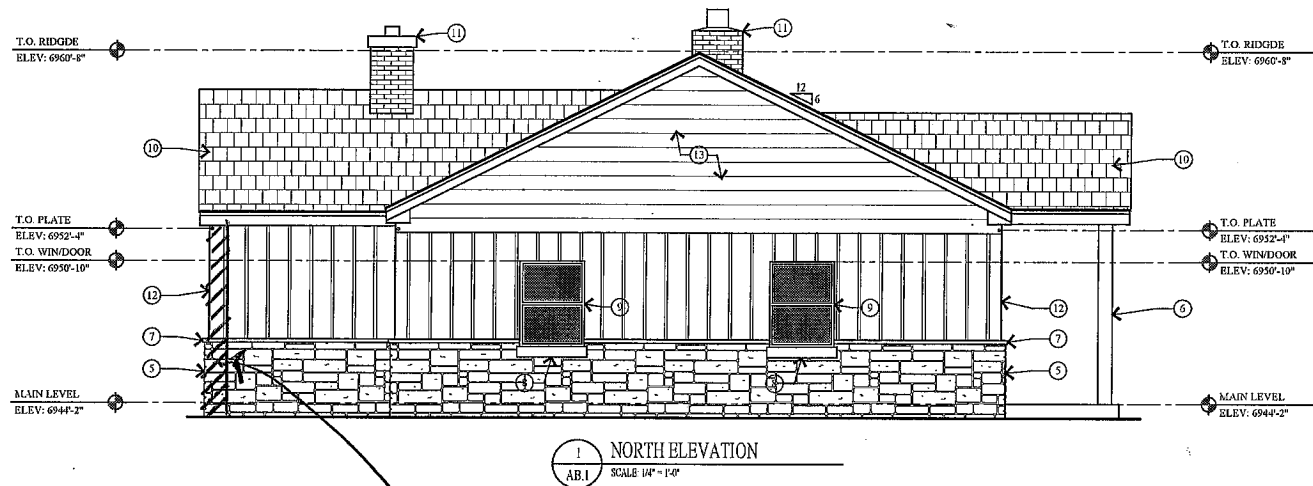
7. ACKNOWLEDGMENT OF RESPONSIBILITY

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.

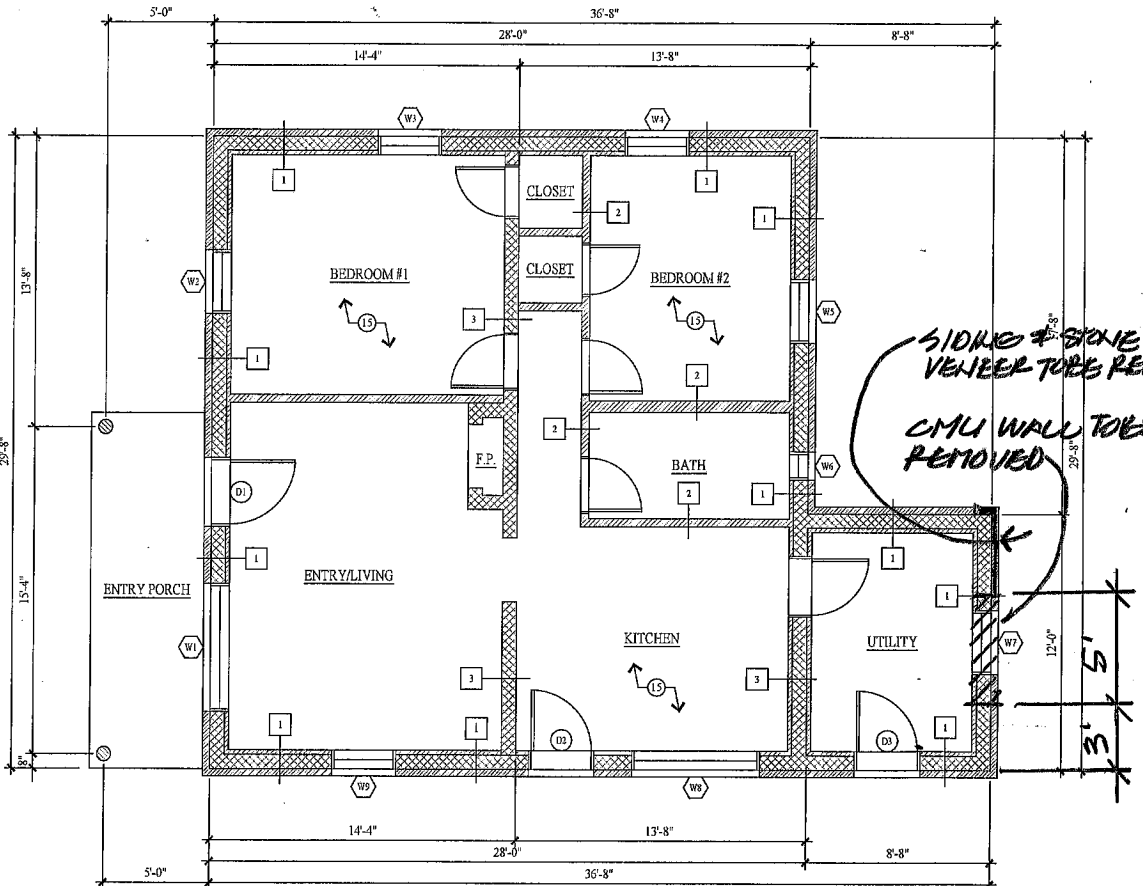
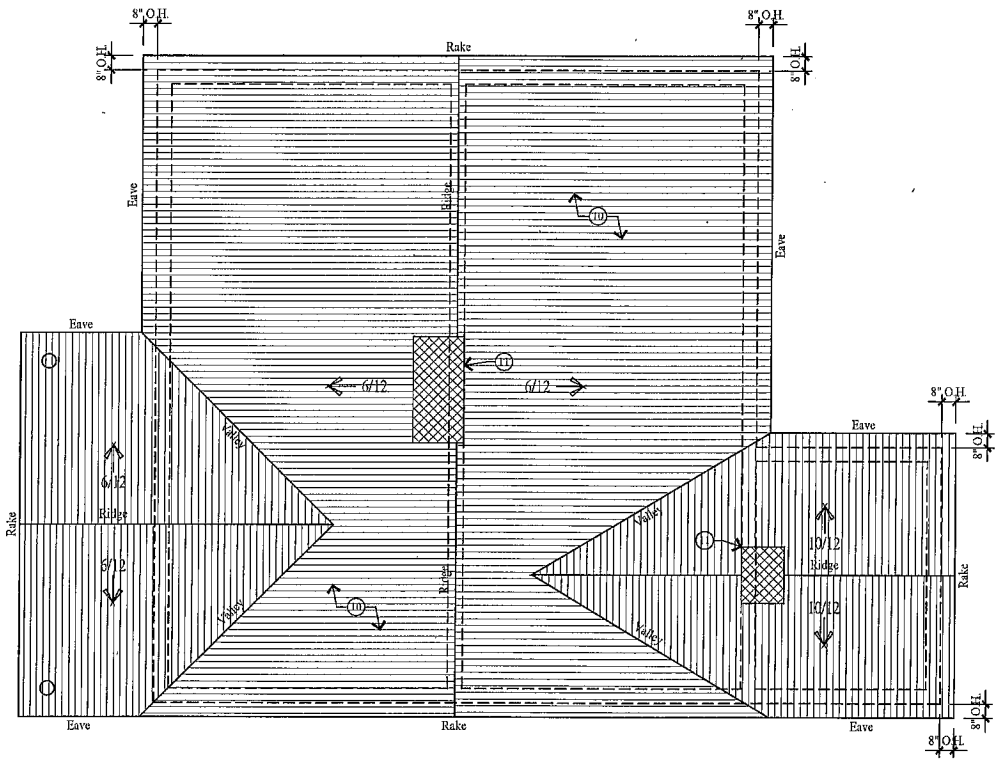
Signature of Applicant: Jonathan DeGray Date: 6-25-21

Name of Applicant: Jonathan DeGray

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EXISTING SIDING & STONE VENEER TO BE REMOVED THIS AREA.
EXISTING CMU BLOCK WALL TO BE REMOVED



SIDING & STONE VENEER TO BE REMOVED
CMU WALL TO BE REMOVED

WALL LEGEND

- EXISTING 2x FRAMED WALL
- EXISTING 8" MASONRY WALL

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

KEY NOTES

- 1/2" GYPSUM BOARD / WALL PAPER / WOOD PANELING / PAINT
- 2x4 STUDS @ 16" O.C.
- BATT INSULATION
- 8" CONCRETE MASONRY UNIT
- 4" STONE VENEER
- 8" ROUND METAL COLUMN
- 2" STONE CAPSILL
- 6" STONE SILL
- WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS IN FAIR CONDITION
- METAL SHINGLE ROOF OVER PLYWOOD SHEATHING ON 1x10 SKIP PLANK ON 2x4 ROOF TRUSS @ 24" O.C.
- THE MASONRY CHIMNEY IS ORIGINAL TO THE HISTORIC STRUCTURE. THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE
- BOARD AND BATTEN ALUMINUM SIDING OVER PLYWOOD SHEATHING ON 2x8 FLOOR JOIST @ 24" O.C.
- HORIZONTAL LAP ALUMINUM SIDING OVER PLYWOOD SHEATHING, CONTRACTOR TO FIELD VERIFY
- EXTERIOR DOORS, METAL WITH INSULATED GLASS IN FAIR SHAPE
- CARPET, VINYL, TILE AND STONE OVER PLYWOOD SHEATHING ON 2x8 FLOOR JOIST @ 24" O.C.

WALL TYPES

- WALL TYPE
SCALE 1" = 1'-0"
- WALL TYPE
SCALE 1" = 1'-0"
- WALL TYPE
SCALE 1" = 1'-0"

Jonathan DeGray
Architect

HISTORIC REMODEL / ADDITION
HISTORIC DISTRICT DESIGN REVIEW
1060 PARK AVENUE
PARK CITY, UTAH 84060

AS-BUILTS
FLOOR PLAN & ROOF PLAN
ELEVATIONS

DATE: JUNE 22, 2021
PROJECT NUMBER: 2105-01
SHEET NUMBER: AB.1

Shen Engineers, Inc. Structural/Seismic Consultants

2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
801.277.2625
801.277.2626fax

100 S. Alameda St., Suite 463
Los Angeles, CA 90012
858.699.2275
801.277.2626fax

April 18, 2021

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

Subject: Physical Condition Report of Park City House at
1060 Park Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on April 15, 2021 with the architect Jon DeGray. The conclusions on the house are as follows:

1. The roof was built with 2x4 roof joists @ 16" o.c. w/ 1x6 nailer ridge plus one from each side 2x4 bracings @ 32" o.c. from the middle span of roof joists down to the middle bearing wall. The roof structure is about 10% capacity as per the building code.
2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
3. The exterior walls and interior bearing walls were built with concrete masonry units (CMU). We were told by the owners/contractor that the CMU walls don't have reinforcing.
4. The front building has crawl space w/2x8 @ 16" o.c. floor joists. From the crawl space, we can see portion of the existing foundation and footing. Both existing floor and existing footings are in good condition.
5. The floor on the back portion of the building is slab on grade.
6. Two issues caught our attention on the existing building. One is that the CMU walls are non-reinforcing and the second is the roof structure is way less capacity as required. We have heard that the owners prefer to vault the ceiling. We would suggest take the existing roof out so we can expose the CMU hollow. Then we can install rebars and grout the cells of the existing CMU walls. Also we will install straps to connect the corners of CMU walls to the concrete foundation walls to strengthen the lateral capacity. That would solve the vault ceiling issue and also reinforce the existing CMU walls and the new roof is to be designed as 100% capacity.

We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

Henry Shen

Henry Shen, SE,
Shen Engineers, Inc.
2225 East Murray Holladay Road, Suite 208
Holladay, Utah 84117

1060 PARK AVE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOTS 9 THRU 12, AND A PORTION
OF THE EAST HALF OF BLOCK 55
SNYDER'S ADDITION TO PARK CITY
EXISTING CONDITIONS AND TOPOGRAPHY
SUMMIT COUNTY, UTAH



NOTE

1. Refer to Record of Survey S-9753.



LEGEND

- Found Monument (As-Noted)
- Found Street Monument (As-Noted)



(435) 649-9457

CONSULTING ENGINEERS, LAND PLANNERS, SURVEYORS
323 Main Street, P.O. Box 2048, Park City, Utah 84060-2048

STAFF:
CHARLES GALATI
STAN BETZ
JASON WYNNE
CHIP TOMSUDEN
TOM LUND

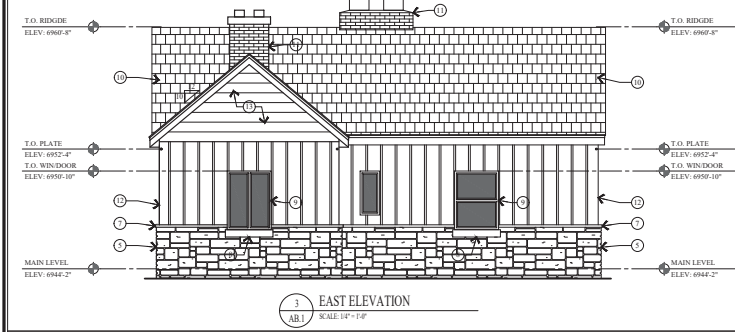
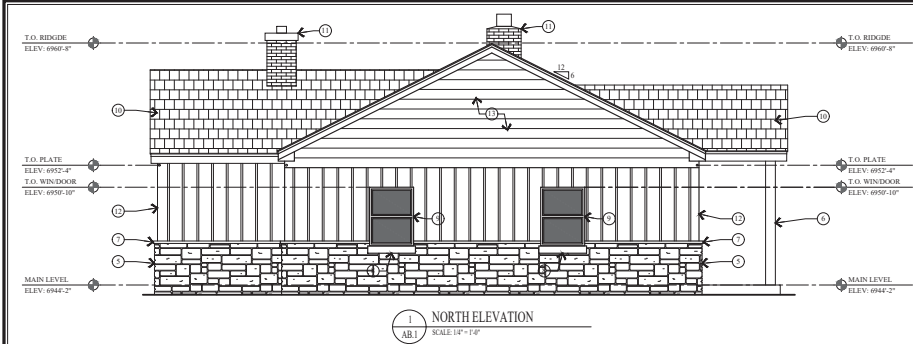
DATE: 6/3/21

**PROPOSED LOT LINE EXHIBIT
1060 PARK AVENUE**

FOR: CJG DEVELOPMENT III, LLC
JOB NO.: 11-1-21

FILE: X:\SnydersAddition\dwg\serv\2019\050319-1060 Park Ave\050319-1060.dwg

**SHEET
1
OF
1**



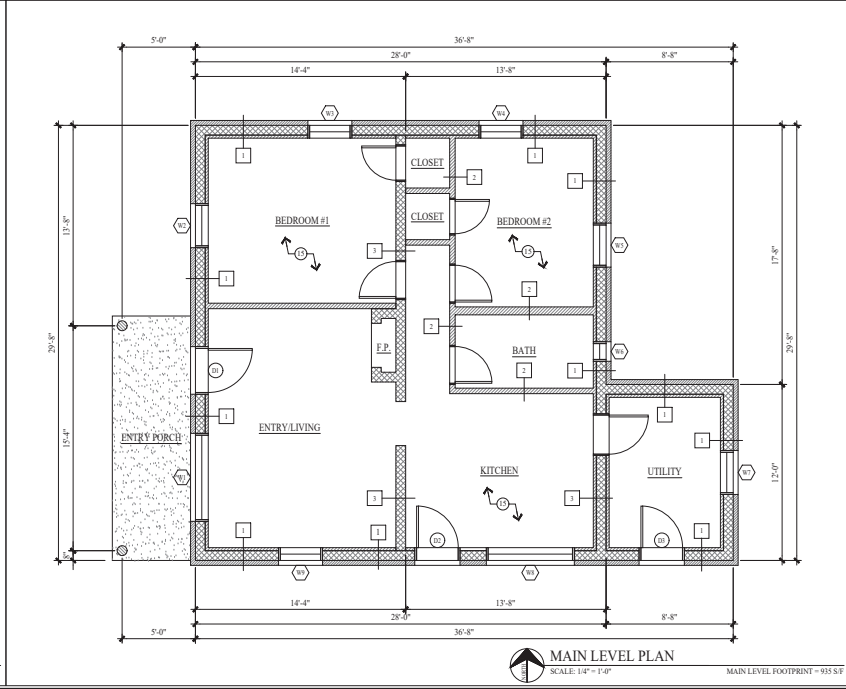
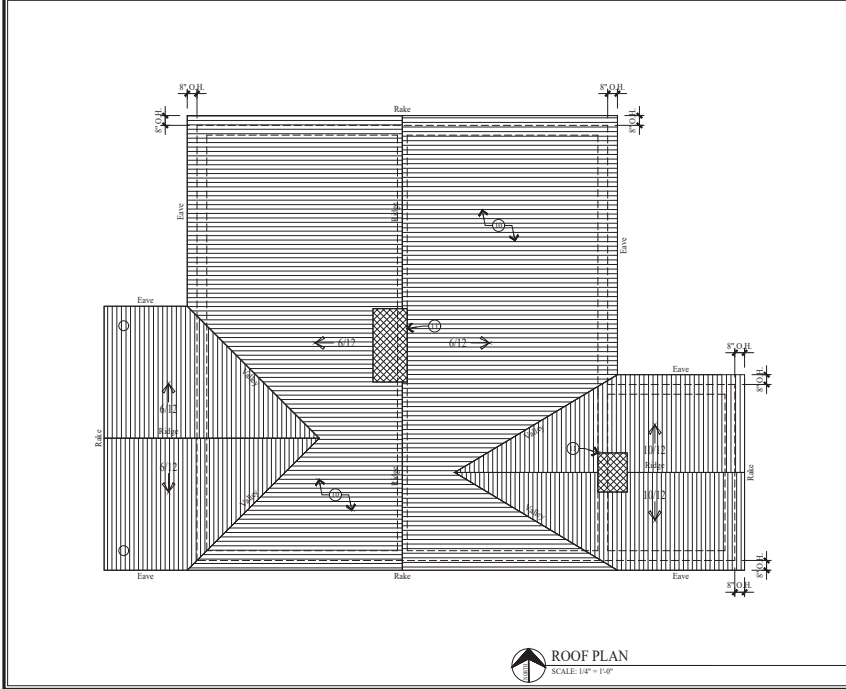
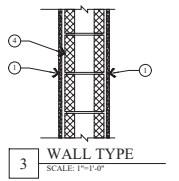
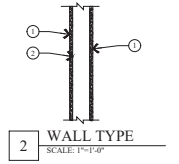
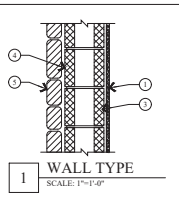
WALL LEGEND

- EXISTING 2x FRAMED WALL
- EXISTING 6" MASONRY WALL

KEY NOTES

- 1/2" GYP/PLUM BOARD / WALL PAPER / WOOD PANELING / PAINT
- 2x4 STUDS @ 16" O.C.
- BATT INSULATION
- 8" CONCRETE MASONRY UNIT
- 6" STONE VENEER
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- BOARD AND BATTEN ALUMINUM SIDING OVER CMU WALL. CONTRACTOR TO FIELD VERIFY.
- HORIZONTAL LAP ALUMINUM SIDING OVER PLYWOOD SHEATHING. CONTRACTOR TO FIELD VERIFY.
- EXTERIOR DOORS, METAL WITH INSULATED GLASS IN FAIR SHAPE.
- CARPET, VINYL, TILE AND STONE OVER PLYWOOD SHEATHING ON 2x3 FLOOR JOIST @ 24" O.C.

WALL TYPES



Jonathan DeGray
 Architect
 P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
 Tel: 435-648-7263, E-mail: deggrayarch@comcast.net

HISTORIC REMODEL / ADDITION
 HISTORIC DISTRICT DESIGN REVIEW
 1060 PARK AVENUE
 PARK CITY, UTAH 84060

AS-BUILTS
 FLOOR PLAN & ROOF PLAN
 ELEVATIONS

DATE: JUNE 22, 2021
 PROJECT NUMBER: 2105-01
 SHEET NUMBER: AB.1

PLANNING DEPARTMENT
 445 MARSAC AVE ° PO BOX 1480
 PARK CITY, UT 84060
 (435) 615-5060 ° (435) 615-4906 FAX



PHYSICAL CONDITION REPORT

For use with the Historic District/Site Design Review Application

For Office Use Only	
PROJECT PLANNER	APPLICATION #
	DATE RECEIVED

PROJECT INFORMATION

HISTORIC SITE? ☐ NO ☐ YES ☐ LANDMARK ☒ SIGNIFICANT ☐ DISTRICT

NAME: Chris Goff		
ADDRESS: 1060 Park Avenue		
TAX ID #: SA-357 OR		
SUBIVISION:		
SURVEY:	LOT #:	BLOCK #:

CONTACT INFORMATION

NAME: Jonathan DeGray Architect
PHONE #: 435-649-7263
EMAIL: degrayarch@qwestoffice.net

Instructions for Completing the PHYSICAL CONDITION REPORT

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

WRITTEN DESCRIPTION

The features listed below, if extant on your site, must be described in full. If the scope of your project is limited (window replacement, porch rehabilitation, etc.) describe only those elements directly impacted by your proposal and write "not applicable" in other sections. Descriptions should be concise and detailed and should include materials, dimensions, present condition, and approximate date (if known). If your descriptions require additional space, please attach a continuation sheet OR you may create a separate document by restating each numbered item followed by your full response. Documentation from a licensed professional must be submitted to support claims regarding severely deteriorated or defective conditions.

PHOTOGRAPHS

Digital photographs must be included with this report. Specifications and a template for organizing and labeling photographs are provided on the last page of this report.

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: Chris Goff

Mailing Address: 3125 Creek Road, Park City, UT 84098

Phone #: 713-293-2682

Fax#:

Email: cjgoff@hotmail.com

Type of Application:

AFFIRMATION OF SUFFICIENT INTEREST

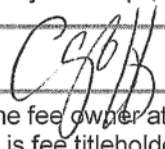
I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: **Chris Goff**

Mailing Address: 3125 Creek Road, Park City, UT 84098

Street Address / Legal: 1060 Park Ave., SA-357

Description of Subject Property: Existing historic home

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.

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.

Elements/Features: *Property description*

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

Estimated date of construction: **1949 - After**

Describe existing feature:

Narrow building lot on flat terrain. Property slopes approximately 2' uphill from Park Avenue (elevation 6943') to the east property line (elevation 6945') and to the south property line (elevation 6945'). The house faces Park Ave. There is grass area in the front and rear property. The front yard has an 8" dia. deciduous tree in fair shape. The rear property has a 6" dia. deciduous tree in fair shape and 8" dia. coniferous tree in good shape. The raised wooden deck in the rear of the house is in fair to poor shape.

Existing Condition: ☐ Excellent ☒ Good ☒ Fair ☒ Poor

Photo Numbers: **2, 3, 4, 5, 6, 7, 8**

Illustration Numbers: **1 of 1, A0.1**

Elements/Features: *Concrete porch, walkway, patio and fence*

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

Estimated date of construction: **After 1949**

Describe existing feature:

The concrete porch, walkway and patio are cracked, failing and in poor shape. The front property fence is 4' high chain link in fair shape. The fence on the north property line in 6' pre-cast concrete fence in good shape. The 1x6 vertical slat fence on the east side of the house is in poor shape.

Existing Condition: ☐ Excellent ☒ Good ☒ Fair ☒ Poor

Photo Numbers: **2, 3, 4, 5, 6, 7, 8**

Illustration Numbers: **1 of 1**

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.

Elements/Features: *Historic structure and additions*

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

Estimated date of construction: **1949**

Describe existing feature:

The existing structure at 1060 Park Avenue was built in 1949. The house is a WW-II era one-story cottage with cross-wing or T form roof. The 8" round metal columns on the entry porch are not original to the house. The structure has an 8" concrete foundation. The exterior walls are 8" cmu's clad with aluminum siding and stone veneer on the exterior side. The interior side of the cmu wall is clad with gypsum board, paint, wood paneling, wall paper, stone and tile. The historic floor assembly: Plywood sheathing over 2x6 floor joist at 24" o.c. The roof assembly: Non-historic metal shingles/ over plywood sheathing over 1x10 skip plank on 2x4 carpenter trusses at 24" o.c.

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 8

Illustration Numbers: **AB.1**

Photo 1: ***1x10 skip plank on 2x4 carpenter truss***



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.

Elements/Features: *Roof description*

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

Estimated date of construction: **1949**

Describe existing feature:

The historic roof is a cross-wing or T form. The main ridge runs north and south and has a 6/12 pitch. The entry porch, cross ridge runs west and has a 6/12 pitch. The cross ridge over the utility room runs east and has a 10/12 pitch. The roof assembly: Non-historic metal shingles/ over plywood sheathing over 1x10 skip plank on 2x4 carpenter trusses at 24" o.c. All flashing, drip metal, fascia and soffit are in fair to poor shape.

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: **1, 2, 3, 4, 5, 6, 7, 8**

Illustration Numbers: **AB.1**

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.

Elements/Features: *Masonry chimney*

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

Estimated date of construction: **1949**

Describe existing feature:

The masonry chimneys are original to the historic structure. The chimney in the entry stills functions as a smoke flue and is in fair to poor condition. The chimney in the utility room no longer functions as a smoke flue and is used for mechanical venting and in fair to poor condition.

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: **2, 3, 6**

Illustration Numbers: **AB.1**

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.

Elements/Features: Exterior elevations

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

Estimated date of construction: **1949**

Describe existing feature:

The South Elevation exterior walls are 8" cmu's clad with aluminum siding and stone veneer. The windows are aluminum frame with insulated glass, replaced after 1949. The doors are metal with insulated glass, replaced after 1949.

The West Elevation exterior walls are 8" cmu's clad with aluminum siding and stone veneer. The windows are aluminum frame with insulated glass, replaced after 1949. The entry door is metal with insulated glass, replaced after 1949. The 8" round metal columns on the entry porch are not original to the house.

The North Elevation exterior walls are 8" cmu's clad with aluminum siding and stone veneer. The windows are aluminum frame with insulated glass, replaced after 1949.

The East Elevation exterior walls are 8" cmu's clad with aluminum siding and stone veneer. The windows are aluminum frame with insulated glass, replaced after 1949. All flashing, drip metal, fascia and soffit are in fair to poor shape.

Existing Condition: Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: **2, 3, 4, 5, 6, 7, 8**

Illustration Numbers: **AB.1**

Photo 2: South elevation



Photo 3: *South elevation*



Photo 4: *South elevation*



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

Photo 5: *West elevation*



Photo 6: *West elevation*



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

Photo 7: *North elevation*



Photo 8: *North elevation*



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.

Elements/Features: *Foundation*

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

Estimated date of construction: **1949**

Describe existing feature:

The 1949 structure has an 8" concrete foundation in good to fair shape.

Existing Condition: ☐ Excellent ☒ Good ☒ Fair ☐ Poor

Photo Numbers:

Illustration Numbers: **AB.1**

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.

Elements/Features: *Porches*

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

Estimated date of construction: **1949 - After**

Describe existing feature:

The concrete porch and walkway are cracked, failing and in poor shape. The 8" round metal columns on the entry porch are not original to the house. All flashing, drip metal, fascia and soffit are in fair to poor shape.

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☒ Poor

Photo Numbers: **3, 5, 6**

Illustration Numbers: **AB.1**

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.

Elements/Features: *Mechanical and Electrical system*

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

Estimated date of construction: **1949 - After**

Describe existing feature:

The mechanical and electrical system are dated and not code compliant.

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☒ Poor

Photo Numbers: **9, 10, 11, 12**

Illustration Numbers: **AB.1**

Photo 9: *Water heater and furnace*



Photo 10: *Water heater and electrical panel*



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

Photo 11: *Water heater and electrical panel*



Photo 12: *Mechanical duct work*



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

9. Door Survey

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

Number of historic doors on the structure: **0**

Number of existing replacement/non-historic doors: **0**

Number of doors completely missing: **0**

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
D1	Poor		5,6	
D2	Poor		2,3,4,16	
D3	Poor		2,4,9	

10. Window Survey

Total number of window openings on the exterior of the structure: **9**

Number of historic windows on the structure: **0**

Number of existing replacement/non-historic windows: **9**

Number of windows completely missing: **0**

Win. #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
W1	Poor		5,14	
W2	Poor		6,17	
W3	Poor		7,8	
W4	Poor		7,8,18	
W5	Poor		18	
W6	Poor		19	
W7	Poor		9,12	
W8	Poor		2,3,4,15	
W9	Poor		2,3,4,14	

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.)

Elements/Features: *Interior photos*

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

Estimated date of construction: **1949 – After**

Describe existing feature:

See photos

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: **13, 14, 15, 16, 17, 18**

Illustration Numbers: **AB.1**

Photo 13: Entry fireplace

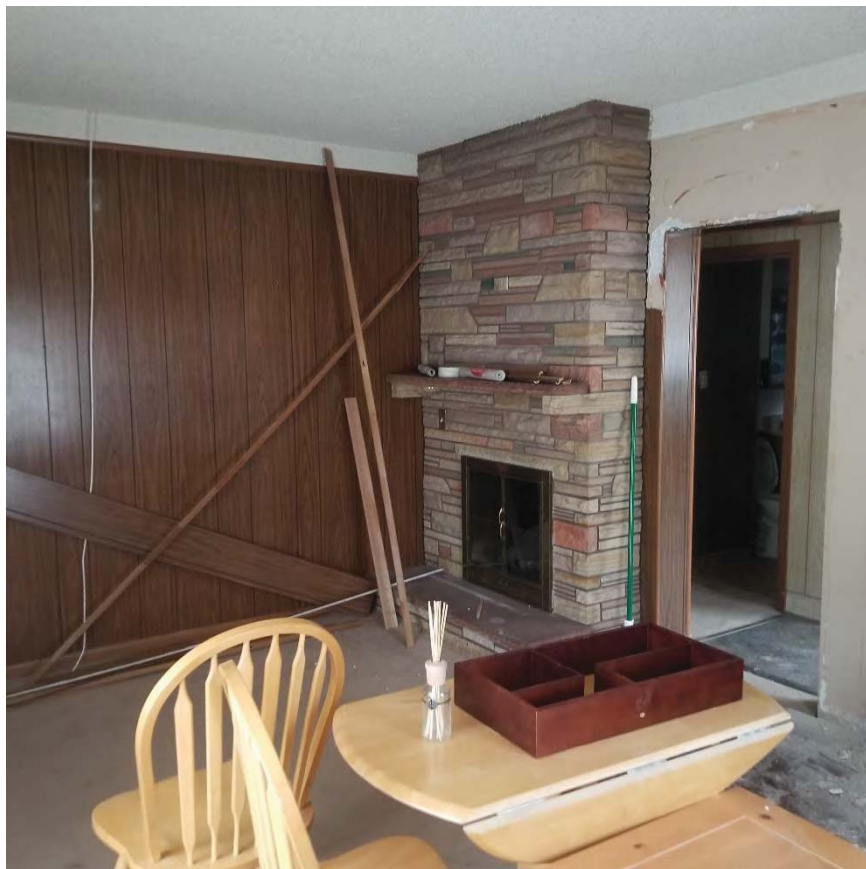


Photo 14: *Entry / living room*



Photo 15: *Kitchen*



Photo 16: Kitchen



Photo 17: Bedroom 1

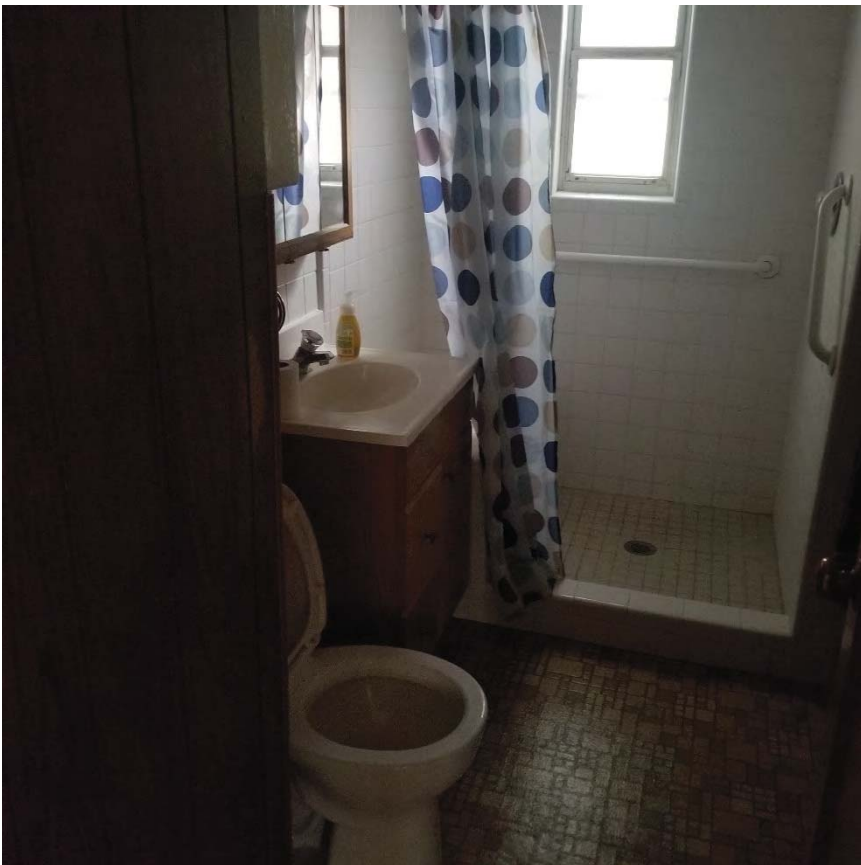


If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

Photo 18: *Bedroom 2*



Photo 19: *Bathroom*



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

Historic Preservation Board Staff Report



Subject: Disassembly and Reassembly
Application: PL-21-04753
Address: 909 Woodside Avenue
Designation: Significant Historic Site
Author: Aiden Lillie, Planner I
Date: August 4, 2021
Type of Item: Administrative – Historic District Design Review

Summary Recommendation

Staff recommends the Historic Preservation Board review the Historic District Design Review Application for 909 Woodside Avenue, conduct a public hearing, and approve Disassembly and Reassembly of the Significant Historic Structure subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: John Hangartner, represented by Jonathan DeGray
Location: 909 Woodside Avenue
Zoning District: Historic Residential-1 Zoning District
Historic Designation: Significant Historic Site
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: The Historic Preservation Board reviews and approves Disassembly and Reassembly of a Historic Building. Land Management Code (LMC) [§ 15-11-14](#).

Acronyms

HDDR Historic District Design Review
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](#).

Executive Summary

On March 3, 2021, the Historic Preservation Board approved Material Deconstruction of a portion of the rear façade to accommodate an addition and the lifting of the Structure for a basement addition at 909 Woodside Avenue, a Significant Site on the Park City Historic Sites Inventory. As the Applicant began construction on the Significant Historic Structure, they discovered the walls were detached from the floor joists, the Structure was in poorer condition than initially determined, and lifting or moving the Structure would result in failure of the Structure. As a result, the Applicant is proposing Disassembly and Reassembly for the Significant Historic Site to accommodate the basement garage and new foundation.

Background

On June 10, 2021, the Planning Department deemed the Historic District Design Review application complete for 909 Woodside Avenue, a Significant Historic Site on the Park City Historic Sites Inventory (see Historic Site Form, Exhibit D). The property is in the Historic Residential - 1 Zoning District.

The following is a list of Planning Department applications for the proposed project:

Permit Number	Application Type	Review Authority	Review Status
PL-21-04753	Historic District Design Review – Material Deconstruction	Historic Preservation Board	Approved on March 3, 2021(Staff Report ; Minutes ; p. 3)
PL-21-04753	Historic District Design Review	Planning Department Staff	Under Review*
PL-21-04803	Conditional Use Permit- Construct a Basement Garage Under the Historic Structure that Sits Within the Setback	Planning Commission	Approved on June 9, 2021 (Staff Report ; Minutes , p. 16)
PL-21-04815	Plat Amendment- Remove An Internal Lot Line that Sits Below the Significant Historic Structure	City Council	Approved on July 1, 2021 (Staff Report ; Minutes , p. 6)

*Staff is reviewing the design of the proposed addition for compliance with LMC [Chapter 15-13](#).

History of Development on the Site

Based on the Historic Site Form (Exhibit D), the Significant Historic Structure located at 909 Woodside Avenue was constructed circa 1889 and is a 1 ½ story frame side passage type house. This house was built before the drawing of the 1889 Sanborn Insurance map, which makes it difficult to determine the exact date it was built. While the side passage is not one of the main three house types built during the historic Park City mining era, it was common during that time period. The basic form of the house remains, but the porch has been reduced from a full-width porch shown in the Sanborn maps to the narrow porch seen today. The gable roof with the shed extension is sheathed with standing seam metal and the hipped porch roof is sheathed with composition shingles. The walls are clad with aluminum siding and have board-and-batten wood siding in the gable and the porch area. The windows have also been altered, with a single-pane casement window replacing a multi-pane window sitting in the front gable end in the c. 1968 photo. A sliding window sits in the upper gable. The

door is a wood frame and panel door with a half-round upper light. The porch roof is supported by open metal supports. A concrete retaining wall lines the sidewalk. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

It was owned by either the Park City Townsite Corporation or Violet Arthur at the time of construction. The next owner of the house was John Rogers, who purchased it in 1895. It is uncertain what happened to Mr. Rodgers since the next transaction is in his wife's name. The only reference that could be found to her was in the 1900 census, where it shows that she was living in Park City with her two children. She sold the house in 1896 to Charles Paull.

Charles Paull died just four years later in 1900. His estate was left to Minerva Paull, but it is unknown how they were related to each other. After that time the property becomes difficult to follow because of a missing page in the recorder book (book 2, page 285). The house does not appear again until 1952. However, the available censuses provide information on the property.

On the 1910 census, a house address 907 Woodside is noted, which may be this house, as that address did not exist on the 1907 Sanborn map. At that time it was rented by Curtis Baldwin, his wife Pearl, and their daughter. Curtis worked as a machinist for a mine. No other records were found on their family.

On the 1920 census, it states that the house was owned and occupied by William and Rachel Dennison, William worked as a carpenter in the town. He was in the army and his term of service expired while he was stationed in Park City. He then got married there and remained in the city for the rest of his life. William died in 1928, and his wife moved to Salt Lake thereafter.

The 1930 census states that the house was owned by Floyd Yates, who lived at the house with his wife Susan, and their two daughters. Floyd was a blacksmith who worked for a mine.

The house has changed hands many times since its historic period.

Please see Exhibit E to view photographs of the Significant Historic Structure.

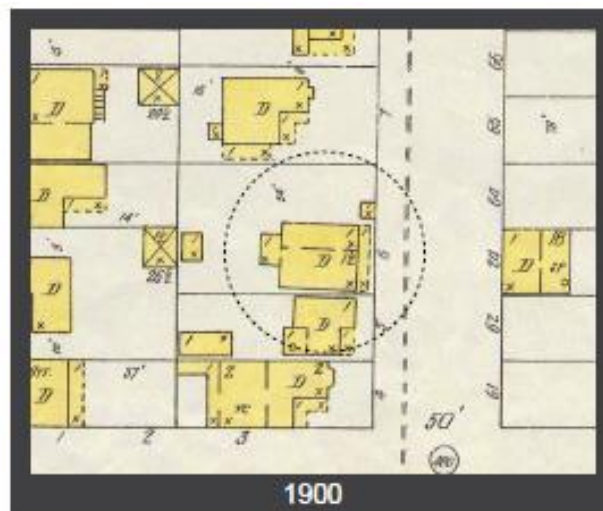
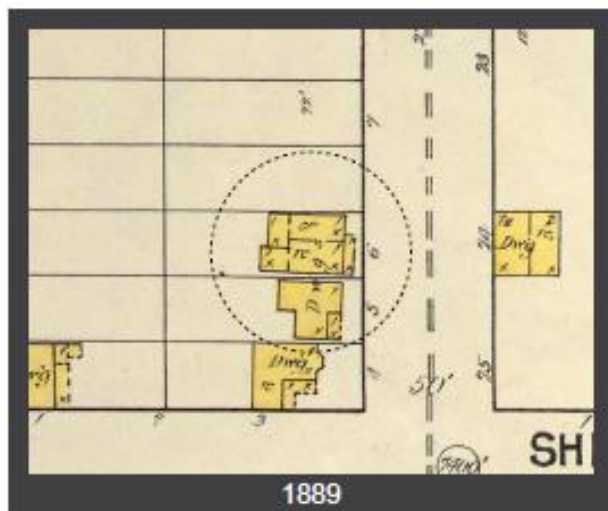


Figure 1: Sanborn Fire Insurance Maps (circ. 1889 -1941)

Analysis

(I) Staff recommends the Historic Preservation Board approve Disassembly and Reassembly of the Significant Historic Structure.

To approve Disassembly and Reassembly (panelization), LMC [§ 15-11-14](#) requires the Historic Preservation Board to find the proposal complies with the following:

(1) A licensed structural engineer has certified that the Historic Structure cannot reasonably be moved intact.

Shen Engineers, Inc. updated their initial report and determined that upon further investigation, the home was remodeled at some point, probably when the concrete foundation was poured. At that time, “[t]he walls were cut above the floor at different elevations and then concrete walls were poured under the wall.” The result is that the exterior walls are disconnected from the floor system. Shen Engineers, Inc. determined that the main floor is also overbuilt with a second floor, probably to adjust the floor height, or to level the floor. As a result, they recommend panelization of the Historic Structure (Exhibit I).

(2) In addition to the Engineer’s Report, the Land Management Code also requires at least one of the following:

- (a) The proposed disassembly and reassembly will abate demolition of the Historic Structure on the site; or
- (b) The Historic Structure is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
- (c) The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:
 - (i) If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or
 - (ii) If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a greater amount of historic material; or
 - (iii) All other alternatives have been shown to result in additional damage or loss of historic materials.¹

¹ LMC [§ 15-11-14\(A\)](#).

On June 28, 2021, the Chief Building Official, Planning Director, and Building and Planning staff visited 909 Woodside Avenue. The Chief Building Official and Planning Director determined the following (Exhibit G):

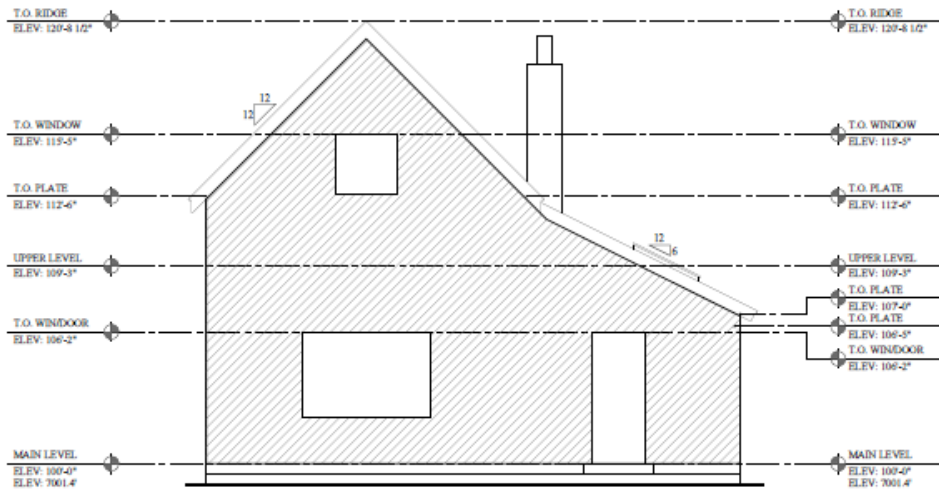
The Chief Building Official, based on the submitted engineering report, and after visiting the sites with the Planning Director and Historic Preservation Planner on June 28, 2021 find the structures at 909 Woodside Avenue can only be made safe and/or serviceable through panelization of the existing historic structures and rebuilding the house. Due to the detachment of the walls from the floor joists and the considerably poor condition of the building, to lift or move the structure would cause it to fail and collapse. The lifting or moving of the Historical Structure is deemed hazardous or dangerous pursuant to Section 116.1 of the International Building Code (IBC).

*“Structures that.... involve illegal or improper occupancy or inadequate maintenance shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed of **made safe**....”*

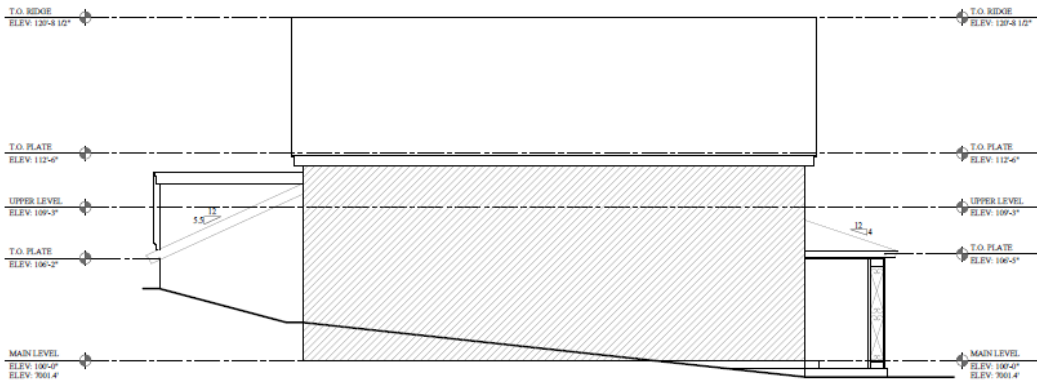
It is, therefore, the determination of the Chief Building Official that based on the criteria noted in the IBC, these structures should be panelized and rebuilt to be preserved and made safe for occupancy.

As a result, staff recommends panelization because the Significant Historic Structure is hazardous or dangerous pursuant to Section 116.1 of the International Building Code, and unique conditions regarding the separation of the walls from the floor joists preclude temporarily lifting the unit.

The images below show the proposed sections to be panelized (Exhibit H):



4 EAST ELEVATION - PANEL A
AB2 SCALE 1/4" = 1'-0"



4 SOUTH ELEVATION - PANEL B
AB2 SCALE 1/4" = 1'-0"

If the Historic Preservation Board determines panelization is necessary pursuant to LMC [§ 15-11-14](#), then LMC [§ 15-13-4\(B\)](#) requires the following standards, outlined as Conditions of Approval 13 – 25 in the Draft Final Action Letter (Exhibit A):

Disassembly & Reassembly of All or Part of a Historic Structure

- Panelization shall be done using recognized preservation methods.
- The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
- The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
- Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
- Structures shall be disassembled in the largest workable pieces possible.
- To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
- Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
- The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
- Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood when there is risk of damage during the disassembly/storage/reassembly process.
- Disassembled components—trim, windows, doors, wall panels, roof elements, etc.—shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

Reassembly

- The original orientation and siting shall be replicated as closely as possible.
- New foundations and additions shall follow the Design Guidelines.
- The Significant Historic Structure must be reassembled in the original form, location, placement, and orientation.²

Department Review

The Design Review Team, and Planning and Legal Departments reviewed this application.

Notice

Staff posted notice to the property, the City website, and the Utah Public Notice website on July 21, 2021. Staff mailed courtesy notice to property owners within 100 feet on July 21, 2021. The *Park Record* published notice on July 21, 2021. LMC [§ 15-1-21](#).

² LMC [§ 15-11-14\(A\)](#).

Public Input

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

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Existing Conditions

Exhibit C: Physical Conditions Report and Historic Preservation Plan

Exhibit D: Historic Site Inventory Form

Exhibit E: Existing Conditions Photographs

Exhibit F: Proposed Plans

Exhibit G: Chief Building Official and Planning Director Determination

Exhibit H: Proposed Panelization Drawings

Exhibit I: Structural Engineer Report



**HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH**

RE: DISASSEMBLY AND REASSEMBLY DETERMINATION

The Historic Preservation Board of Park City, Utah, met on Wednesday, August 4, 2021 for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 909 Woodside Avenue
Project Number: PL-21-04753
Type of Item: Administrative
Hearing Date: August 4, 2021

The Historic Preservation Board conducted a public hearing and approved Disassembly and Reassembly of the Landmark Historic Structure based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background

1. 909 Woodside Avenue is a 1 ½ story frame side passage type house built circa 1889.
2. 909 Woodside Avenue is a Significant Historic Structure on the Park City Historic Sites Inventory.
3. On March 3, 2021, the Historic Preservation Board approved Material Deconstruction of a rear portion of the façade to accommodate an addition and lifting the structure to accommodate a basement addition.
4. As the Applicant began construction, they discovered the walls were detached from the floor joists, the Structure was in poorer condition than initially determined, and lifting or moving the Structure would result in failure of the Structure.
5. As a result, on June 10, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application for panelization of the Significant Historic Structure.

Panelization

6. On July 27, 2021, Shen Engineers, Inc. submitted an updated report outlining the condition of the Historic Structure upon further investigation.
7. The report determined that the home was remodeled at some point, probably when the concrete foundation was poured. At that time, the walls were cut above the floor at different elevations and then concrete walls were poured under the wall. The result is that the exterior walls are disconnected from the floor system. Also, the main floor is overbuilt with a second floor, probably to adjust the floor height or to level the floor.
8. On June 28, 2021, the Chief Building Official, Planning Director, and Building and Planning staff visited 909 Woodside Avenue and determined that due to the detachment of the walls from the floor joists and the considerably poor condition of the building, to lift or move the Structure would cause it to fail and collapse. The lifting or moving of the Structure
9. The Chief Building Official and Planning Director determined the panelization of the Historic Structure can only be made safe and/or serviceable through panelization of the existing historic structure and rebuilding the house.
10. The Analysis section of the Staff Report dated August 4, 2021, is incorporated herein.

Conclusions of Law

1. The proposal complies with Land Management Code *Disassembly And Reassembly Of A Historic Building Or Historic Structure*; § 15-11-9, *Preservation Policy*; § 15-13-2; and *Design Guidelines For Historic Residential Sites*; and § 15-11-14.

Conditions of Approval

1. The applicant is responsible for notifying the 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 Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. 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.
5. The Historic Structure shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. 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.

6. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
7. 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 issuance of a building permit.
8. 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.
9. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
10. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
11. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
12. In-line additions shall be avoided.
13. Panelization shall be done using recognized preservation methods.
14. The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
15. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
16. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
17. Structures shall be disassembled in the largest workable pieces possible.
18. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
19. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
20. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
21. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
22. Disassembled components—trim, windows, doors, wall panels, roof elements, etc.—shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.
23. The original orientation and siting shall be replicated as closely as possible.
24. New foundations and additions shall follow the Design Guidelines.

25. The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.

If you have any questions, concerns, or comments regarding this letter, please email aiden.lillie@parkcity.org or call 435-615-5067.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director
Aiden Lillie, Project Planner

DRAFT

909 WOODSIDE AVENUE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN

LOTS 3 & 4, BLOCK 10, SNYDER'S ADDITION TO PARK CITY SURVEY
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

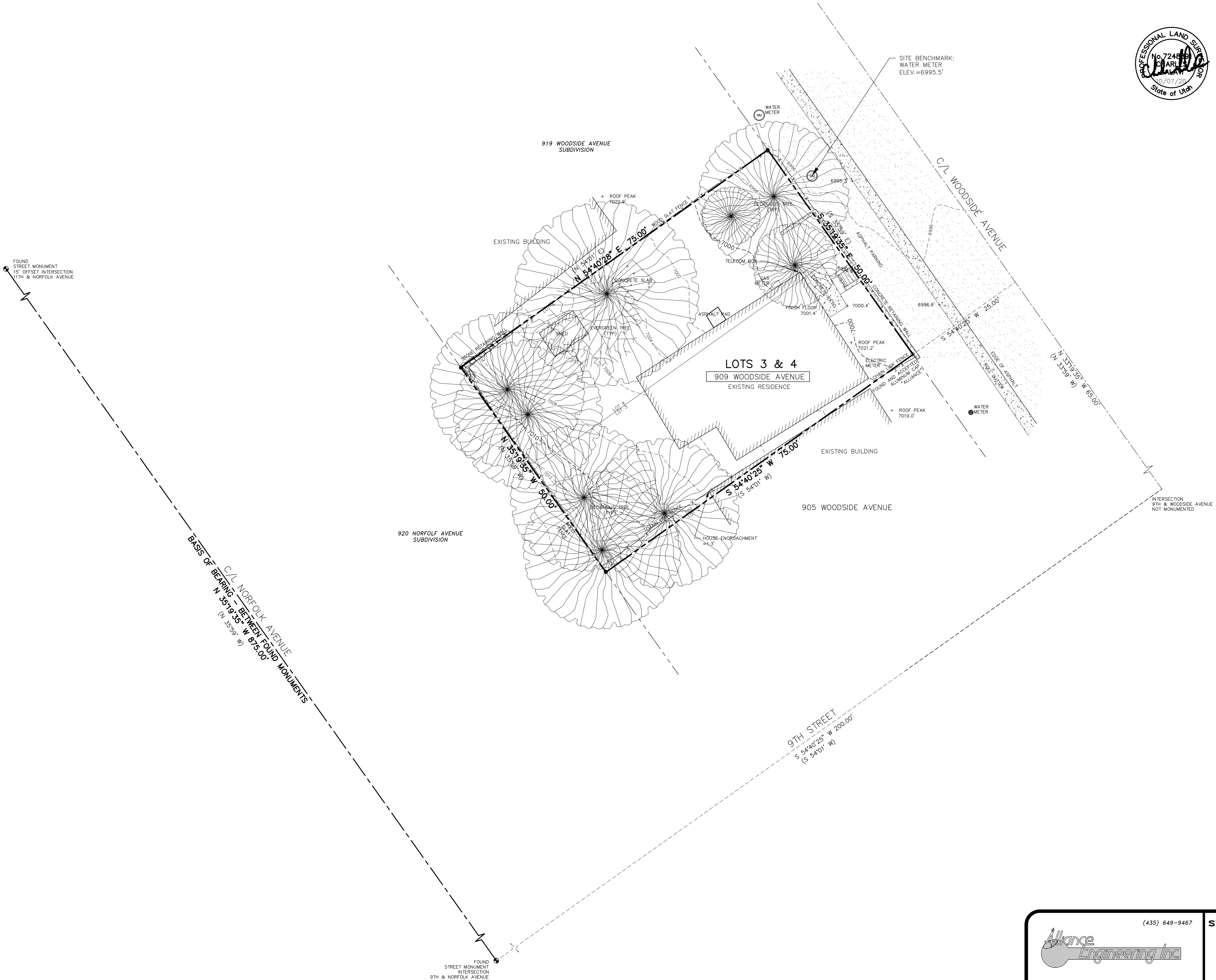
I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this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

LEGAL DESCRIPTION

LOTS 3 AND 4, BLOCK 10, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

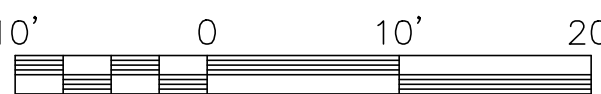
NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was completed OCTOBER 7, 2020, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, 919 Woodside Avenue Subdivision (Entry No. 999941), 920 Norfolk Avenue Subdivision (Entry No. 964373), Records of Survey S-7046, S-6177, S-8676, S-0029, S-0307, S-5626, Park City Monument Control Map (Entry No. 197765) (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Water Meter Manhole, Elevation=6995.5' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were set as shown.
9. Record bearings and distances, when different than measured are shown in parenthesis ().

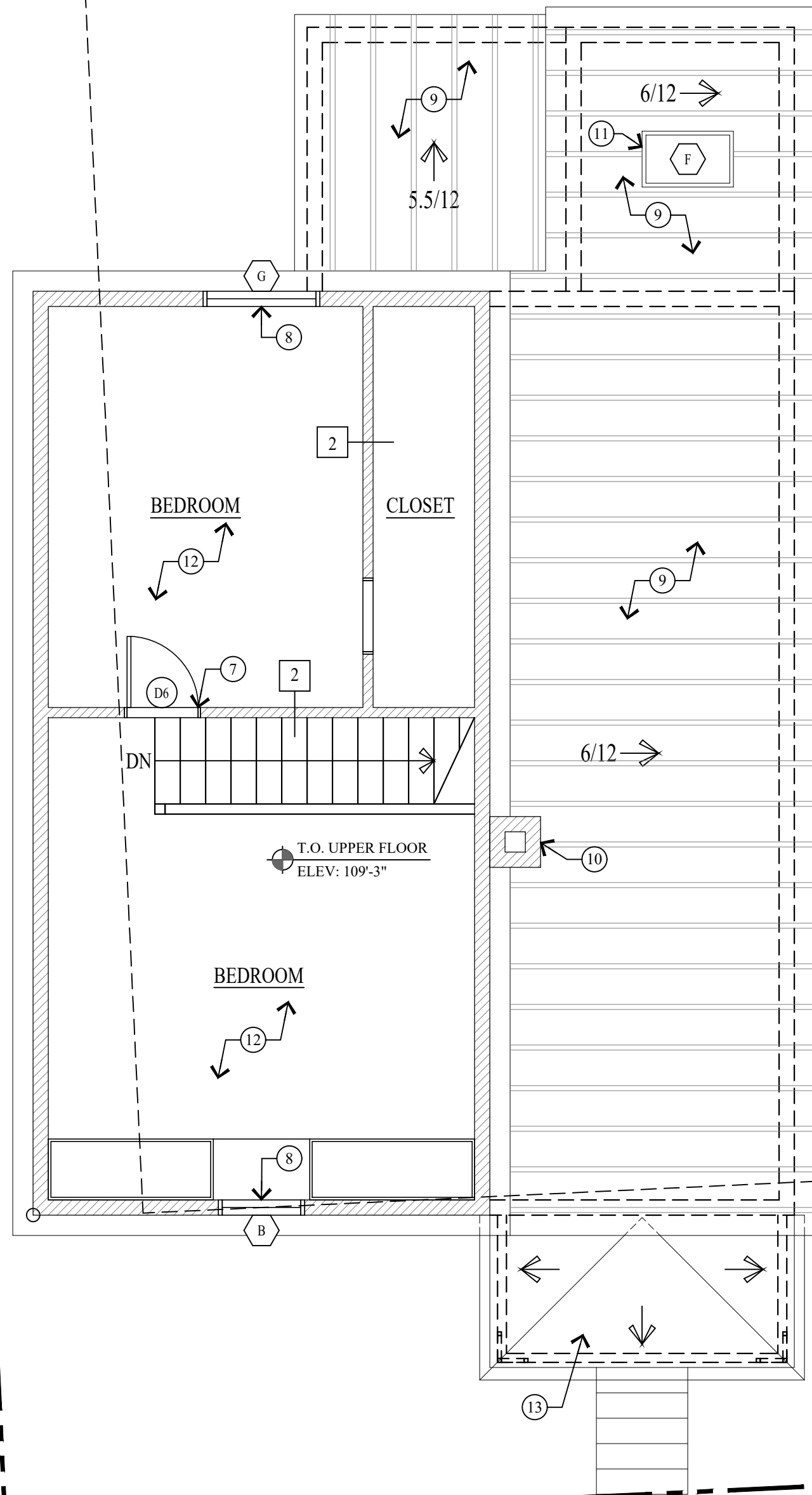


LEGEND

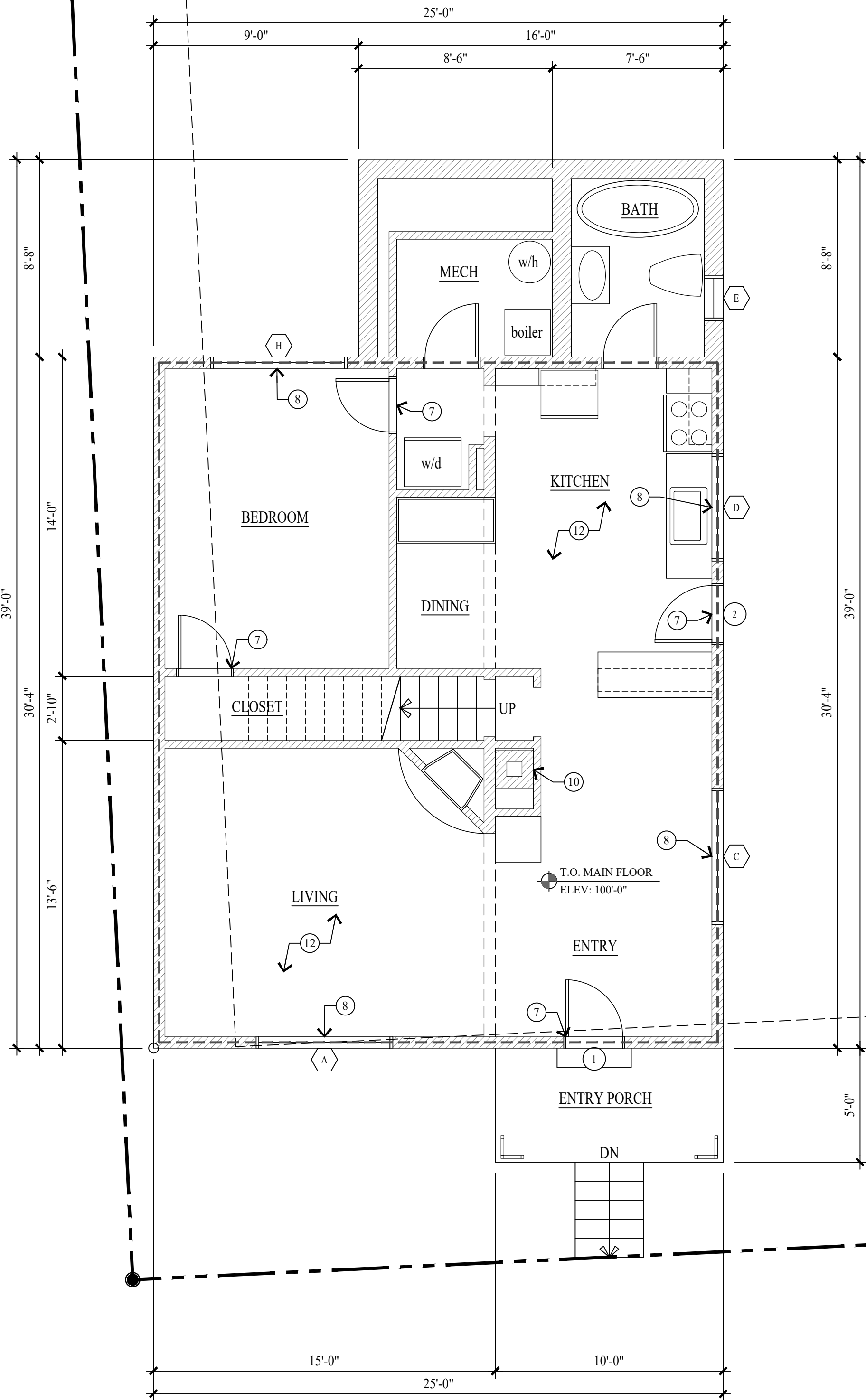
- Set 5/8" rebar w/cap or nail/and washer stamped "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)



 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: CHARLES GALATI JASON WYNNE JACOB BETZER CHIP TOMSUDEN	EXISTING CONDITIONS & TOPOGRAPHIC MAP 909 WOODSIDE AVENUE	SHEET 1 OF 1
	FOR: JON HANGARTNER JOB NO.: 17-09-20	FILE: X:\SnydersAddition\dwg\srvt\srvt2020\170920-909 woodside\170920- 909 woodside.dwg	
	DATE: 10/7/20		



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"
UPPER LEVEL FOOTPRINT = 450 S/F



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"
MAIN LEVEL FOOTPRINT = 897 S/F

WALL LEGEND

- EXISTING FRAMED WALL
- EXISTING HISTORIC FRAMED WALL

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

KEY NOTES

- 1x8 HORIZONTAL LAP SIDING (HISTORIC).
- 1x12 VERTICAL SKIP PLANK (HISTORIC).
- 1x6 HORIZONTAL T&G PLANK (HISTORIC).
- 12" GYPSUM BOARD (NON-HISTORIC).
- 1x2 VERTICAL BLOCKING @ 12" O.C." (NON-HISTORIC).
- ALUMINUM SIDING (NON-HISTORIC).
- ALL DOORS WERE REPLACED BEFORE 1968.
- ALL WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS REPLACED BEFORE 1968.
- STANDING SEAM METAL ROOF ON COMPOSITE SHINGLES PLYWOOD SHEATHING OVER WOOD SHAKE SHINGLES ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- CONCRETE BLOCK CHIMNEY (NON-HISTORIC). THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.
- 2x4 SKY LITE.
- FLOOR ASSEMBLY: CARPET/VINYL OVER HISTORIC 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
- ASPHALT COMPOSITE SHINGLES ON PLYWOOD SHEATHING ON 2x4 ROOF JOISTS @ 24" O.C. (NON-HISTORIC).

PRODUCT DESCRIPTION:

HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

909 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

AS-BUILTS
FLOOR PLANS

REVISIONS:

DATE:
JANUARY 25, 2021

PROJECT NUMBER:
2009-03

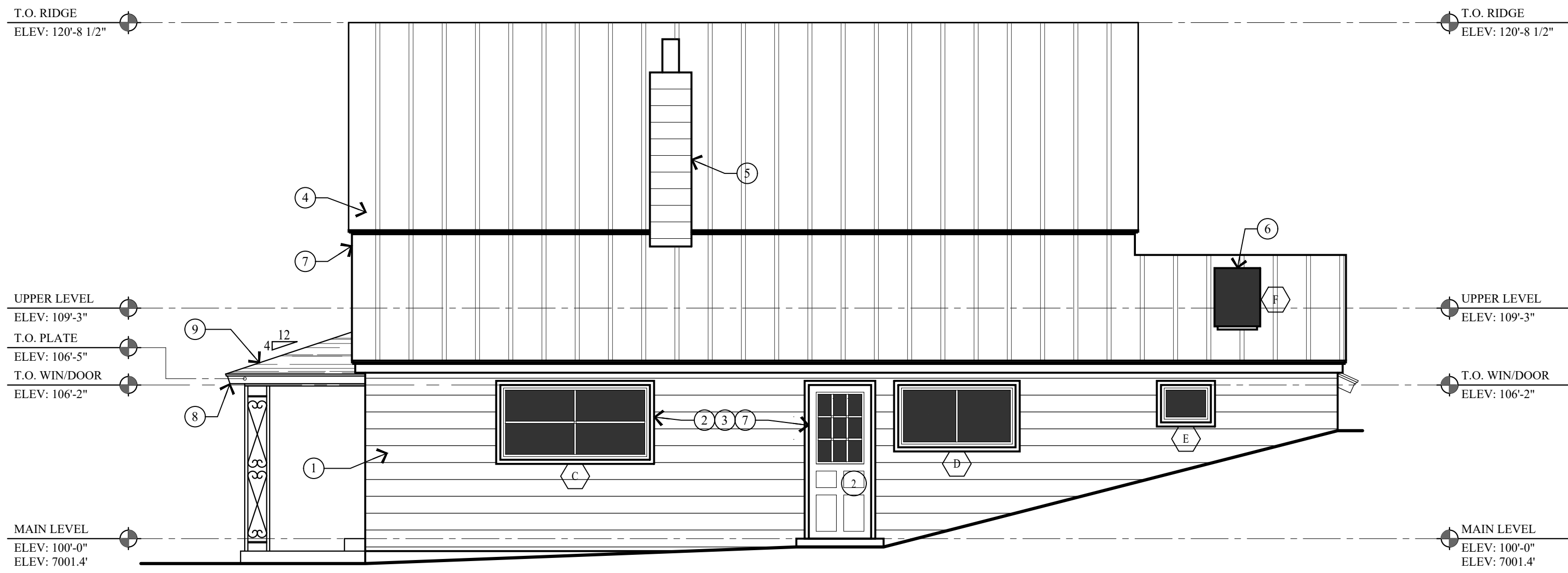
SHEET NUMBER:

AB.1

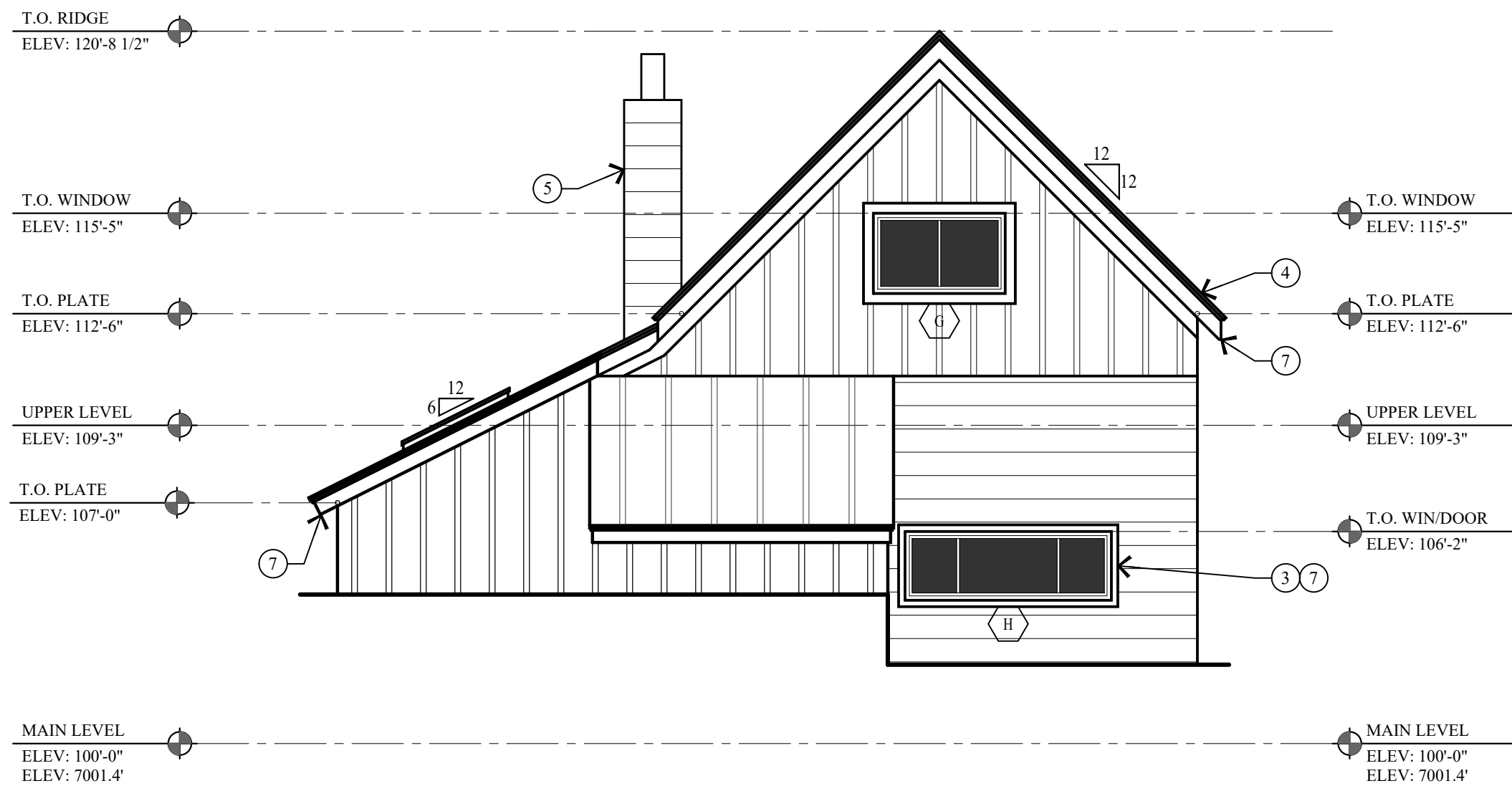
Jonathan DeGray
A r c h i t e c t

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

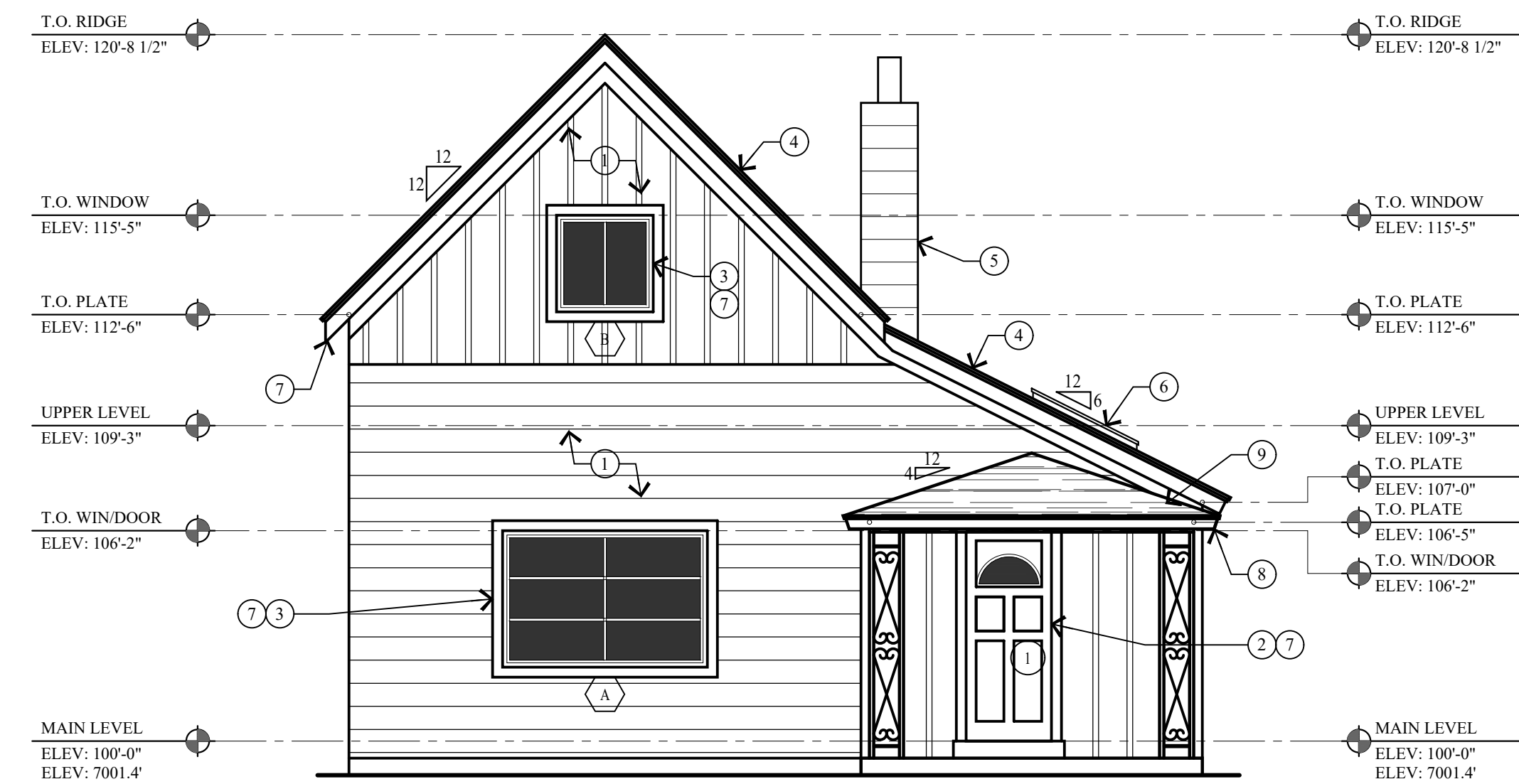
THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL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



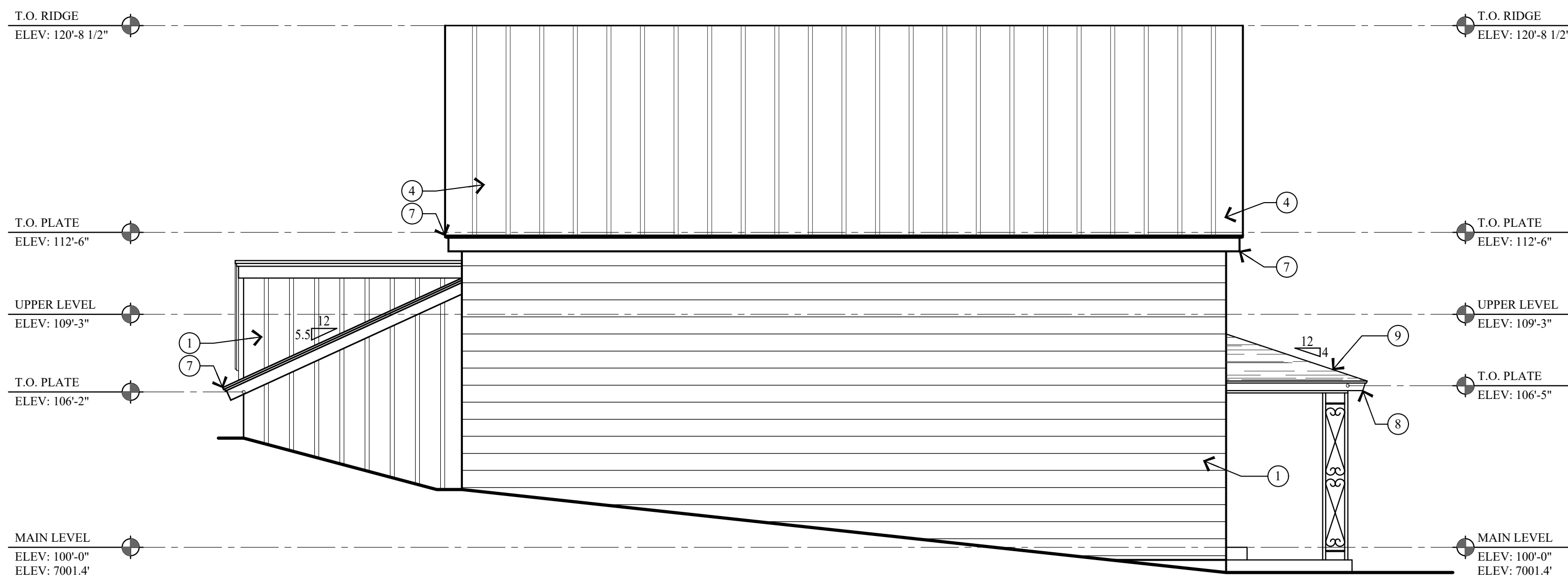
1 NORTH ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



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



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



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

KEY NOTES

- 1 ALUMINUM SIDING (NON-HISTORIC) OVER 1x8 HORIZONTAL LAP SIDING ON 1x12 VERTICAL SKIP PLANK, CONTRACTOR TO FIELD VERIFY.
- 2 ALL DOORS WERE REPLACED BEFORE 1968.
- 3 ALL WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS REPLACED BEFORE 1968.
- 4 STANDING SEAM METAL ROOF ON COMPOSITE SHINGLES PLYWOOD SHEATHING OVER WOOD SHAKE SHINGLES ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- 5 CONCRETE BLOCK CHIMNEY (NON-HISTORIC), THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.
- 6 2x4 SKY LITE.
- 7 ALL 1x TRIM, FASCIA, SOFFIT, FLASHING AND DRIP METAL ARE IN NEED OF REPAIR.
- 8 NON-HISTORIC ENTRY PORCH W/ HIPPED ROOF SUPPORTED BY OPEN METAL WORK COLUMNS.
- 9 ASPHALT COMPOSITE SHINGLES ON PLYWOOD SHEATHING ON 2x4 ROOF JOISTS @ 24" O.C. (NON-HISTORIC).

PRODUCT DESCRIPTION:

HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

909 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

AS-BUILTS
ELEVATIONS

REVISIONS:

DATE:
JANUARY 25, 2021

PROJECT NUMBER:
2009-03

SHEET NUMBER:

AB.2

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: Site Walls

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

Estimated date of construction: 1950

Describe existing feature:

The home appears to have been renovated in the 1950 or 60's based on the windows and siding materials. The site walls, entry stair and iron railings appear to be from the era.
The site walls are concrete

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

The site walls are crumbling and in disrepair

Photo Numbers: 1-5 Illustration Numbers: _____

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: Building structural frame

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1900 + modifications

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

As noted, there is no foundation so one will need to be added
The walls, floor framing and roof are addressed in the Shen Engineering report.
In short they all need to be extensively modified or replaced to meet code.

Photo Numbers: _____ Illustration Numbers: _____

3. Roof

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

Element/Feature: _____

This involves: ☒ An original part of the building
☒ A later addition Estimated date of construction: 1900+ modifications

Describe existing feature:

The roof is a lap seam metal that is 25-30 years old

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

Roof appears to be in need of replacement.

Photo Numbers: 59, 60 Illustration Numbers: _____

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: 1950

Describe existing feature:

There are two. One is CMU block and was probable added during the assumed 1950's remodel. The other appears newer and is the flue for the existing gas fired boiler

Describe any deficiencies:

Existing Condition: ☐ Excellent

☐ Good

☒ Fair

☐ Poor

The CMU block chimney is not historic nor particularly visually appealing. It needs to be removed.

Photo Numbers: 50, 60

Illustration Numbers: _____

5. Exterior Walls

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

Element/Feature: _____

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

Estimated date of construction: 1900+ 1950 Remodel

Describe existing feature:

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

We will remove the aluminum siding during the demolition and confirm the wall construction and condition. We will also be looking for indications of the original window locations and sizes.

Photo Numbers: 41-52 Illustration Numbers: _____

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: 1900

Describe existing feature:

All indications are there is no foundation. The building is sitting on the ground.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

See above

Photo Numbers: 42, 52, 62 Illustration Numbers: _____

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: 1950's

Describe existing feature:

The existing porch appears to have been rebuilt around the period that the home was remodeled in the 1950's. It is supported by decorative iron columns and has a poured in place concrete landing and stair

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The roof appears to be sagging and the concrete is cracking

Photo Numbers: 2, 4, 5, 64, 68 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: 1970

Describe existing feature:

Existing heating system was upgraded to a gas fired boiler at some point
Electrical panel was also updated around the same time

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Systems are a minimum of 40 years old and need to be updated

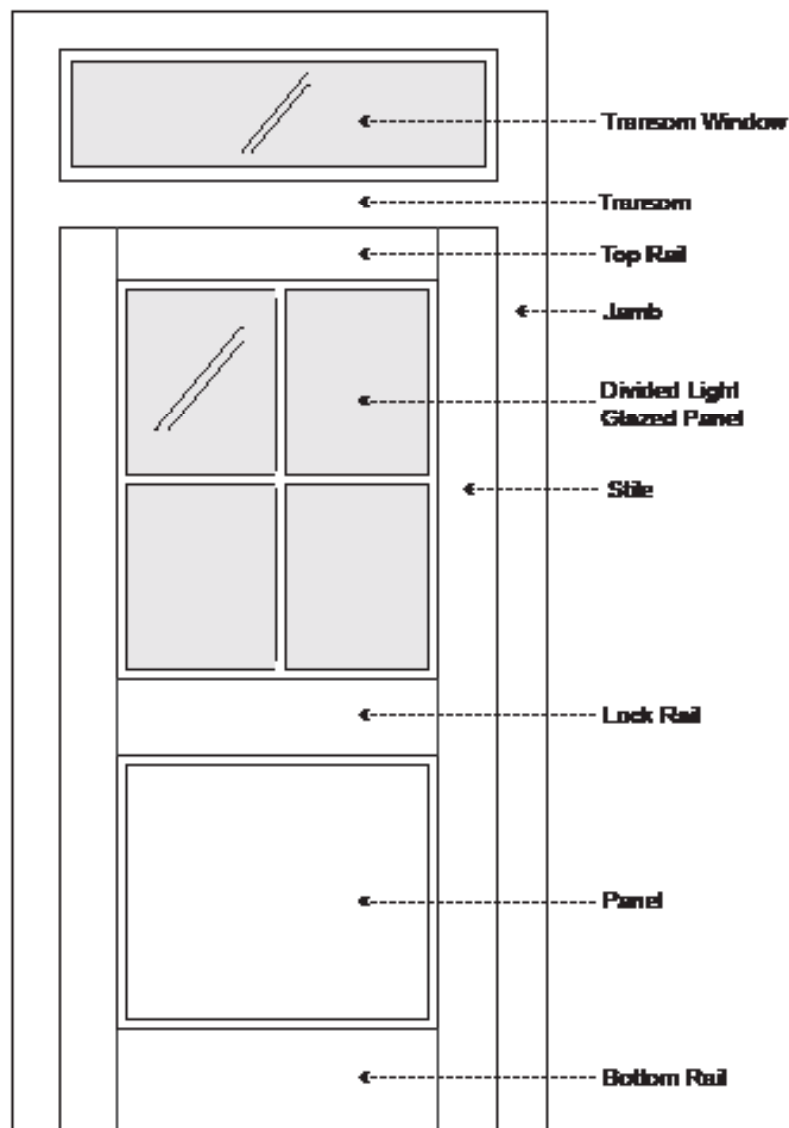
Photo Numbers: 18, 19, 26 Illustration Numbers: _____

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: _____

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

Number of doors to be replaced: 2

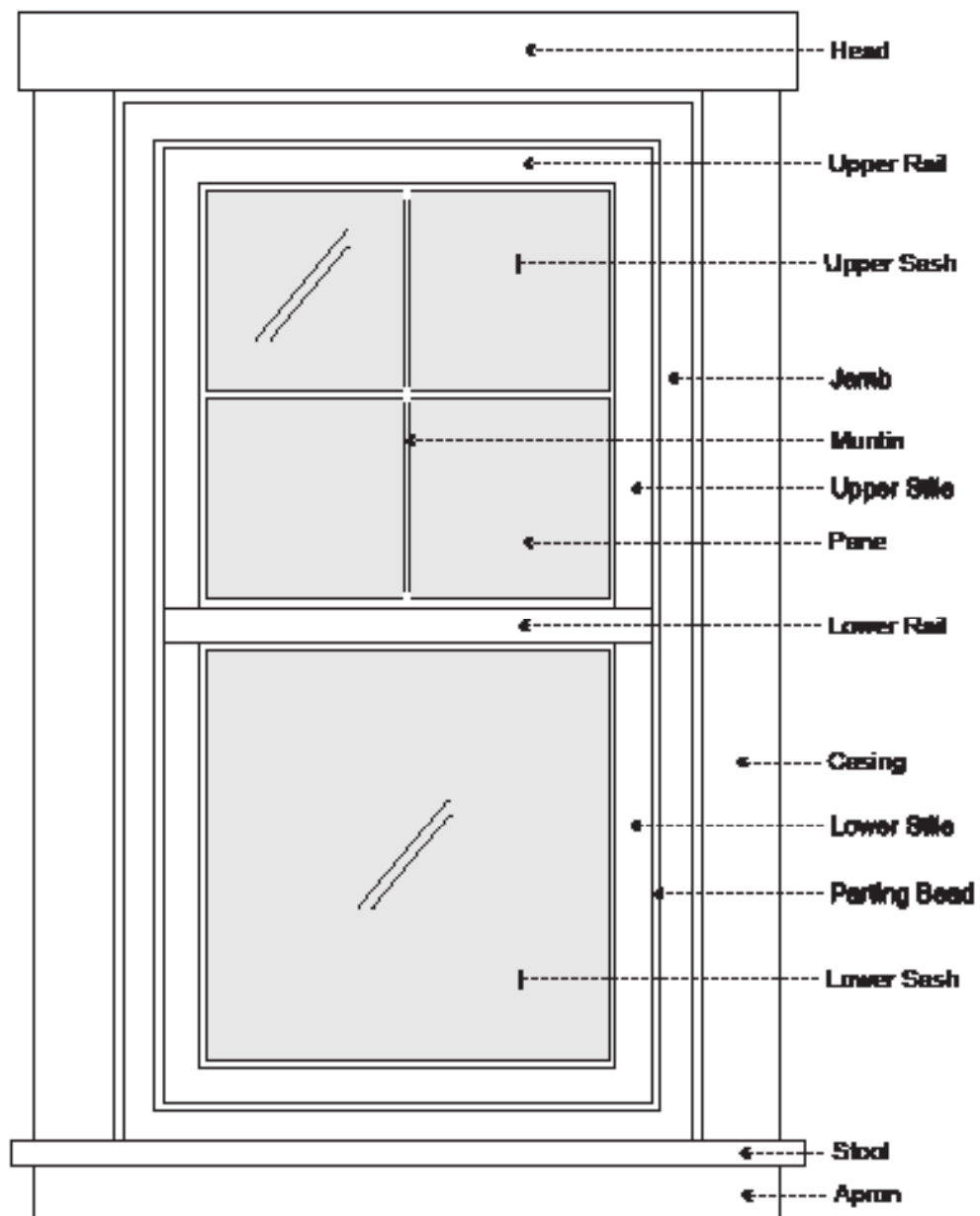
Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	None historic front door	69	No
2	Good	None historic	29	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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: 8

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows: 8

Number of windows completely missing: ?

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

Number of windows to be replaced: 8

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
A	Fair	None Historic, single pane	4 , 5	No
B	Fair	Aluminum, Single pane	4	No
C	Fair	None Historic, Single pane	8, 29	No
D	Fair	None historic, single pane	28	No
E	Fair	Stained glass, none historic	27, 62	No
F	Fair	Sky Light	11	No
G	Fair	Vinyl slider Single pane	15, 19	No
H	Fair	Aluminum slider Single pane	15	No
	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.

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: 1970

Describe existing feature:

Interior is 1970's , craftsman with many found materials being used.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: 8-40 Illustration Numbers: _____

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: Jon Hangartner

ADDRESS: 909 Woodside Avenue

TAX ID: SA-100-101 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray

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:

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 will be lifted and a new foundation constructed. Once the foundation is complete, the home will be placed back down on top of it. The walls will be re-framed from the interior to meet code. The condition of the walls will be confirmed during the demolition process.

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:

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:

The existing chimney is CMU and will be removed. Any new chimney will be brick and mining period appropriate in appearance.

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:

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:

n/a

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:

There is no foundation, a new foundation will be constructed.

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 porch columns are iron and will be replaced with period appropriate wood columns. The roof of the porch will be rebuilt to comply with code and match existing appearance.

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:

All the exterior doors are none historic and will be replaced with period 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:

n/a

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 windows have been replaced and are none historic. All new windows will be period appropriate. Window sizes and locations will be confirmed during the demolition process

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:

n/a

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:

The mechanical system is at least 40 years old and will be replaced.

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:

There appears to be a shed addition to the rear of the home that will be removed.
This will allow for the new addition construction to occur in the area

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: _____

Name of Applicant: Jonathan DeGray

Photo 1: East elevation



Photo 3: Northeast property line/adjacent house



Photo 2: Entry porch



Photo 4: Concrete retaining wall



Photo 5: Northeast elevation



Photo 7: North elevation



Photo 6: Northeast property line

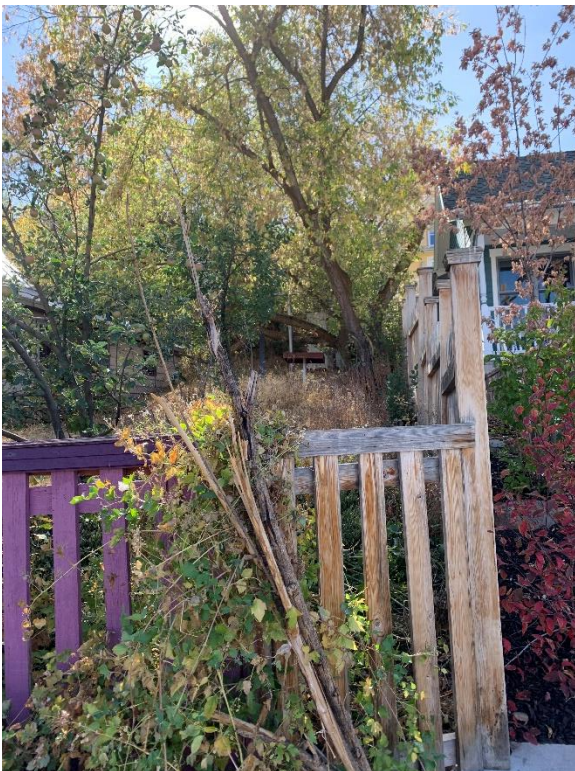


Photo 8: Bathroom



Photo 9: Bathroom



Photo 11: Stairs



Photo 10: Bathroom



Photo 12: Stairs



Photo 13: Kitchen**Photo 15: Kitchen****Photo 14: Kitchen****Photo 16: Kitchen**

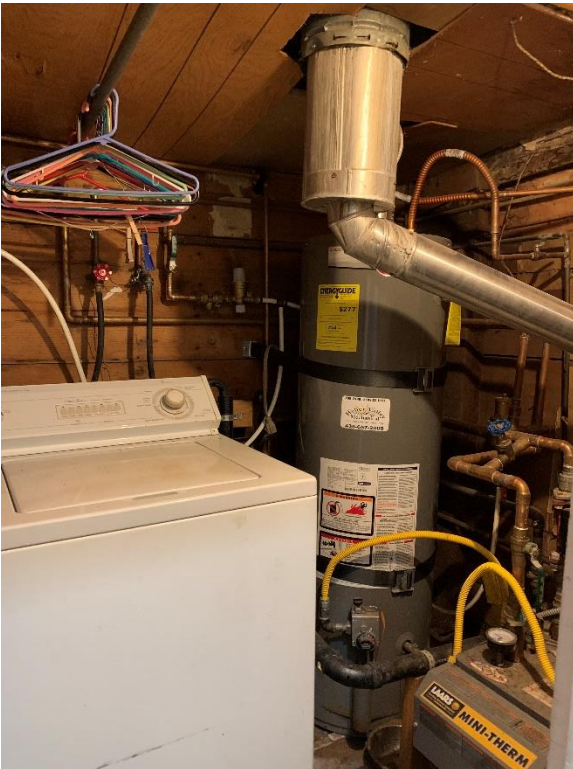
Photo 17: Kitchen**Photo 19: Mechanical room****Photo 18: Mechanical room****Photo 20: Laundry**

Photo 21: Bedroom**Photo 23: Bedroom****Photo 22: Bedroom****Photo 24: Bedroom**

Photo 25: Closet



Photo 27: Living room fireplace



Photo26: Laundry



Photo 28: Living room and Enrt



Photo 29: Living room



Photo 31: Upper level bedroom



Photo 30: Living room



Photo 32: Upper level bedroom



Photo 33: *Upper level bedroom*



Photo 35: *Upper level bedroom*



Photo 34: *Upper level bedroom*



Photo 36: *Upper level bedroom*

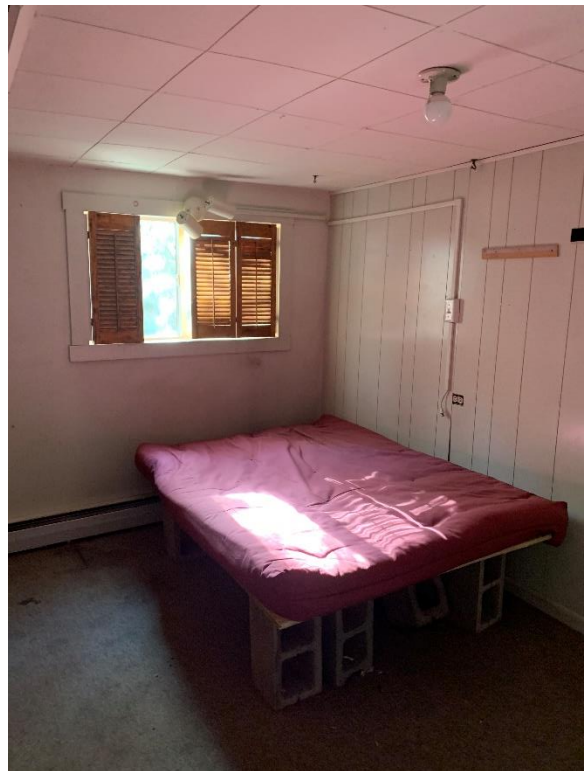


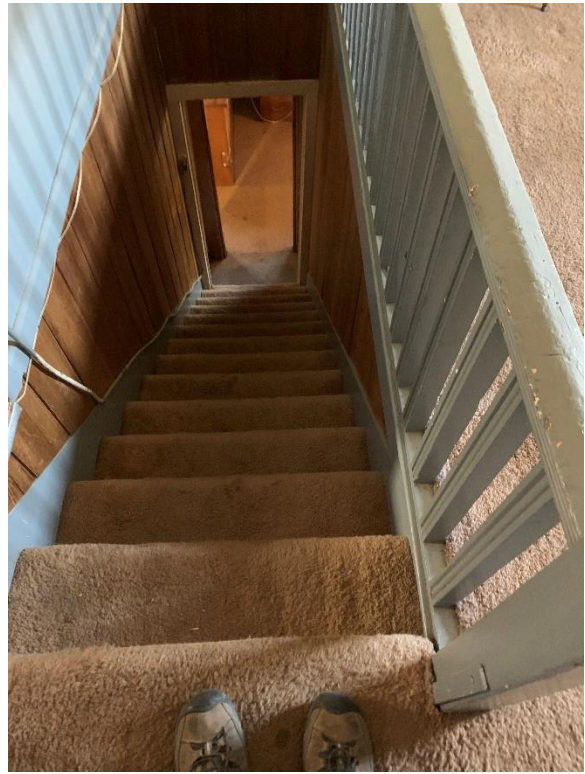
Photo 37: Upper level bedroom closet**Photo 39: Stairs****Photo 38: Stairs****Photo 40: Stairs and railing**

Photo 41: North elevation



Photo 43: North elevation



Photo 42: North elevation



Photo 44: North elevation

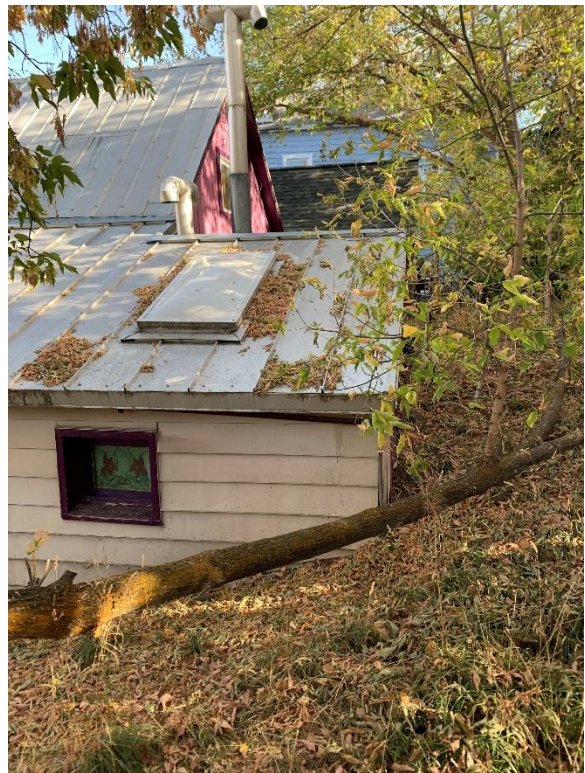


Photo 45: Northwest elevation**Photo 47:** West elevation**Photo 46:** North elevation**Photo 48:** West elevation

Photo 49: West elevation**Photo 51: West elevation****Photo 50: West elevation****Photo 52: West elevation**

Photo 53: Rear yard**Photo 55: West elevation****Photo 54: Rear yard****Photo 56: Roof**

Photo 57: *Rear yard***Photo 59:** *North elevation sky light***Photo 58:** *Rear yard***Photo 60:** *Roof chimney*

Photo 61: *Front yard***Photo 63:** *Entry porch***Photo 62:** *North elevation***Photo 64:** *Entry porch*

Photo 65: East elevation



Photo 67: East elevation



Photo 66: East elevation



Photo 68: Entry stairs

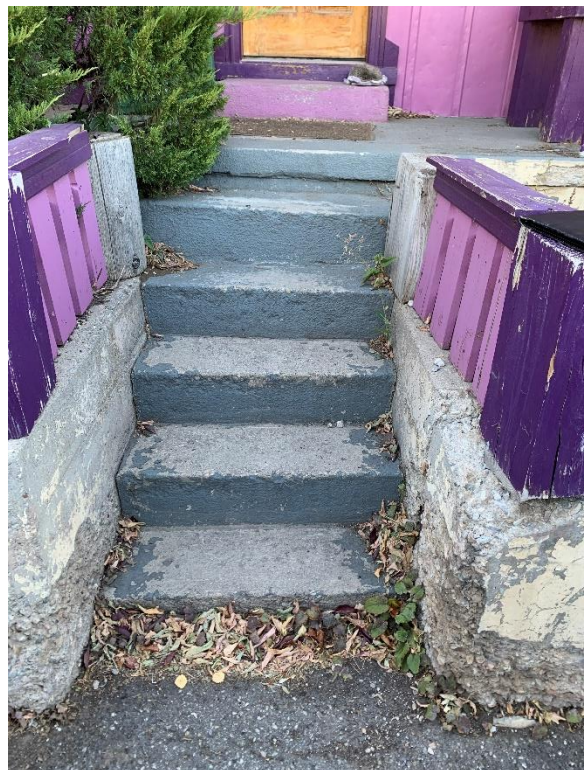


Photo 69: Concrete retaining wall



Photo 70: Concrete retaining wall



HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 909 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-100-101

Current Owner Name: Cyndi Schwandt

Parent Parcel(s):

Current Owner Address: PO BOX 4283, Park City, Utah 84060

Legal Description (include acreage): LOT 3 & 4, BLK 10 SNYDERS ADDITION TO PARK CITY; 0.04 ACRES.

2 STATUS/USE

Property Category

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

Evaluation*

- ☐ Landmark Site
☒ Significant Site
☐ Not Historic

Reconstruction

- Date:
Permit #:
☐ Full ☐ Partial

Use

- Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

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: Side Passage

No. Stories: 1 ½

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

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

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

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

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

Site: Shallow front yard setback, low concrete retaining wall.

Foundation: Unknown, but 1968 tax card indicates concrete.

Walls: Aluminum siding, board & batten siding. Porch supports are open metalwork.

Roof: Shingle on principal roof and porch roof. Block chimney.

Windows/Doors: Horizontal multi-pane casement and aluminum side slider type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The 1 ½ story frame side passage type house has been significantly altered. The roof line suggests a front gable block with side passage beneath an extended shed roof. The basic form remains, but is sheathed in newer, incompatible materials. The house is clad in aluminum siding and board & batten siding in the gable end and delineating the porch. The 1907 Sanborn Insurance map suggests a side passage house with full-width front porch. The porch has been replaced with a narrow entry porch with hipped roof supported by open metal work columns. These changes are evident on the 1968 tax card as well as a photograph from that era. The center window on the main façade reflects a WWII-era casement type with multiple horizontal panes separated by thin muntins. In the upper gable, a small side slider has been added.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not changed between c. 1968 and present. The Sanborn Insurance maps suggests a large north side yard that remains. The 1907 Sanborn Insurance map indicates a masonry cellar centered at the rear of the house, but by 1968, the tax card shows an addition off the rear that may have covered or encased the cellar. It is not clear if the structure is extant.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The side passage house (may look like a front gable house with door on one side of main façade) was a common house type built in Utah and in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

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

Date of Construction: c. 1900¹

¹ Summit County Recorder.

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

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

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

Photo No. 2: East elevation. Camera facing west, 1995.

Photo No. 3: East elevation. Camera facing west, c. 1968.

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

54100
Serial Number

OF
Card Number

Owners Name Margie L. Loomis
Location Bk 10 SA lots 3+4
Kind of Bldg. Res St. No. 909 Woodside Ave
Class 4 Type 1 2 3 4. Cost \$ 4668 X 1045%

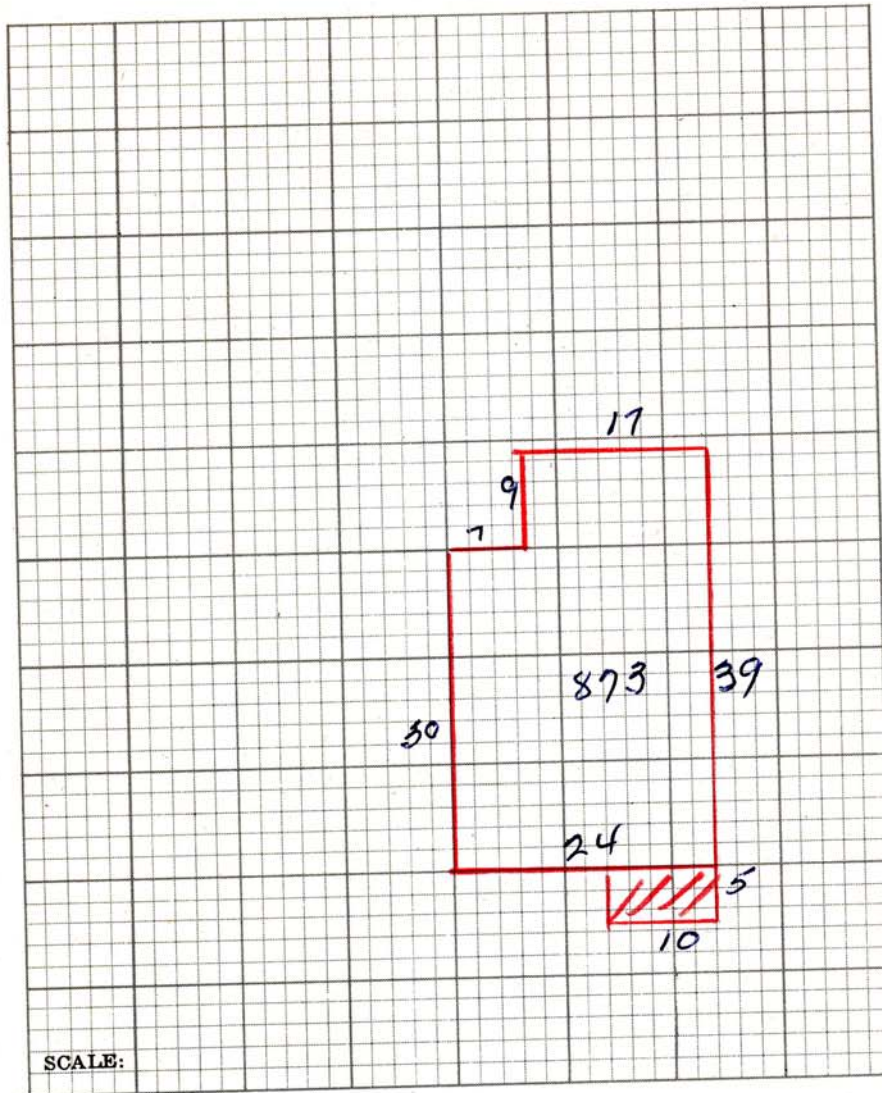
Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	873		\$ 4878	\$
	x x				
	x x				

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

Description of Buildings	Additions	Additions
Foundation—Stone — Conc. ☒ Sills —		
Ext. Walls <u>blue siding</u>		
Roof Type <u>shale</u> Mtl. <u>blue</u>		
Dormers—Small — Med. — Large —		
Bays—Small — Med — Large —		
Porches—Front <u>40 @ 200</u>	80	
Rear — @ —		
Porch — @ —		
Planters — @ —		
Ext. Base. Entry — @ —		
Cellar-Bsmt. — 1/4 1/2 1/2 3/4 Full — Floor —		
Bsmt. Gar. —		
Basement-Apt. — Rms. — Fin. Rms. —		
Attic Rooms Fin. <u>2</u> Unfin. —	525	
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. <u>1</u> Dishwasher — Garbage Disp. —	690	
Heat—Stove — H.A. — FA <u>HW</u> Stkr — Elec. —		
Oil <u>Gas</u> Coal — Pipeless — Radiant —	562	
Air Cond. — Full — Zone —		
Finish—Fir. <u>✓</u> Hd. Wd. — Panel <u>1</u>	75	
Floor—Fir. <u>✓</u> Hd. Wd. — Other —		
Cabinets <u>1</u> Mantels <u>1</u>	240	
Tile—Walls — Wainscot <u>1 cur</u> Floors —	120	
Storm Sash—Wood D. — S. —; Metal D. <u>1 #4</u>	30	
Awnings — Metal <u>7' Metal string 8.50</u> Fiberglass —	60	
Total Additions	2387	

Year Built <u>1901</u>	Avg. 1. <u>1923</u>	Replacement Cost	7260
<u>1962</u>	Age 2.	Obsolescence	
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Adj. Bld. Value	Conv. Factor	x.47
Replacement Cost—1940 Base			
Depreciation Column <u>0</u> 2 3 4 5 6			
1940 Base Cost, Less Depreciation			
Total Value from reverse side			
Total Building Value \$			

Appraised ① 10-21 1968 By 1335 DEC 12 1968
Appraised ② — 19 — By 1328



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		
		x				.47		
Garage — Class _____ Depr. 2% 3% Cars _____ Floor _____ Walls _____ Roof _____ Doors _____ Size _____ x _____ Age _____ Cost _____ x 47% 1940 Base Cost _____ x _____ % Depr. _____								

REMARKS Average Year of Construction Computation:

Year 1901 \$ 4662 = 64 % x 61 Year = 39.04

Year 1962 \$ 2598 = 36 % x 1 Year = .36

Average Year of Construction 1923 39.40

6
45







Photo 1: East elevation



Photo 3: Northeast property line/adjacent house



Photo 2: Entry porch



Photo 4: Concrete retaining wall



Photo 5: Northeast elevation



Photo 7: North elevation



Photo 6: Northeast property line



Photo 8: Bathroom



Photo 9: Bathroom



Photo 11: Stairs



Photo 10: Bathroom



Photo 12: Stairs



Photo 13: Kitchen**Photo 15: Kitchen****Photo 14: Kitchen****Photo 16: Kitchen**

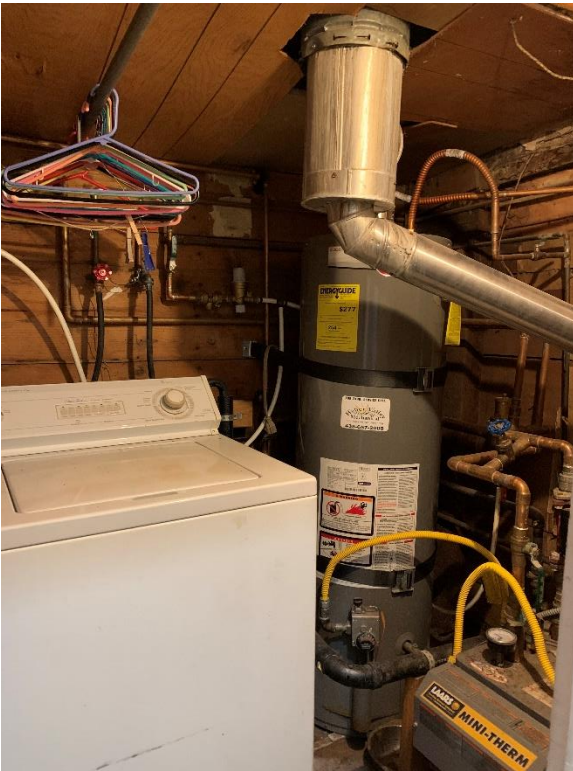
Photo 17: Kitchen**Photo 19: Mechanical room****Photo 18: Mechanical room****Photo 20: Laundry**

Photo 21: Bedroom



Photo 23: Bedroom



Photo 22: Bedroom



Photo 24: Bedroom



Photo 25: Closet



Photo 27: Living room fireplace



Photo26: Laundry



Photo 28: Living room and Enrt



Photo 29: Living room**Photo 31: Upper level bedroom****Photo 30: Living room****Photo 32: Upper level bedroom**

Photo 33: *Upper level bedroom*



Photo 35: *Upper level bedroom*



Photo 34: *Upper level bedroom*



Photo 36: *Upper level bedroom*

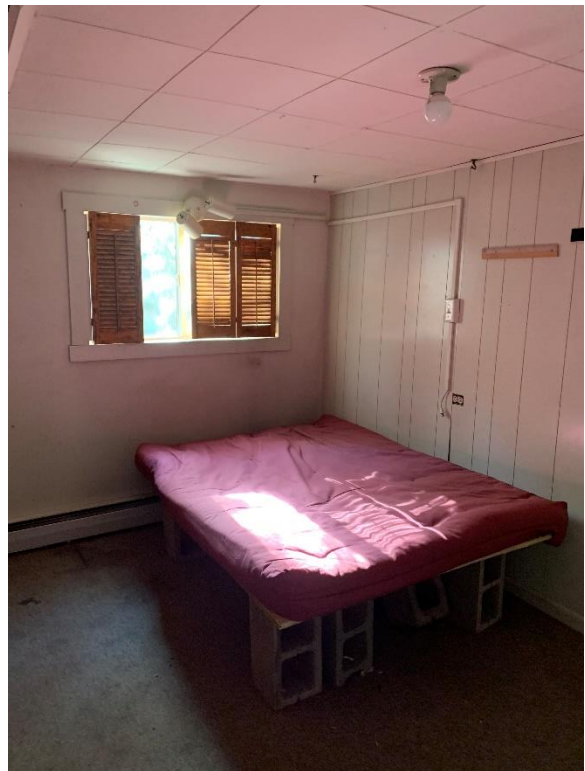


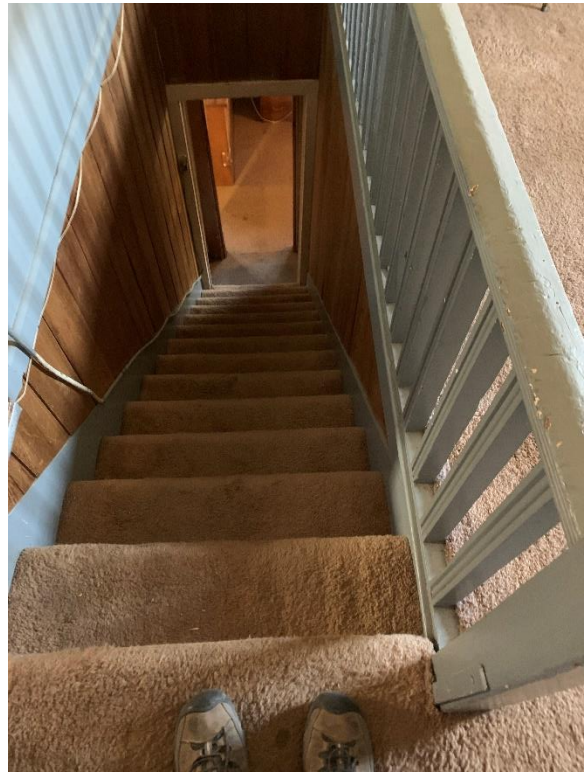
Photo 37: Upper level bedroom closet**Photo 39: Stairs****Photo 38: Stairs****Photo 40: Stairs and railing**

Photo 41: North elevation



Photo 43: North elevation



Photo 42: North elevation



Photo 44: North elevation

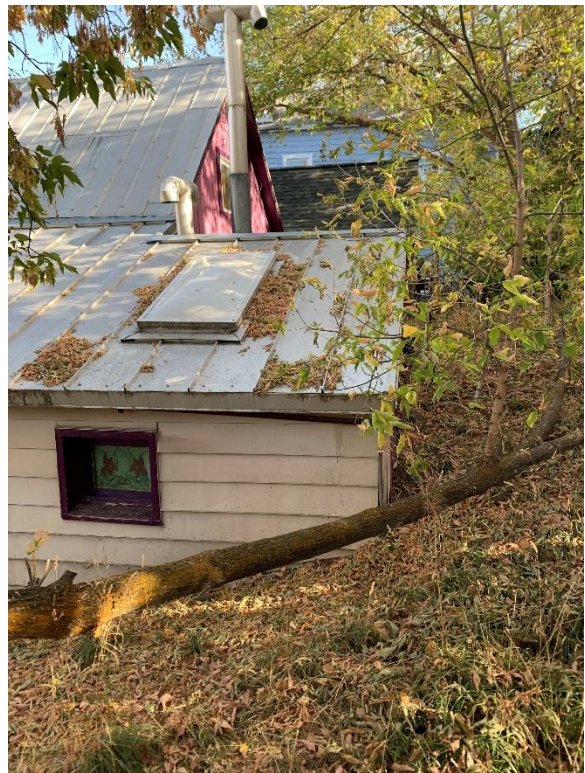


Photo 45: Northwest elevation



Photo 47: West elevation

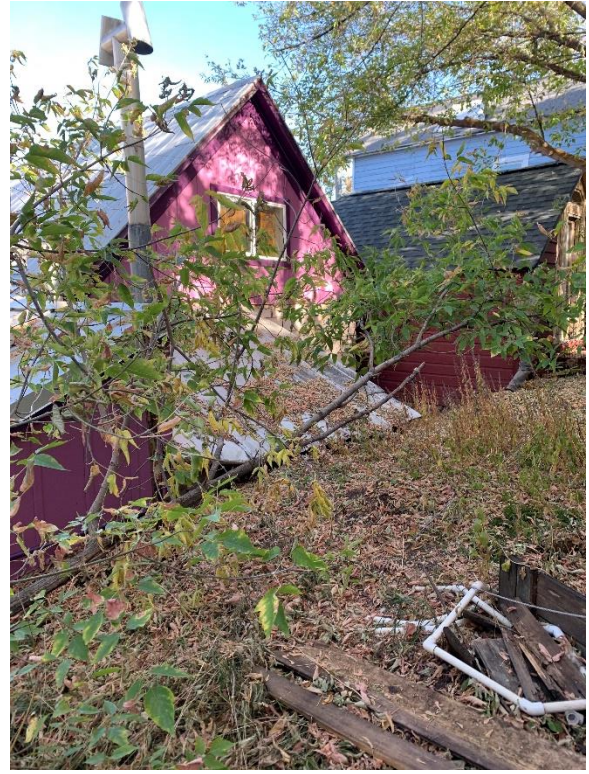


Photo 46: North elevation



Photo 48: West elevation

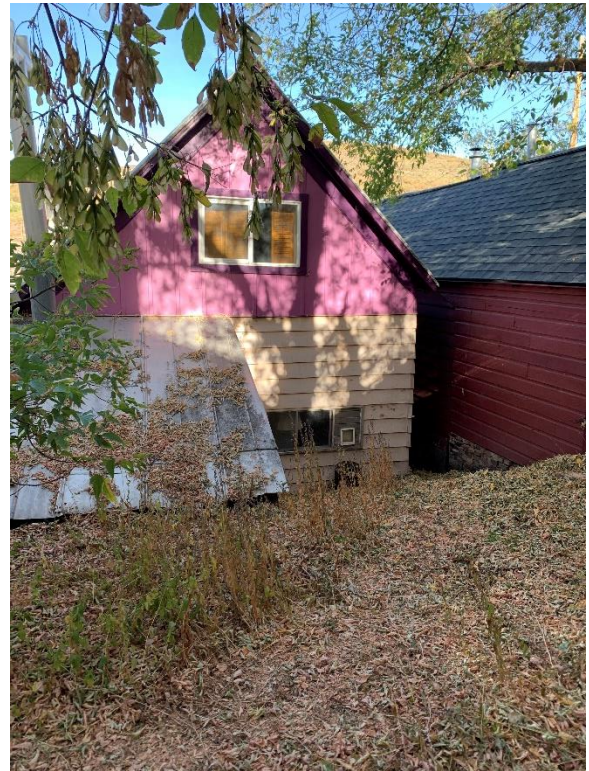


Photo 49: West elevation**Photo 51: West elevation****Photo 50: West elevation****Photo 52: West elevation**

Photo 53: *Rear yard*



Photo 55: *West elevation*



Photo 54: *Rear yard*



Photo 56: *Roof*



Photo 57: *Rear yard***Photo 59:** *North elevation sky light***Photo 58:** *Rear yard***Photo 60:** *Roof chimney*

Photo 61: *Front yard*



Photo 63: *Entry porch*

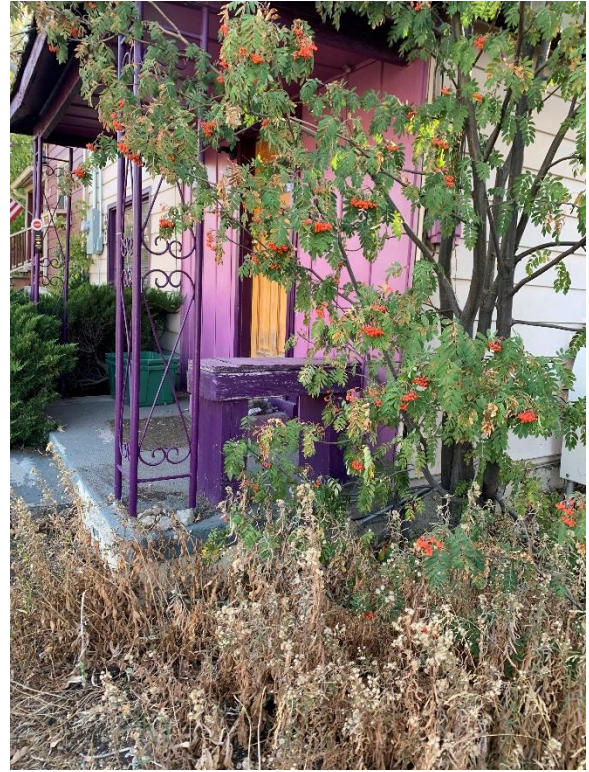


Photo 62: *North elevation*



Photo 64: *Entry porch*



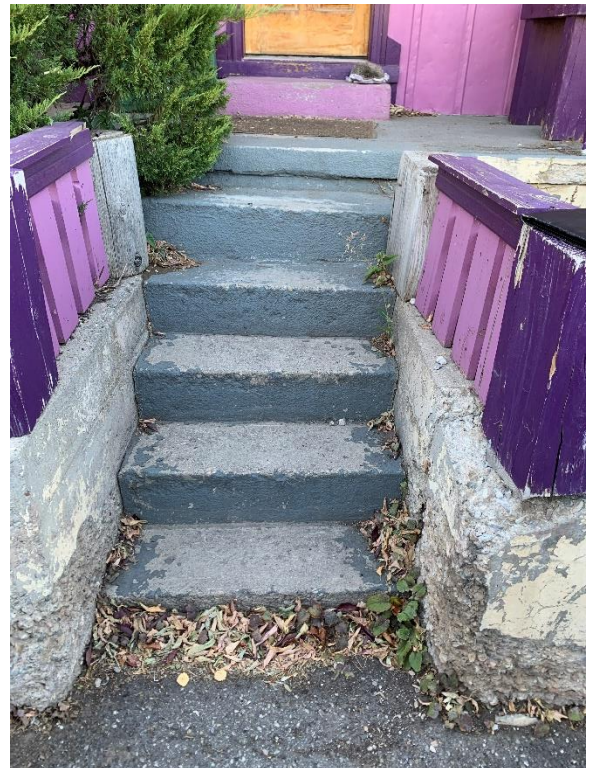
Photo 65: East elevation**Photo 67: East elevation****Photo 66: East elevation****Photo 68: Entry stairs**

Photo 69: Concrete retaining wall



Photo 70: Concrete retaining wall



909 WOODSIDE AVENUE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOTS 3 & 4, BLOCK 10 SNYDER'S ADDITION TO PARK CITY SURVEY
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

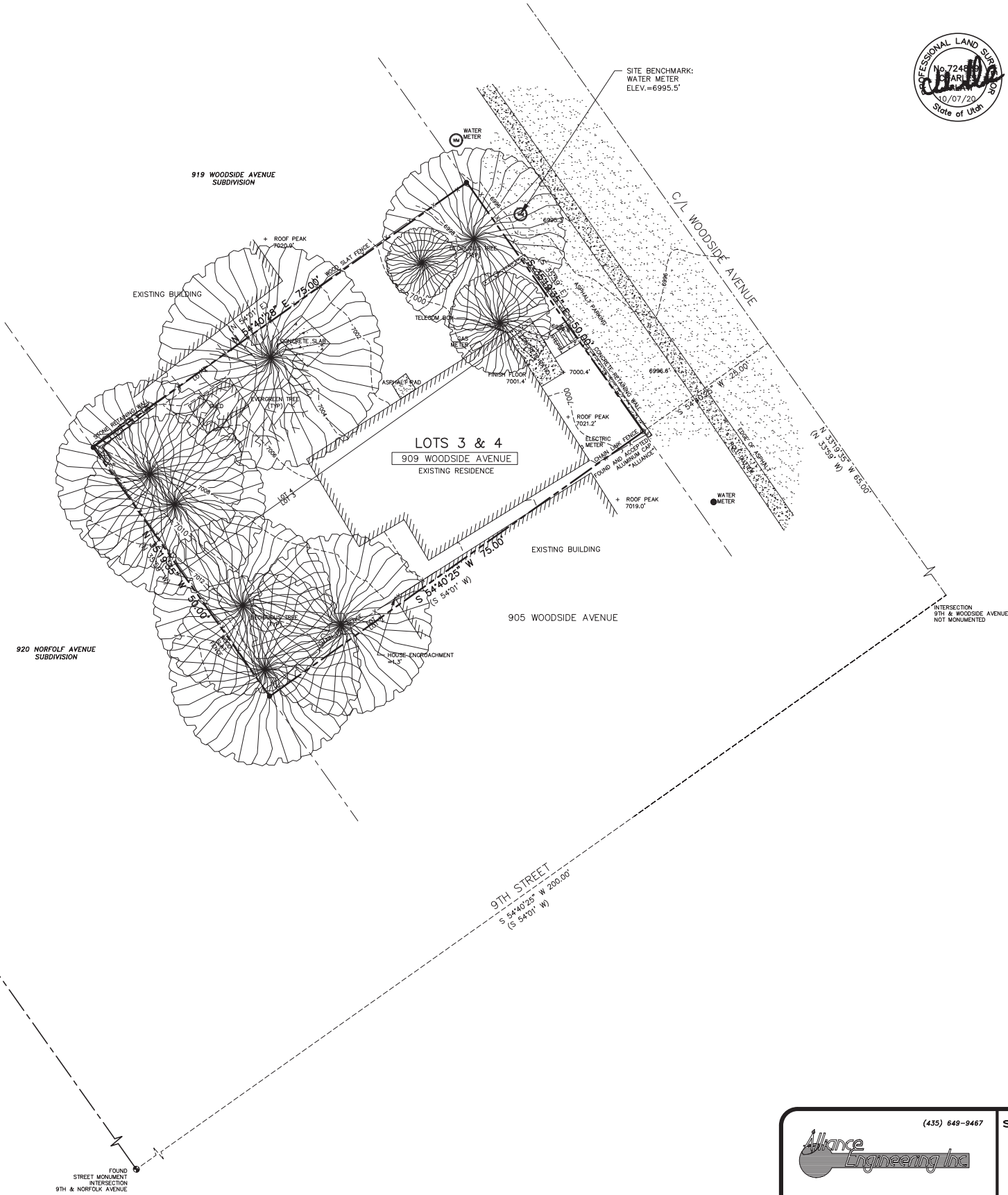
I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 724891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

LOTS 3 AND 4, BLOCK 10, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was completed OCTOBER 7, 2020, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, 919 Woodside Avenue Subdivision (Entry No. 999941), 920 Norfolk Avenue Subdivision (Entry No. 964373), Records of Survey S-7046, S-6177, S-8676, S-0029, S-0307, S-5626, Park City Monument Control Map (Entry No. 197765) (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Water Meter Manhole, Elevation=6995.5' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were set as shown.
9. Record bearings and distances, when different than measured are shown in parenthesis ().



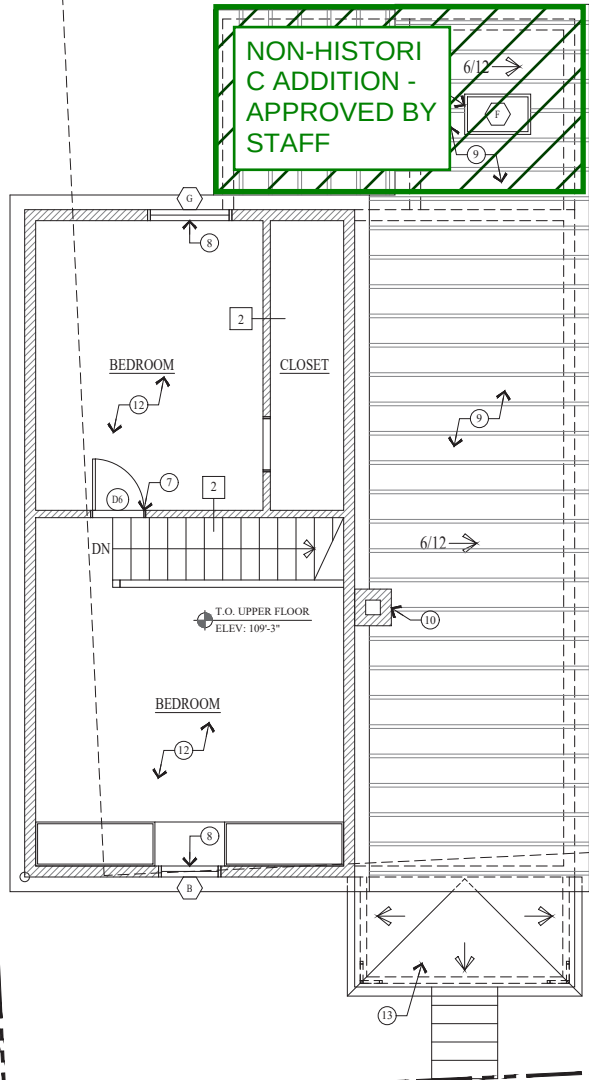
LEGEND

- Set 5/8" rebar w/cap or nail/and washer stamped "ALLIANCE ENGINEERING" (Unless noted otherwise)
- ⊙ Found Monument (As-Noted)
- ⊙ Found Street Monument (As-Noted)

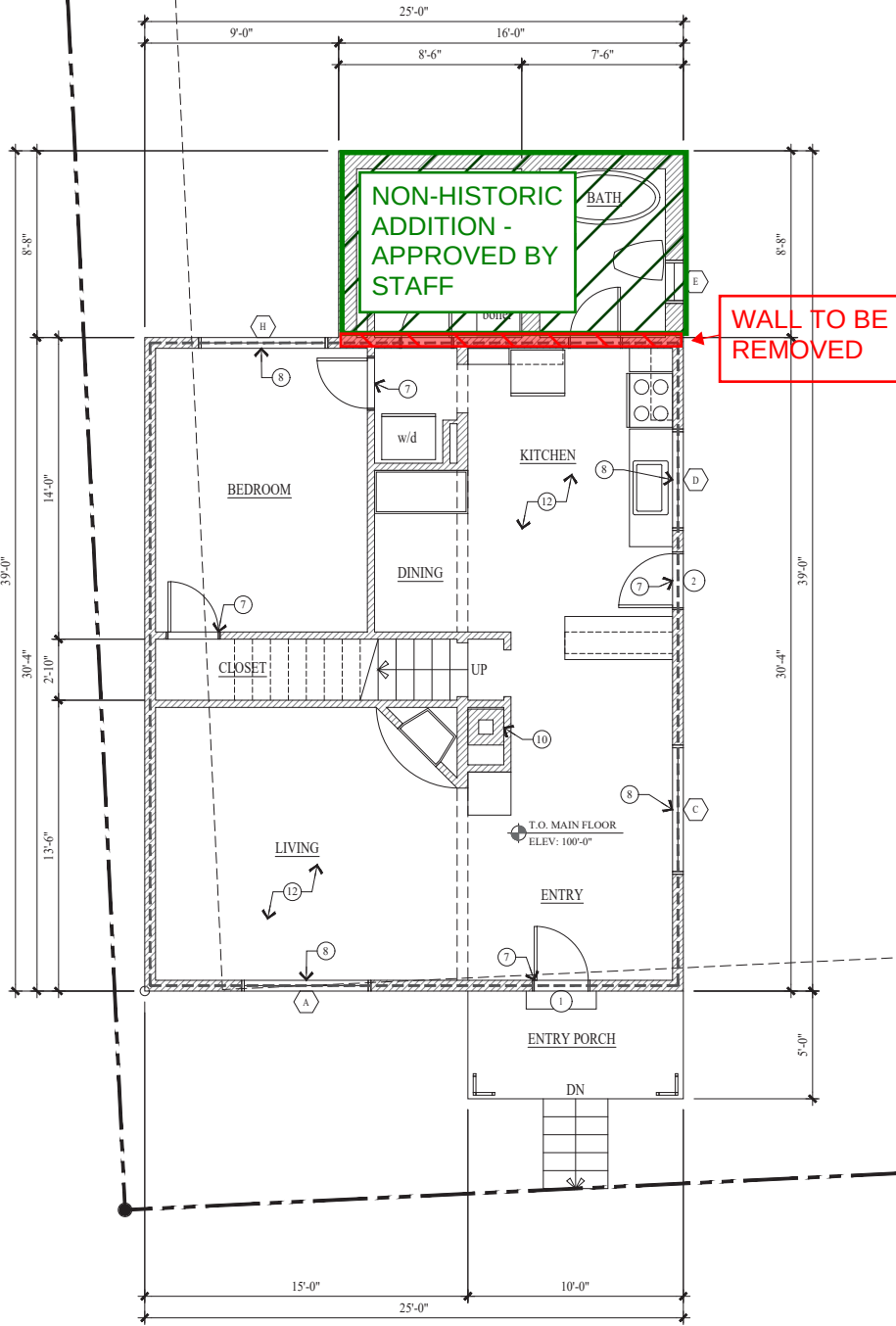


 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	(435) 649-9467	STAFF: CHARLES GALATI JASON WYNNE JACOB BETZER CHIP TOMSUDEN	EXISTING CONDITIONS & TOPOGRAPHIC MAP 909 WOODSIDE AVENUE	SHEET 1 OF 1
	DATE: 10/7/20	FOR: JON HANGARTNER JOB NO.: 17-09-20	FILE: X:\SnydersAddition\dwg\sr\svy2020\170920-909 woodside\170920- 909 woodside.dwg	

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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0"
UPPER LEVEL FOOTPRINT = 450 S/F



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"
MAIN LEVEL FOOTPRINT = 897 S/F

WALL LEGEND

- EXISTING FRAMED WALL
- EXISTING HISTORIC FRAMED WALL

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

KEY NOTES

- 1x8 HORIZONTAL LAP SIDING (HISTORIC).
- 1x12 VERTICAL SKIP PLANK (HISTORIC).
- 1x6 HORIZONTAL T&G PLANK (HISTORIC).
- 1/2" GYPSUM BOARD (NON-HISTORIC).
- 1x2 VERTICAL BLOCKING @ 12" O.C.* (NON-HISTORIC).
- ALUMINUM SIDING (NON-HISTORIC).
- ALL DOORS WERE REPLACED BEFORE 1968.
- ALL WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS REPLACED BEFORE 1968.
- STANDING SEAM METAL ROOF ON COMPOSITE SHINGLES-PLYWOOD SHEATHING OVER WOOD SHAKE SHINGLES ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- CONCRETE BLOCK CHIMNEY (NON-HISTORIC). THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.
- 2x4 SKY LITE.
- FLOOR ASSEMBLY: CARPET/VINYL OVER HISTORIC 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
- ASPHALT COMPOSITE SHINGLES ON PLYWOOD SHEATHING ON 2x4 ROOF JOISTS @ 24" O.C. (NON-HISTORIC).

Jonathan DeGray
Architect

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7253, E-mail: deggrayarch@qwestoffice.net

HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

909 WOODSIDE AVENUE, PARK CITY, UTAH 84060

AS-BUILTS
FLOOR PLANS

SHEET DESCRIPTION:

REVISIONS:

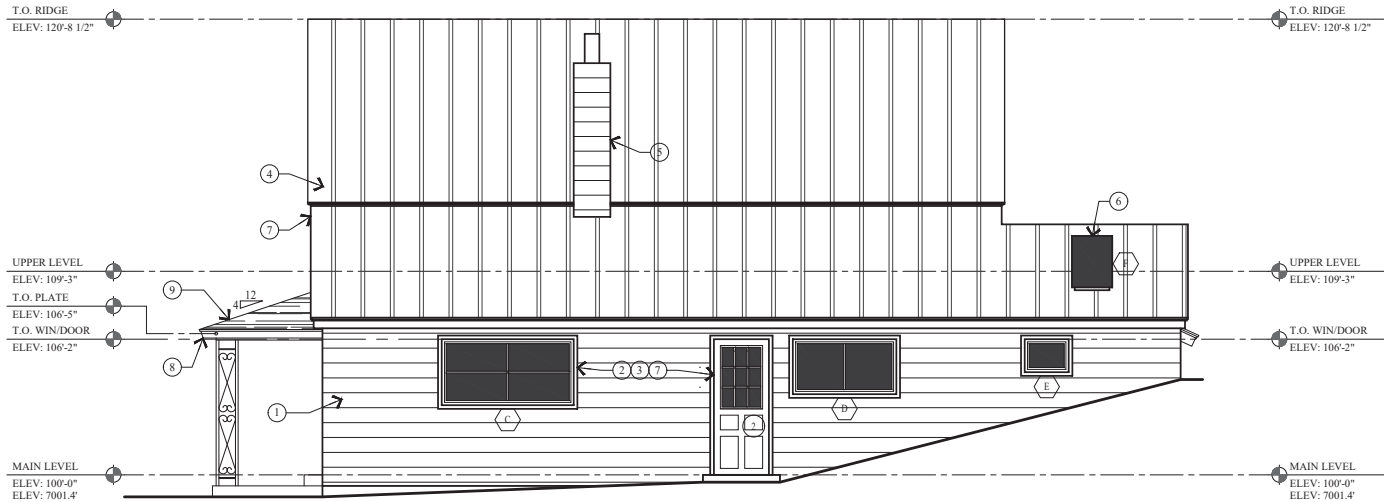
DATE:
JANUARY 25, 2021

PROJECT NUMBER:
2009-03

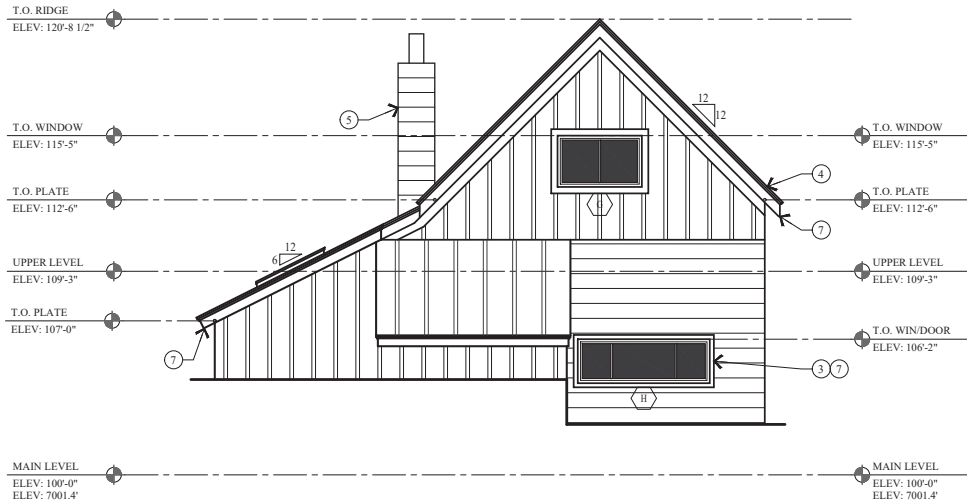
SHEET NUMBER:

AB.1

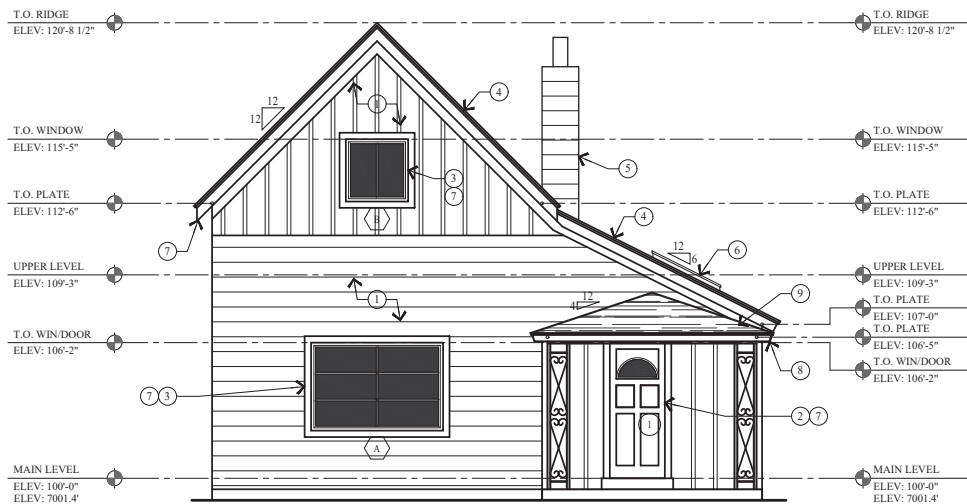
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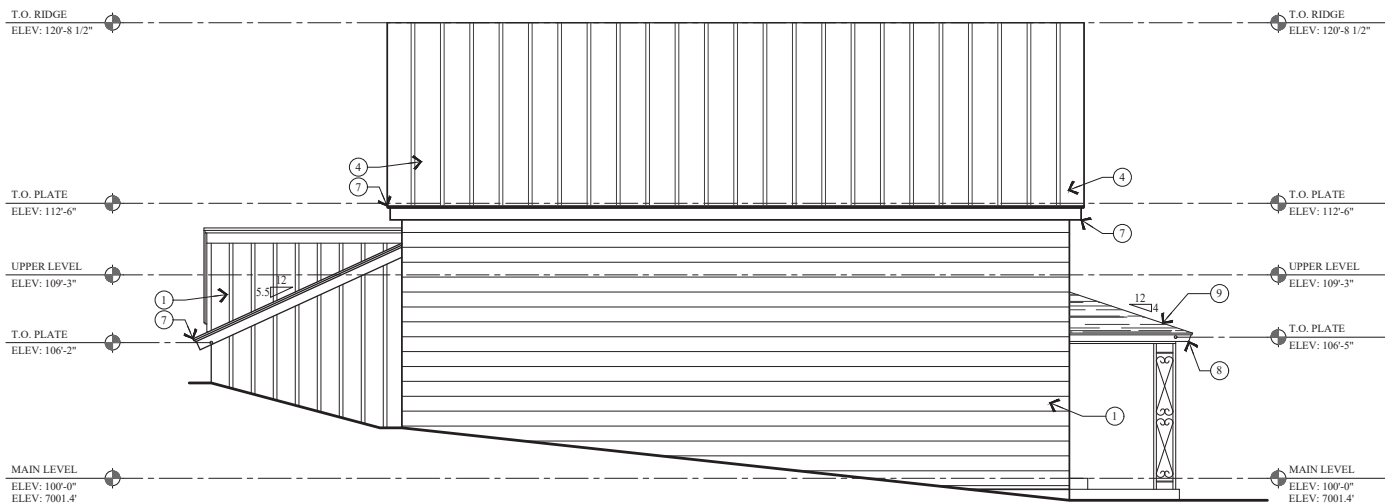
1 NORTH ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



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



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



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

KEY NOTES

- 1 ALUMINUM SIDING (NON-HISTORIC) OVER 1x8 HORIZONTAL LAP SIDING ON 1x12 VERTICAL SKIP PLANK. CONTRACTOR TO FIELD VERIFY.
- 2 ALL DOORS WERE REPLACED BEFORE 1968.
- 3 ALL WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS REPLACED BEFORE 1968.
- 4 STANDING SEAM METAL ROOF ON COMPOSITE SHINGLES/PLYWOOD SHEATHING OVER WOOD SHAKE SHINGLES ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- 5 CONCRETE BLOCK CHIMNEY (NON-HISTORIC). THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.
- 6 2x4 SKY LITE.
- 7 ALL 1x TRIM, FASCIA, SOFFIT, FLASHING AND DRIP METAL ARE IN NEED OF REPAIR.
- 8 NON-HISTORIC ENTRY PORCH W/ HIPPED ROOF SUPPORTED BY OPEN METAL WORK COLUMNS.
- 9 ASPHALT COMPOSITE SHINGLES ON PLYWOOD SHEATHING ON 2x4 ROOF JOISTS @ 24" O.C. (NON-HISTORIC).

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HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

909 WOODSIDE AVENUE, PARK CITY, UTAH 84060

AS-BUILTS
ELEVATIONS

REVISIONS:

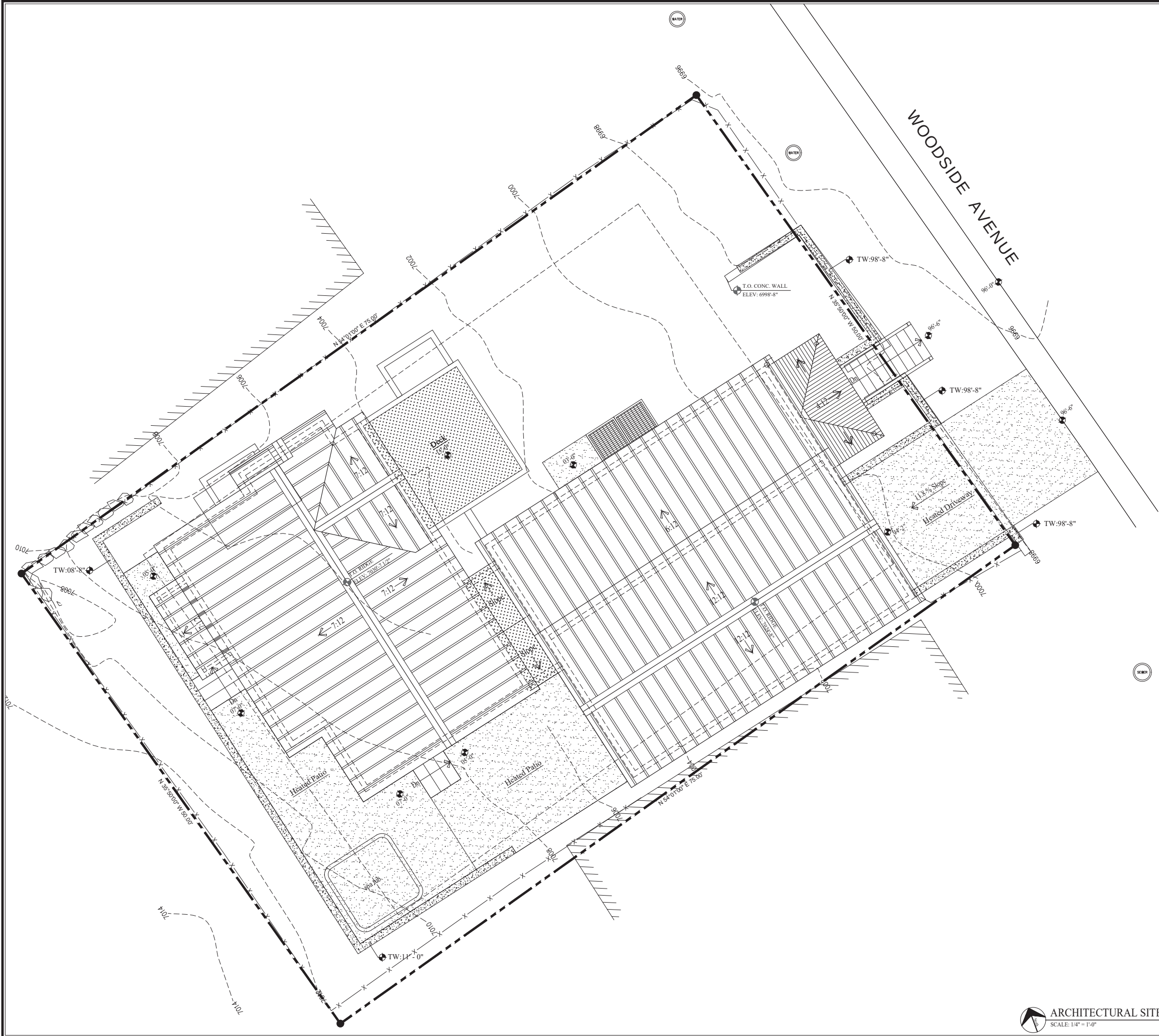
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AB.2

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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

- WATER SERVICE LID
- UTILITY POLE
- SEWER MANHOLE
- ELECTRIC METER BOX
- GAS METER
- STORM DRAIN MANHOLE
- SEWER CLEAN OUT
- WATER METER
- ROAD SIGNAGE
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- WL - WATER LINE
- SL - SEWER LINE
- GL - GAS LINE
- OH - OVERHEAD UTILITY LINE
- FD - FOUNDATION DRAIN LINE
- FIRE HYDRANT

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.

LOD DISTURBED AREA: 1715 S/F

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HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

909 WOODSIDE AVENUE, PARK CITY, UTAH 84060

ARCHITECTURAL SITE PLAN

REVISIONS:

DATE:
JANUARY 25, 2021

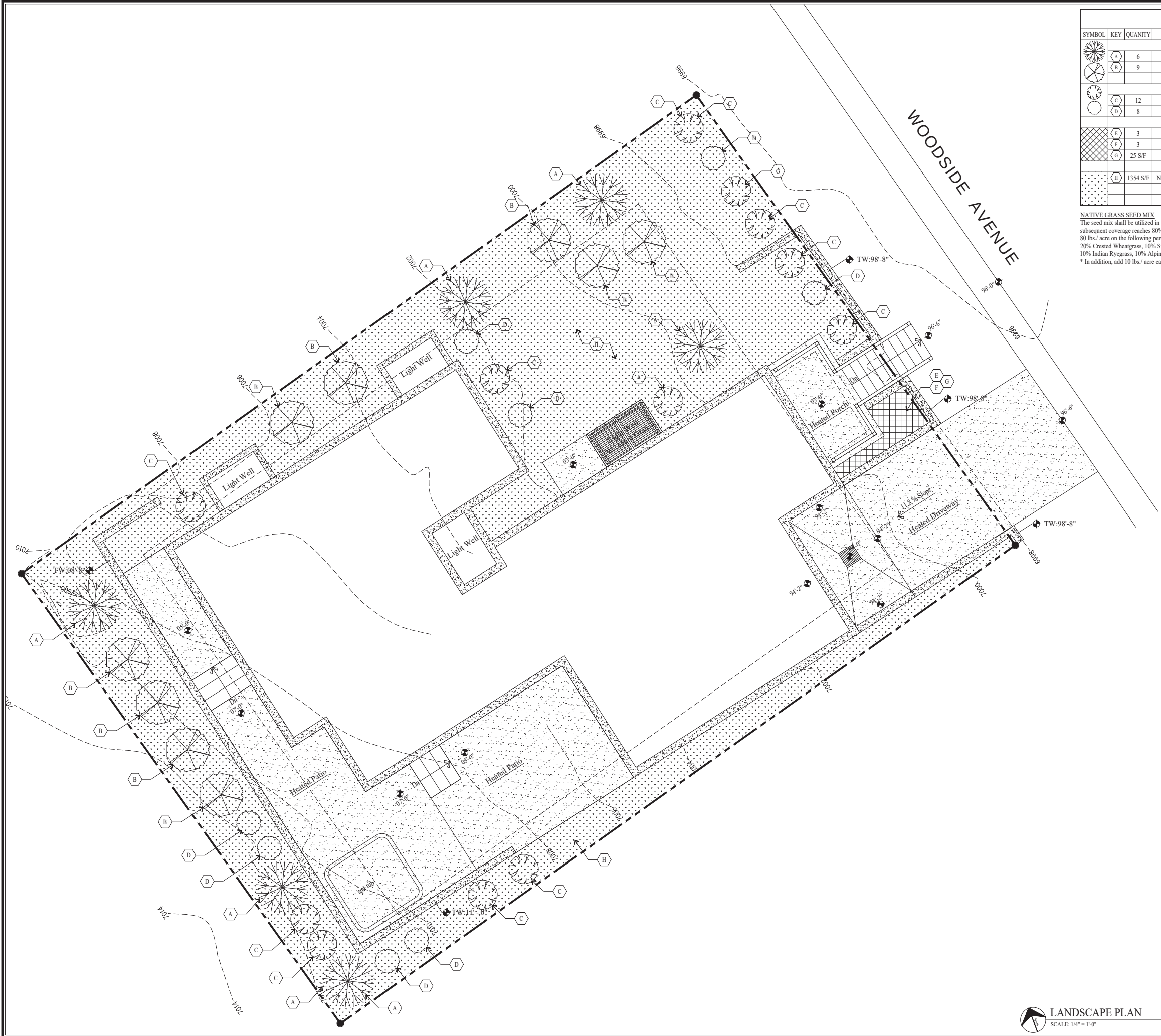
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ARCHITECTURAL SITE PLAN
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PLANT SCHEDULE						
SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
DECIDUOUS TREES						
	A	6	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8"
	B	9	Aspen	Populus tremuloides	3" Dia.	6'-10"
SHRUBS						
	C	12	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.	Spacing as noted on plan
	D	8	Mountain Sage	Artemesia Tridentata Vaseyana	5 Gal.	Spacing as noted on plan
GROUND COVER and HYDROSEEDING						
	E	3	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"
	F	3	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"
	G	25 S/F	Wood Chips		Small	3" Thick Layer
	H	1354 S/F	Native Grass Seed Mix		1 lb/1500	Hydroseeded

NATIVE GRASS SEED MIX
The seed mix shall be utilized in areas specified for native grasses. This mixture shall be applied at a sufficient rate so that germination and subsequent coverage reaches 80% in a representative 10'x10' area. If coverage does not reach 80% reseeded must occur. Apply at a rate of 80 lbs./ acre on the following percentages:
20% Crested Wheatgrass, 10% Streambank Wheatgrass, 20% Pubescent Wheatgrass, 15% Perennial Ryegrass, 15% Mountain Bromegrass, 10% Indian Ryegrass, 10% Alpine Bluegrass.
* In addition, add 10 lbs./ acre each of Linum lewisii and Penstemon Eatonii with native grass seed mixture.

- 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 PLANTING AND PROPERLY DISCARDED.
 - NO BARE ROOT STOCK SHALL BE USED.

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HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

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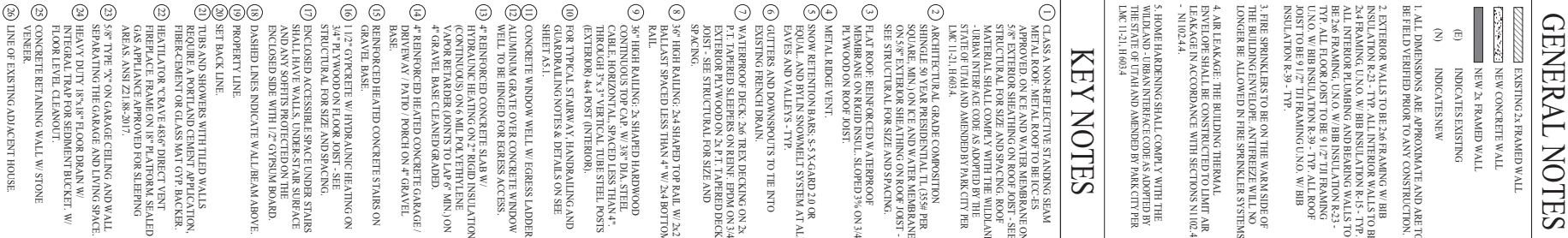
LANDSCAPE PLAN

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2009-03

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GENERAL NOTES

 EXISTING 2x FRAMED WALL

NEW 2x FRAMED WALL

(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-23-3 TYP. ALL FLOOR JOIST TO BE 9/12" TJ1 FRAMING JOIST TO BE 9/12" TJ1 FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.

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

LEARNER IN ACCORDANCE WITH DECISION NI 102:44.

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 6034

KEY NOTES

- [illegible]

MAIN LEVEL PLAN

REVISIONS

JANUARY 25, 2021

2009-03

SHEET NUMBER

A1.2

HANGARTNER RESIDENCE

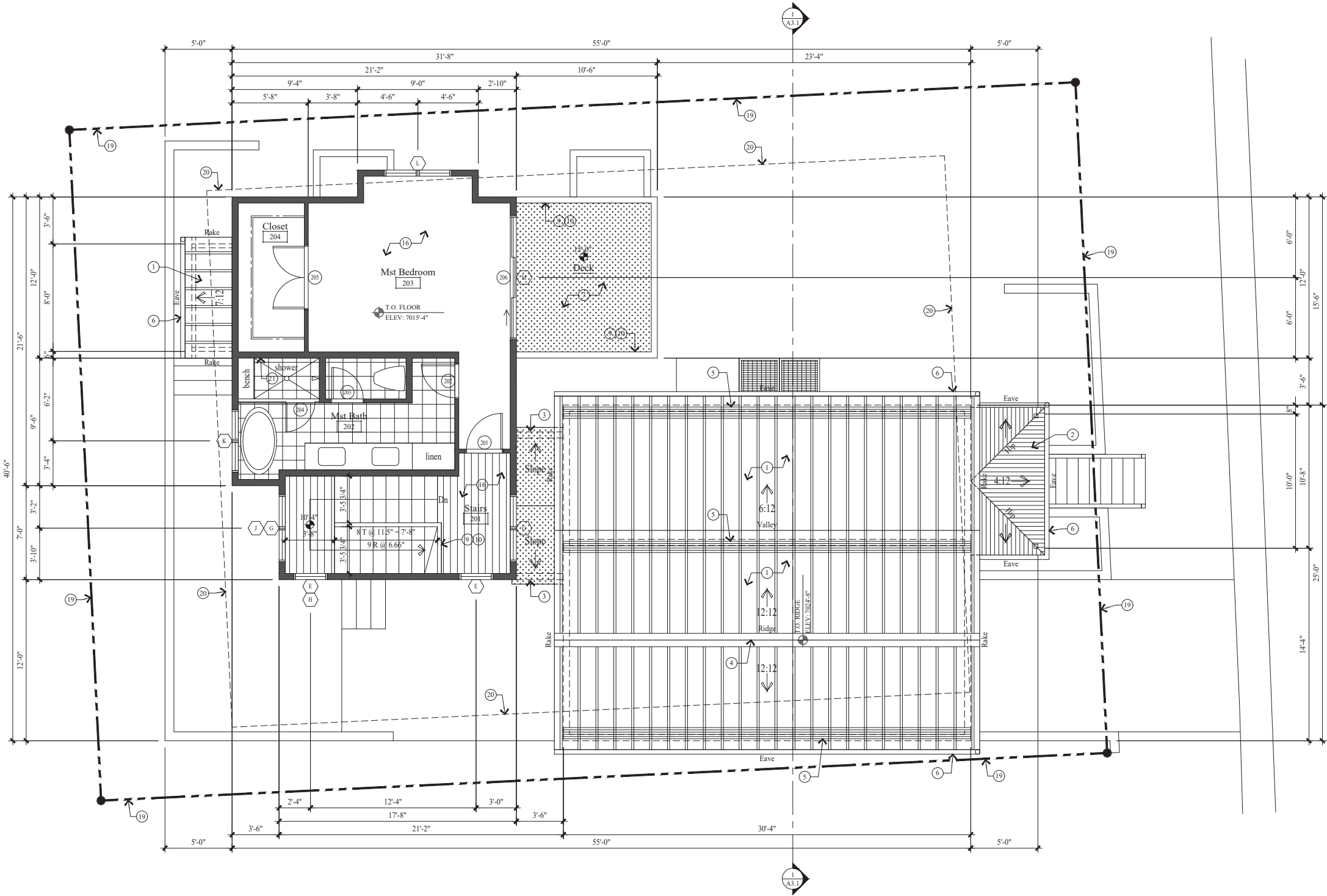
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UPPER LEVEL PLAN & LOW ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- EXISTING 2x FRAMED WALL
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
- (E) INDICATES EXISTING
- (N) INDICATES NEW

- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- 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" TJ FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJ FRAMING U.N.O. W/ BIB INSULATION R-39 - TYP.
- FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
- AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
- 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

- CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL 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.
- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (55± PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 3% ON 3/4" PLYWOOD ON ROOF JOIST.
- METAL RIDGE VENT.
- SNOW RETENTION BARS, S-5 X-GARD 2.0 OR EQUAL AND BYLIN SNOWMELT SYSTEM AT ALL EAVES AND VALLEYS - TYP.
- GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- WATERPROOF DECK: 2x6 TREX DECKING ON 2x P.T. TAPERED SLEEPERS ON REINF. EPDM ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 36" HIGH RAILING: 2x4 SHAPED TOP RAIL W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL.
- 36" HIGH RAILING: 2x SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 3/8" DIA. STEEL CABLE HORIZONTAL, SPACED LESS THAN 4". THROUGH 3"x 3" VERTICAL TUBE STEEL POSTS (EXTERIOR) 4x4 POST (INTERIOR).
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- CONCRETE WINDOW WELL W/ EGRESS LADDER.
- ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
- 4" REINFORCED CONCRETE SLAB W/ HYDRAULIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED GRADED.
- 4" REINFORCED HEATED CONCRETE GARAGE / DRIVEWAY / PATIO / PORCH ON 4" GRAVEL BASE.
- REINFORCED HEATED CONCRETE STAIRS ON GRAVEL BASE.
- 1 1/2" GYPCRETE W/ HYDRAULIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 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.
- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYP. BACKER.
- HEATILATOR "CRAVE 4836" DIRECT VENT FIREPLACE. FRAME ON 18" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2017.
- 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- HEAVY DUTY 18"x18" FLOOR DRAIN W/ INTEGRAL TRAP FOR SEDIMENT BUCKET. W/ FLOOR LEVEL CLEANOUT.
- CONCRETE RETAINING WALL W/ STONE VENEER.
- LINE OF EXISTING ADJACENT HOUSE.

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HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

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UPPER LEVEL PLAN
LOW ROOF PLAN

REVISIONS:

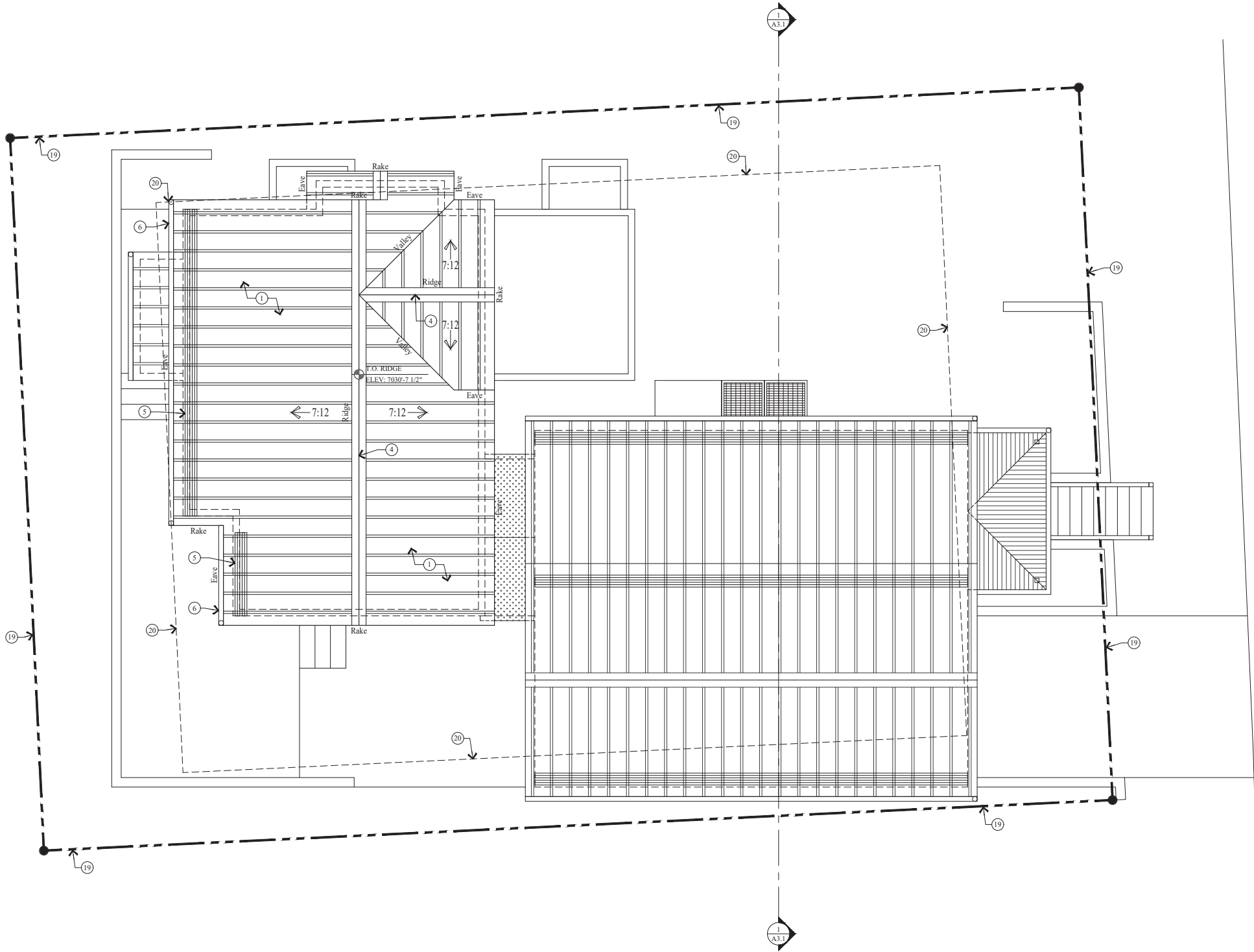
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HIGH ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- EXISTING 2x FRAMED WALL
NEW CONCRETE WALL
NEW 2x FRAMED WALL
(E) INDICATES EXISTING
(N) INDICATES NEW

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

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL 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.
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- 25 CONCRETE RETAINING WALL W/ STONE VENEER.
- 26 LINE OF EXISTING ADJACENT HOUSE.

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HIGH ROOF PLAN

REVISIONS:

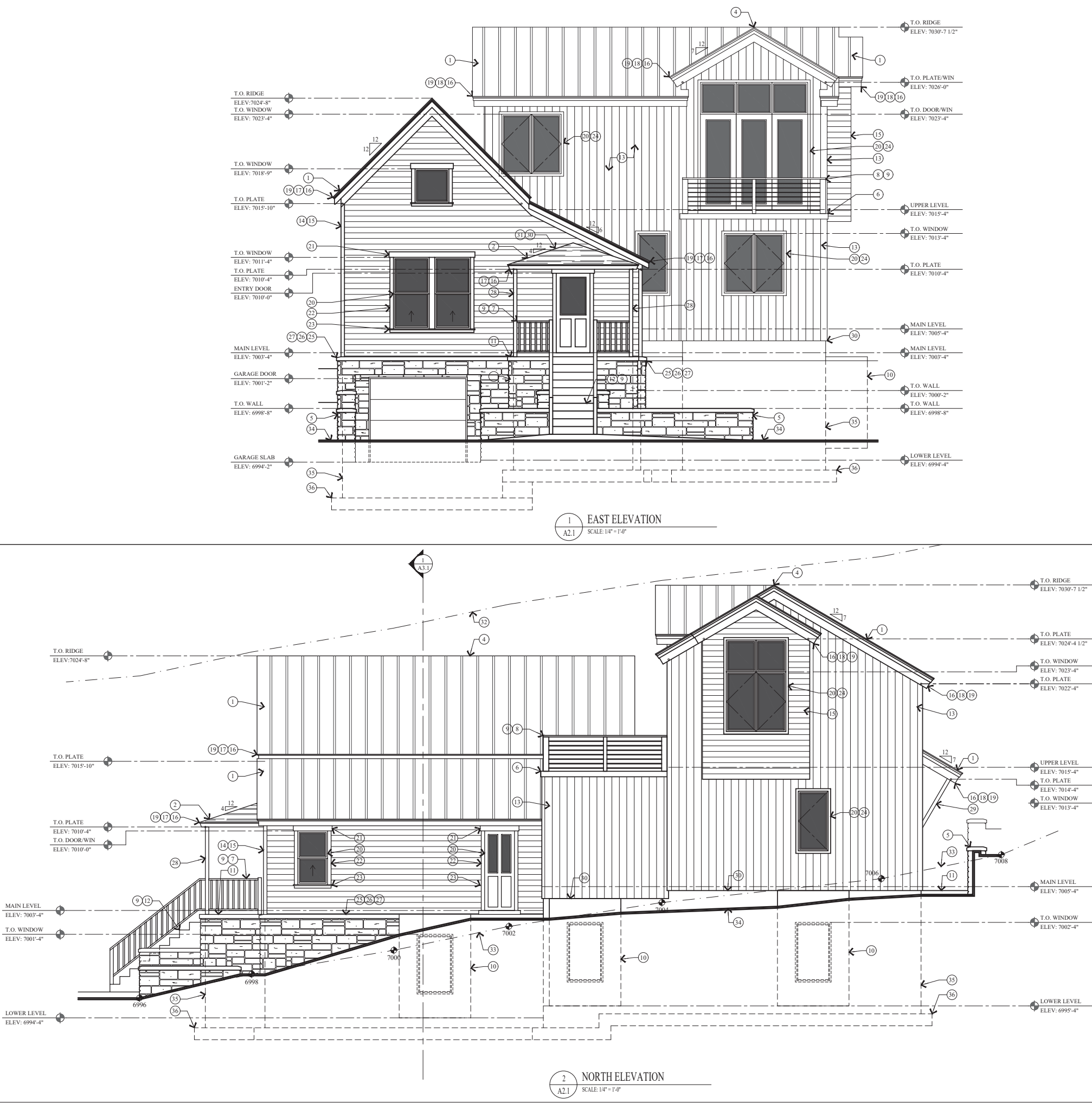
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2009-03

SHEET NUMBER:

A1.4

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KEY NOTES

- 1 CLASS A NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING. ROOF MATERIAL 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.
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- 4 METAL RIDGE VENT.
- 5 CONCRETE RETAINING WALL W/ STONE VENEER.
- 6 WATERPROOF DECK: 2x6 TREX DECKING ON 2x PT. TAPERED SLEEPERS ON REIN. EPDM ON 3/4" EXTERIOR PLYWOOD ON 2x P.T. TAPERED DECK JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
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- 20 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SHEET A6.1 FOR SCHEDULES.
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- 30 COPPER FLASHING AND COUNTER FLASHING.
- 31 ROOF TO WALL SURFACE; EXTEND BITUTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- 32 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 33 EXISTING GRADE LINE.
- 34 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 35 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 36 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.

Jonathan DeGray
A r c h i t e c t

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

HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

909 WOODSIDE AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:
NORTH AND EAST ELEVATIONS

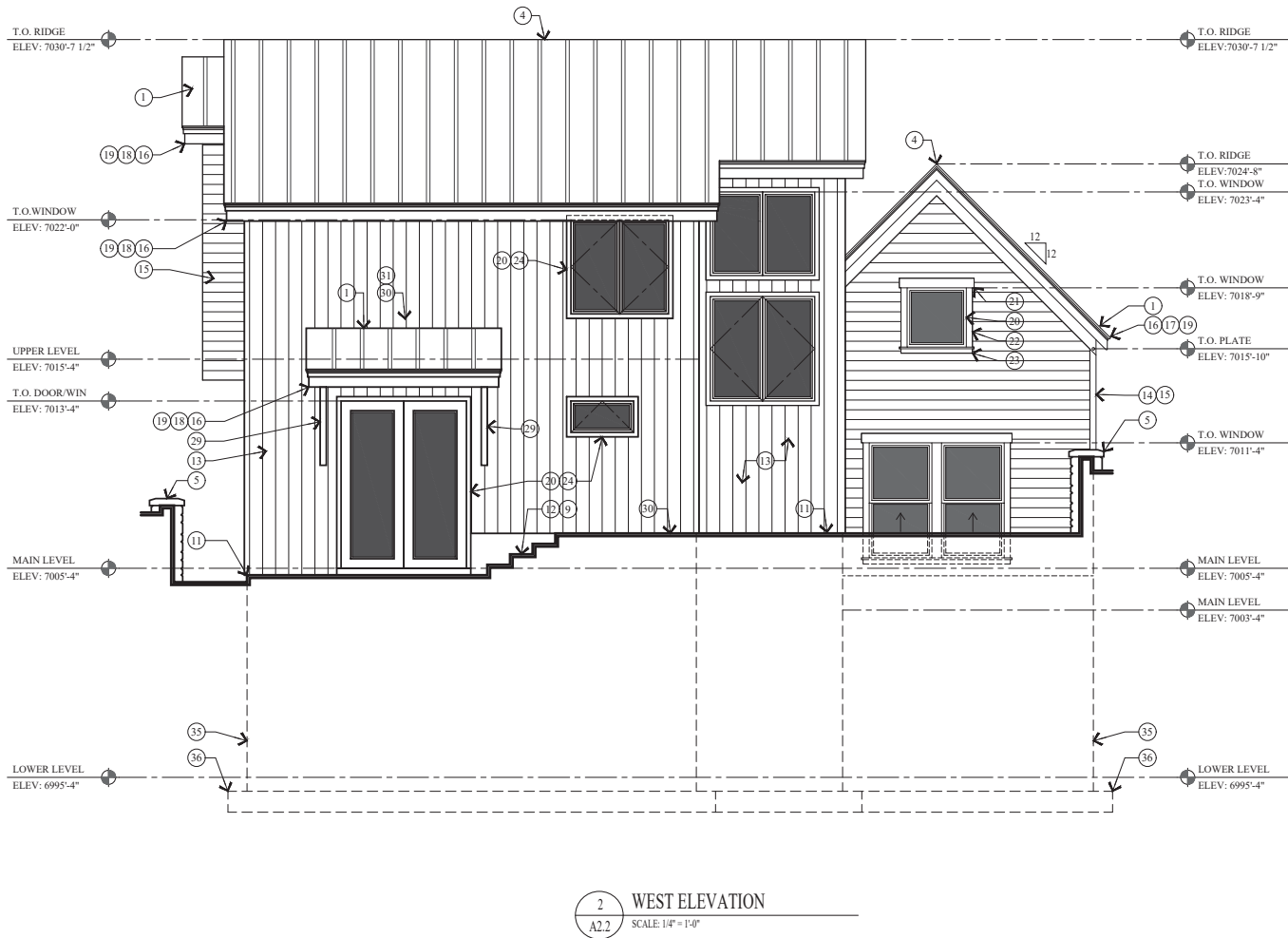
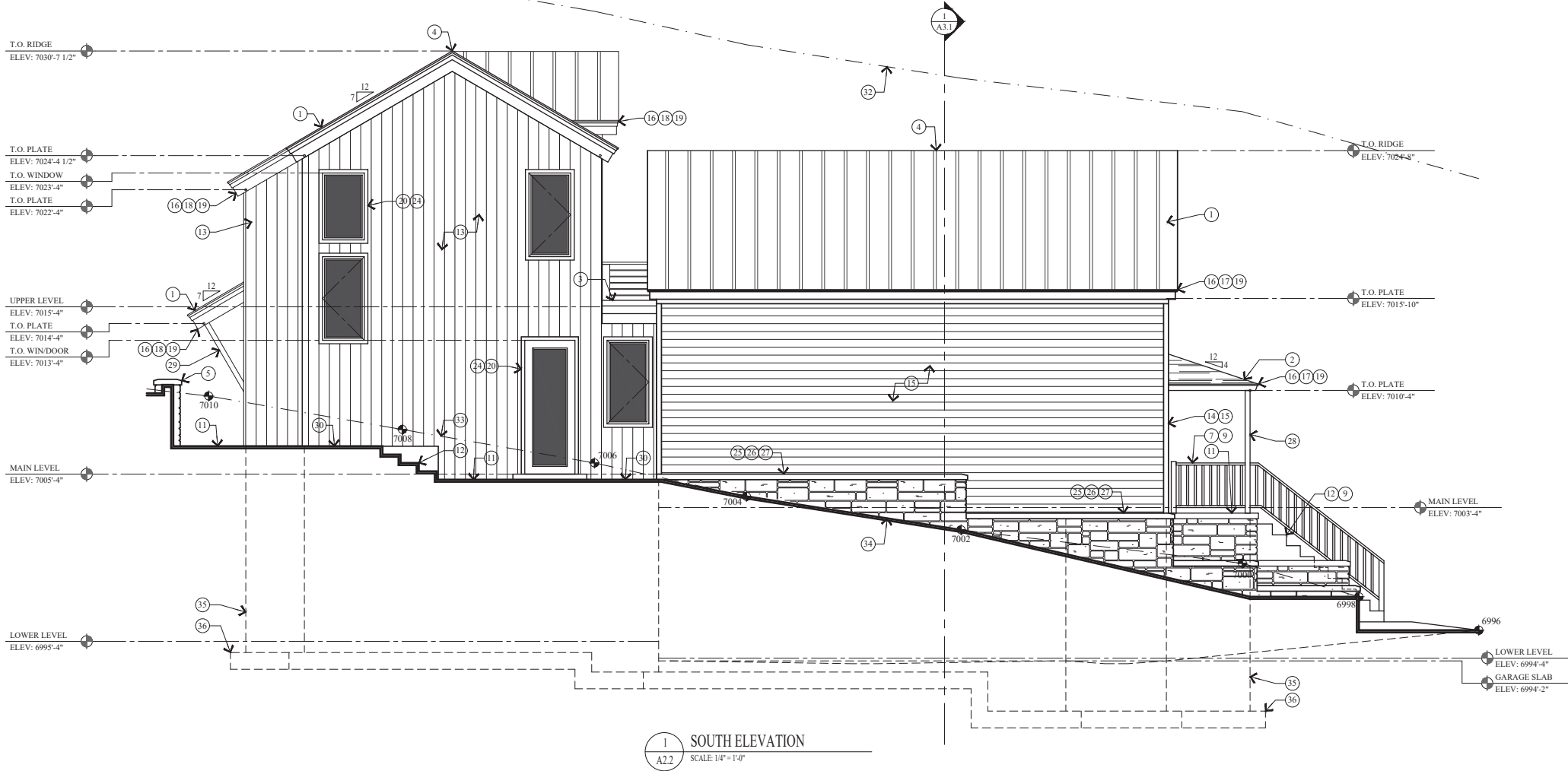
REVISIONS:

DATE:
JANUARY 25, 2021

PROJECT NUMBER:
2009-03

SHEET NUMBER:
A2.1

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Jonathan DeGray
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HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

909 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SOUTH AND WEST ELEVATIONS

REVISIONS:

DATE:
JANUARY 25, 2021

PROJECT NUMBER:
2009-03

SHEET NUMBER:

A2.2

NOTICE OF OFFICIAL DETERMINATION



Project Address: 909 Woodside Ave
Project Description: Chief Building Official and Planning Director
Determination for Integrity of Structure
Date of Action: July 16, 2021

ACTION TAKEN:

The Historic Site at 909 Woodside Avenue has been designated as Significant on the City's Historic Sites Inventory. Per the Land Management Code § 15-11-14 Disassembly and Reassembly of a Historic Structure, Criteria 1, A. states the Historic Preservation Board can determine, with input from the Planning Director and the Chief Building Official, that the unique conditions and the quality of the Historic Preservation Plan warrant the proposed Disassembly and Reassembly (panelization). This document is to act as the input from both the Chief Building Official and Planning Director.

The Chief Building Official, based on the submitted engineering report, and after visiting the sites with the Planning Director on June 28, 2021 finds that the structure at 909 Woodside Avenue can only be made safe and/or serviceable through panelization of the existing historic structures and rebuilding the house. Due to the detachment of the walls from the floor joists and the considerably poor condition of the building, to lift or move the structure would cause it to fail and collapse. The lifting or moving of the Historical Structure is deemed hazardous or dangerous pursuant to Section 116.1 of the International Building Code (IBC).

*"Structures that.....involve illegal or improper occupancy or inadequate maintenance shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or **made safe**....."*

+

It is, therefore, the determination of the Chief Building Official that based on the criteria noted in the IBC, this structure should be panelized and rebuilt to be preserved and **made safe** for occupancy.

The proposed method of Disassembly and Reassembly shall follow LMC [§ 15-13-4\(B\)](#) requiring the following standards:

Disassembly & Reassembly of All or Part of a Historic Structure

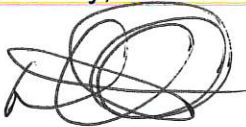
- Panelization shall be done using recognized preservation methods.

- The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
- The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
- Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
- Structures shall be disassembled in the largest workable pieces possible.
- To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
- Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
- The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
- Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
- Disassembled components—trim, windows, doors, wall panels, roof elements, etc.—shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

The Historic Preservation Board shall ultimately decide the appropriate method of preservation and rehabilitation for the Significant Historic Structure 909 Woodside Avenue. Regardless of which method is approved, the loss of some Historic Material is to be expected with this scope of work.

If there are questions or concerns regarding this determination, please contact the Park City Building Department or Planning Department.

Sincerely,

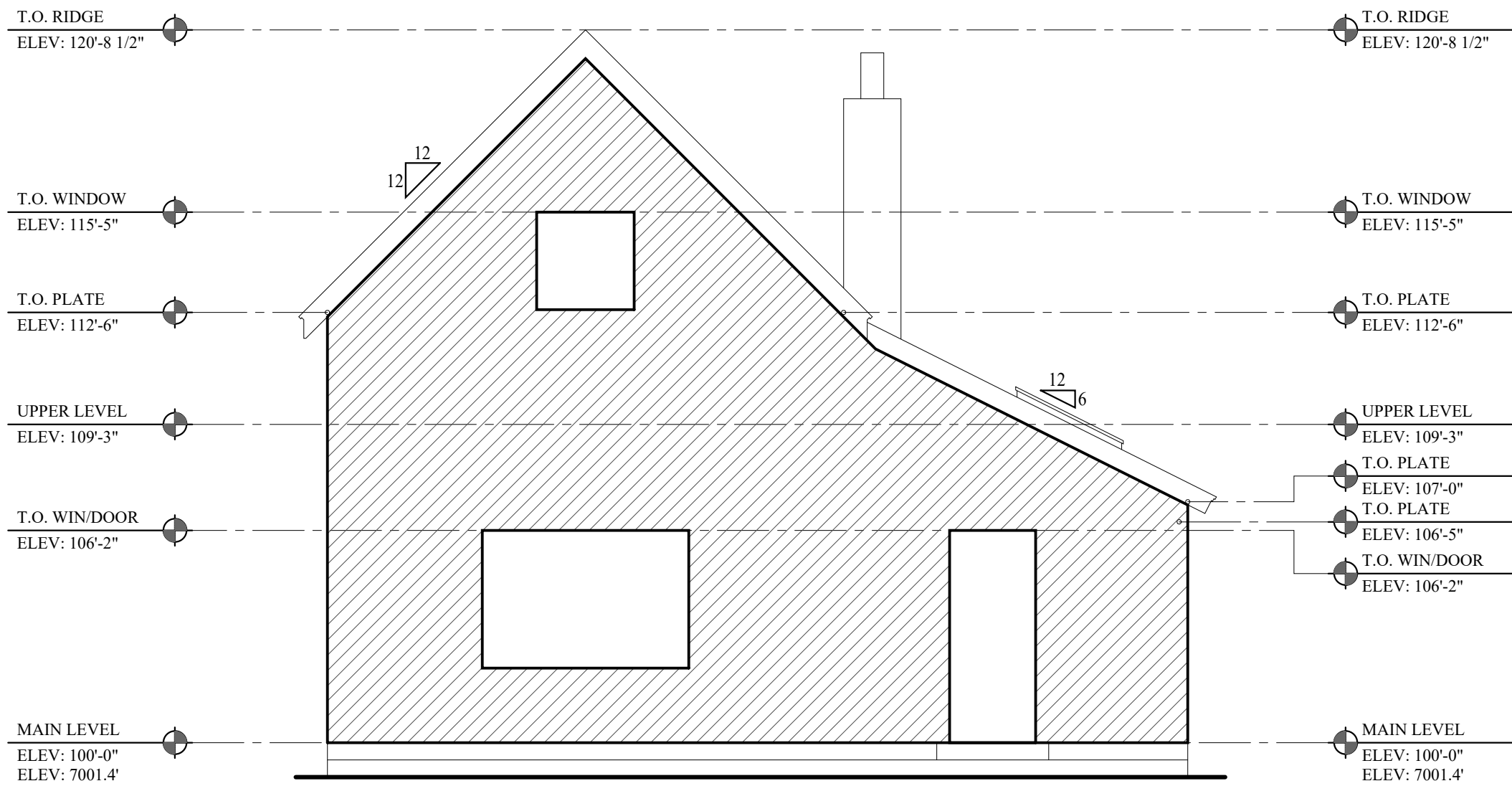


Dave Thacker
Chief Building Official

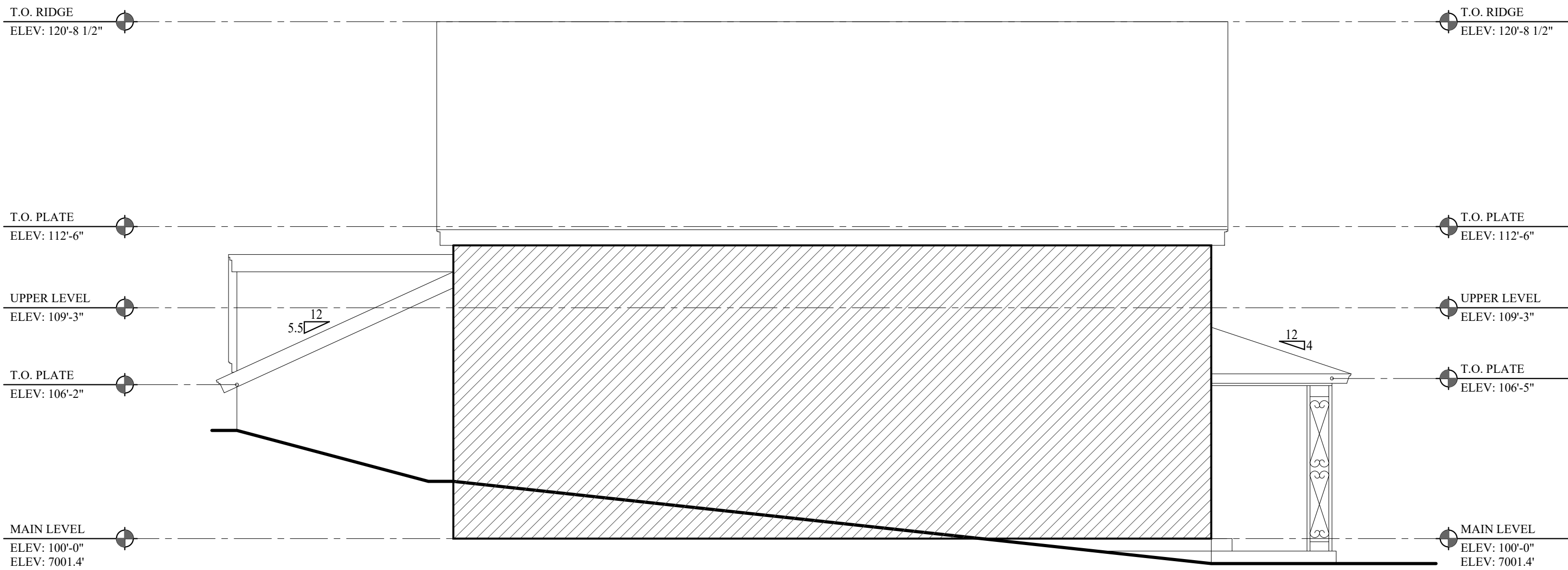


Gretchen Milliken
Planning Director

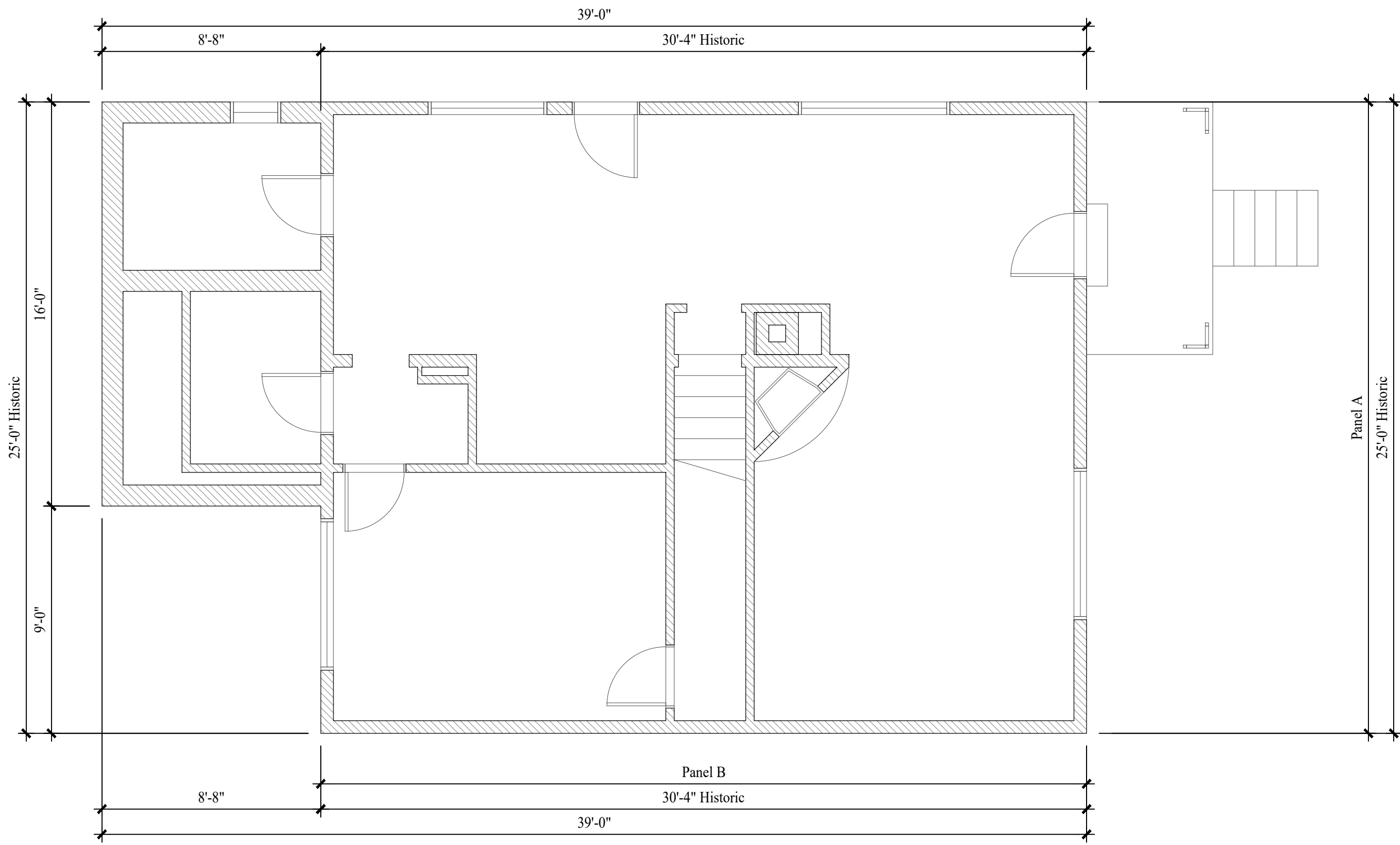
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AB.2 EAST ELEVATION - PANEL A
SCALE: 1/4" = 1'-0"



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



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

PANELIZATION PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:
FEBRUARY 26, 2021

PROJECT NUMBER:
2009-03

SHEET NUMBER:

EX.1

HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

909 WOODSIDE AVENUE, PARK CITY, UTAH 84060

Jonathan DeGray
A r c h i t e c t

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Shen Engineers, Inc. Structural/Seismic Consultants

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Los Angeles, CA 90012
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July 27, 2021

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

Subject: Physical Condition Report of Park City House
At 909 Woodside Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on Jan. 21, 2021 with the architect Jon DeGray. The conclusions on the house are as follows:

1. The existing roof joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.
2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
3. The existing main and crawl space floor joists are possibly 2x6 @ 24" on center spanning 8'-0" to 12'-0". Most of them were totally rotted out. They have to be replaced or at least sistered with new floor joists.
4. All the existing headers need to be upgraded. We will review each one of them when design is available.
5. The exterior walls are 2x4 studs @ 16" o.c. w/1x12 planks. The exterior walls have no capacity for wind, seismic or gravity loads.
6. There is an existing concrete foundations in some locations that may be poured not too long ago. We do not know if the concrete has any reinforcement, has a footing and meets code for frost.
7. The back portion of the existing house is in so bad shape on the roof and the wall. The roof is sagged about 12" and the wall is moving out a few inches. We would told that that portion is non-historical. If so, remove the back portion properly.
8. The home was remodeled at some point. Probable at the same time the concrete was poured. The walls were cut above the floor at different elevations and then concrete walls were poured under the wall. That

made the exterior walls not to be connected to the floor system at all. To lift the home, walls and floor need to be connected. Also, the main floor had been overbuilt with a second floor for the of probably adjusting the floor height or leveling the floor. Based on the facts above, we strongly suggest penalize the existing building instead of lifting it.

We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

Henry Shen

Henry Shen, SE,
Shen Engineers, Inc.
2225 East Murray Holladay Road, Suite 208
Holladay, Utah 84117

Historic Preservation Board Staff Report



Subject: Material Deconstruction and Disassembly
and Reassembly
Application: PL-21-04761
Address: 1002.5 Norfolk Avenue
Designation: Landmark Historic Site
Author: Aiden Lillie, Planner I
Date: August 4, 2021
Type of Item: Administrative – Historic District Design Review

PLANNING DEPARTMENT

Summary Recommendation

Staff recommends the Historic Preservation Board review the Historic District Design Review Application for 1002.5 Norfolk Avenue, conduct a public hearing, and (I) approve the Material Deconstruction of the Landmark Historic Structure subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter, and (II) deny Disassembly and Reassembly of the Landmark Historic Structure subject to the Findings of Fact and Conclusions of Law in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Terence Scheckter, represented by Jonathan DeGray
Location: 1002.5 Norfolk Avenue
Zoning District: Historic Residential - 1 Zoning District
Historic Designation: Landmark Historic Site
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: The Historic Preservation Board reviews Material Deconstruction and Disassembly and Reassembly of Historic Structures pursuant to Land Management Code (LMC) [§ 15-11-14](#)

Acronyms

HDDR Historic District Design Review
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](#).

Executive Summary

The Applicant is proposing Material Deconstruction and Disassembly and Reassembly for the Landmark Historic Site to accommodate structural upgrades and a rear addition.

Background

On May 12, 2021, the Planning Department received a Historic District Design Review application for the rehabilitation and expansion of 1002.5 Norfolk Avenue, designated a Landmark Site on the Park City Historic Sites Inventory (see Historic Site Form, Exhibit D). The property is in the Historic Residential-1 Zoning District. Staff is reviewing the proposal for compliance with LMC [Chapter 15-13](#).

History of Development on the Site

The Landmark Structure at 1002.5 Norfolk Avenue was constructed in circa 1893, as evidenced by a \$600 mortgage by George H. Safford that year. It is a cross-wing type house, also known as a T/L cottage, which is one of the three main types of houses built during the historic Park City mining era. The cross-gable roof is sheathed with corrugated aluminum, which replaced the hexagonal shingles shown in the c. 1940 tax photo. A brick chimney is on the rear of the roof and is visible from the front of the house. The majority of the walls are covered by drop-novelty wood siding, with the gable front clad in asbestos shingles.

An addition to the rear of the house appears after the c. 1940 tax photo but is not readily visible. The porch wraps from the front to the left side of the house and is covered by a hip roof sheathed with corrugated aluminum. The porch roof is supported by simple square wood posts with decorative brackets and a half-wall stretches between the posts, enclosing the porch. The door is a wood frame and panel door with an upper lite made up of a central pane with smaller panes flanking it. A one-over-one double-hung sash window is to the left of the door. A large window with a central pane flanked by two narrow panes is in the gable end. The foundation is noted on the tax cards as either unknown or wood sills. The overall form and materiality of the building remains intact and the building retains its historic value.

In 1892, George H. Safford had purchased the west half of lots 31 and 32 from John L. Mitchell, who built the neighboring house at 1002 Norfolk in 1892. Safford paid \$175 for the land in 1893 which shows that there had been no improvements on the land, while his \$600 sale of the property in 1895 indicates construction prior to that time. George H. Safford did not live in Park City long. Born in New York in May 1867, Safford married Hattie Safford in 1890. By the 1900 census, the couple was living in the mining town of Warder, Idaho. Records show that they lived in Spokane, Washington, through most of the 1920s and Portland, Oregon, from the 1930s onward. George Safford died in that city in 1953.

1002.5 Norfolk was sold at a tax sale in 1932 and may have been vacant for a time in the 1920s and 30s. It was owned by the Williams family, first by Russell Williams in 1932, until Miriam Williams sold the property to Marci Bryant in 2001.



Circa 1941 Summit County Tax Photograph



1002 ½ Norfolk Avenue. Southeast oblique. November 2013.



1002 ½ Norfolk Avenue. South elevation. November 2013.

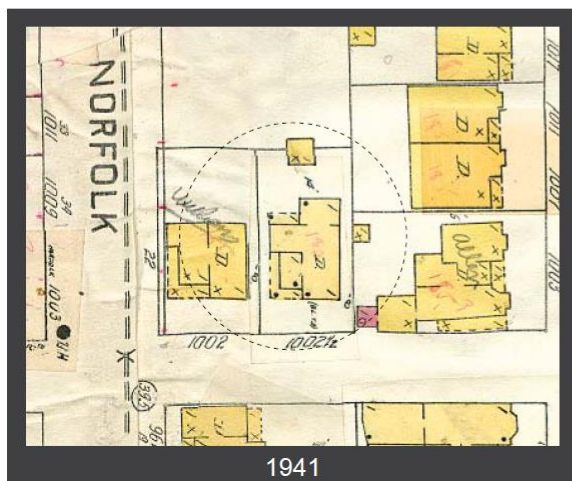
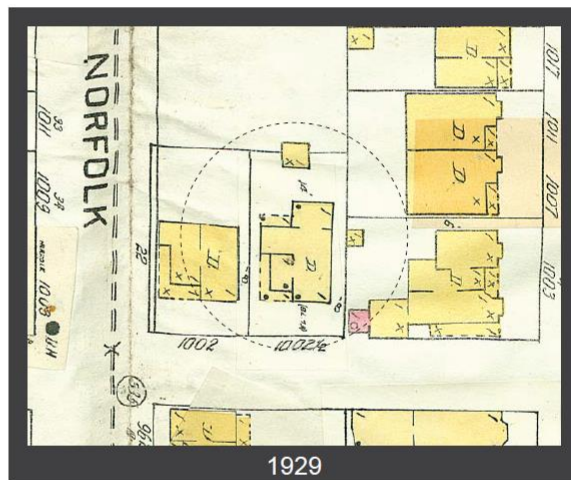
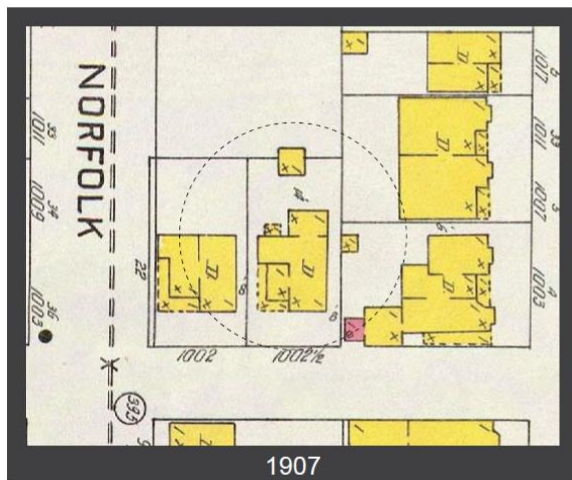
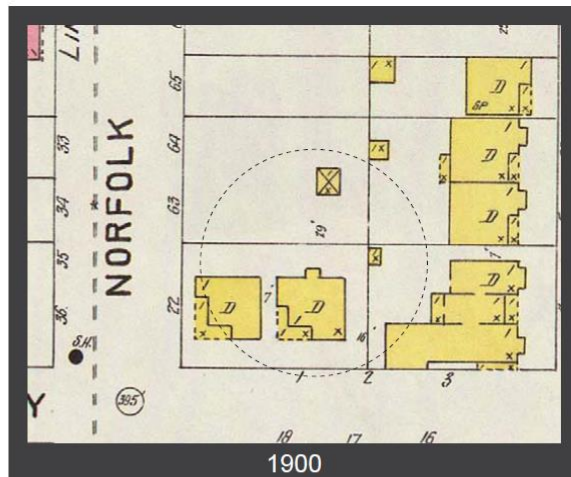
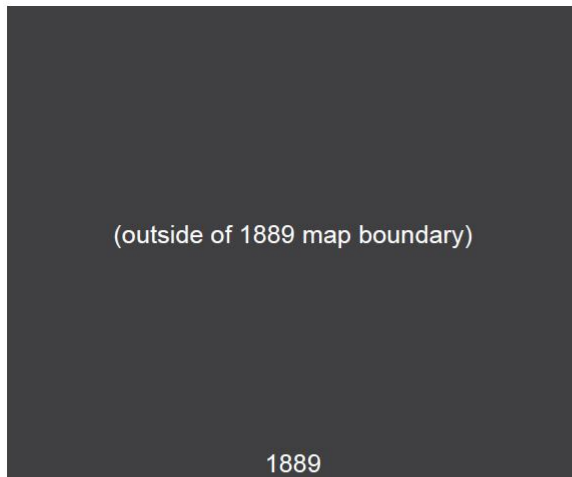


Figure 1: Sanborn Fire Insurance Maps (circ. 1889 -1941)

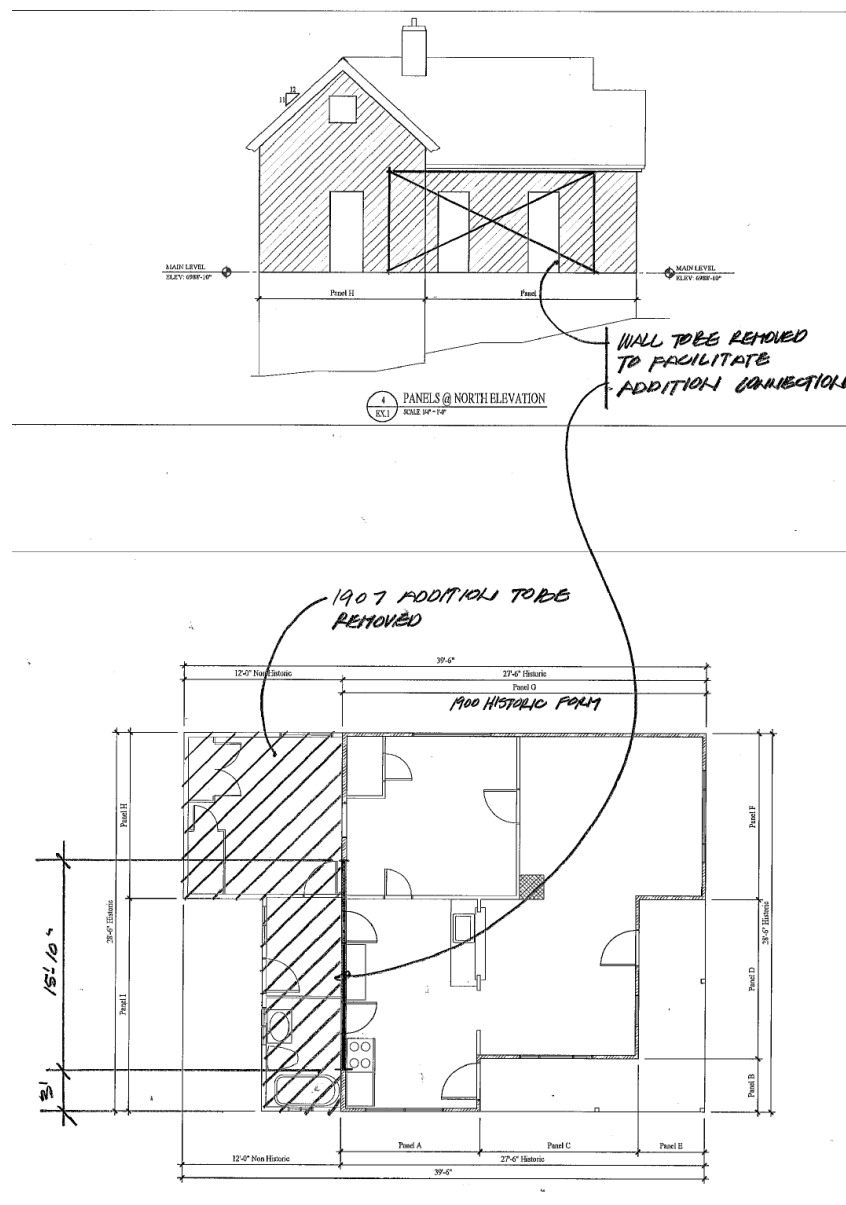
Analysis

- (I) Staff recommends the Historic Preservation Board approve the Material Deconstruction of a portion of the rear façade to accommodate an addition.

Pursuant to [LMC § 15-11-12.5\(A\)\(2\)](#), the Historic Preservation Board reviews the removal of Historic Material to accommodate New Additions, New Construction, or Structural Upgrades of Historic Structures. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.

The Applicant proposes the Material Deconstruction of a portion of the rear façade to accommodate an addition to the rear of the Landmark Historic Structure to expand living area.

The image below shows the proposed sections and materials to be removed to accommodate the addition (Exhibit G):



The addition will require Historic District Design Review approval, subject to LMC [Chapter 15-13](#), Design Guidelines For Historic Districts And Sites. 1002.5 Norfolk Avenue is currently undergoing Historic District Design Review and will be required to comply with LMC [Chapter 15-13](#) and with LMC [§ 15-11-9](#), *Preservation Policy*, before the City issues a building permit.

Condition of Approval 6 requires the Applicant to complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.

Condition of Approval 7 requires the Applicant to provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to submission of a building permit.

LMC [§15-13-2](#) *Design Guidelines For Historic Residential Sites* further requires the following Conditions of Approval for additions:

Condition of Approval 8: 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.

Condition of Approval 9: The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.

Condition of Approval 10: The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.

Condition of Approval 11: Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.

Condition of Approval 12: In-line additions shall be avoided.

- (II) Staff recommends the Historic Preservation Board approve lifting, and potentially temporarily shifting the Landmark Historic Structure, but denying the Disassembly and Reassembly of the Structure.**

1102.5 Norfolk Avenue is located along 10th Street between Norfolk and Woodside Avenue on a narrow Lot, highlighted in green below on an image from the Summit County Parcel Viewer:



Due to the constraints of the Site, the Applicant proposes panelization in order to allow construction equipment to reach the rear of the narrow Lot to build the addition.

LMC [§ 15-11-14](#), requires the Historic Preservation Board to find the proposal complies with the following:

- (1) A licensed structural engineer certified that the Historic Structure cannot reasonably be moved intact:
 - a. Shen Engineers, Inc. visited 1002.5 Norfolk Avenue on Feb. 19, 2021, and determined the following (Exhibit F):
 - i. It is assumed the main roof existing joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. If so, they need to be upgraded or replaced with new roof joists. It is suggested to reframe the roof ridge and valley beams and installing new roof joists.
 - ii. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
 - iii. The existing main and crawl space floor joists are 2x6 @ 24" on center spanning 12'-0. Most of them were totally rotted out.

- They have to be replaced.
- iv. All the existing headers need to be upgraded. We will review each one of them when design is available.
 - v. The whole exterior and interior walls are 1x12 installed vertically. They have no capacity for wind, seismic, or gravity loads. Most of the 1x12 plank walls are rotted.
 - vi. The north side of the existing building is supported by sandstone foundation walls. The south side of the existing building doesn't have any footing. On the basement area, the footing is sandstone. On non-basement portion, the existing foundation walls were built with woodpiles and sandstone. 90% of them were rotted out. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.
 - vii. Due to the age and rotted condition of the building, the differential settlement of 6". To move the building and straighten it would cause the structure to fail and collapse. Based on these observations, we feel the building cannot be reasonably moved intact.
 - viii. It is suggested to panelize the existing building and re-build the house. If not to panelize the existing building, the big concern is the safety when the construction crews are working inside of the existing building with jacking or vibrating to the building. To panelize the building, the construction crews would only work on the outside of the building most of the time.

In addition to the Engineer's Report, the Land Management Code also requires at least one of the following:

- (a) The proposed disassembly and reassembly will abate demolition of the Historic Structure on the site; or
- (b) The Historic Structure is found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or
- (c) The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:
 - (i) If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or
 - (ii) If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that panelization will result in the preservation of a

greater amount of historic material; or

(iii) All other alternatives have been shown to result in additional damage or loss of historic materials.¹

On February 19, 2021, the Chief Building Official, Planning Director, and Building and Planning staff visited 1002.5 Norfolk Ave. The Chief Building Official and Planning Director determined that the panelization of the Landmark Structure at 1002.5 Norfolk Avenue is unnecessary because the Structure is not hazardous or dangerous pursuant to International Building Code Section 116.1 and the site and structural conditions will not preclude lifting or moving the Structure; the physical conditions of existing materials will not prevent temporarily lifting or moving the Structure; and the applicant has alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure while building the proposed addition (Exhibit H).

However, during the site visit, the constraints of the Lot were discussed and although the Structure could be raised and preserved, the Structure would need to be lifted substantially higher for a longer period to allow for the addition to the rear and basement underneath the Historic Structure. These factors may impact Historic material. As such, staff recommends the Historic Preservation Board discuss whether:

- The Landmark Historic Structure should be lifted substantially higher for a longer period to accommodate construction equipment to move underneath the Structure to reach the rear of the property for the construction of the addition;

or

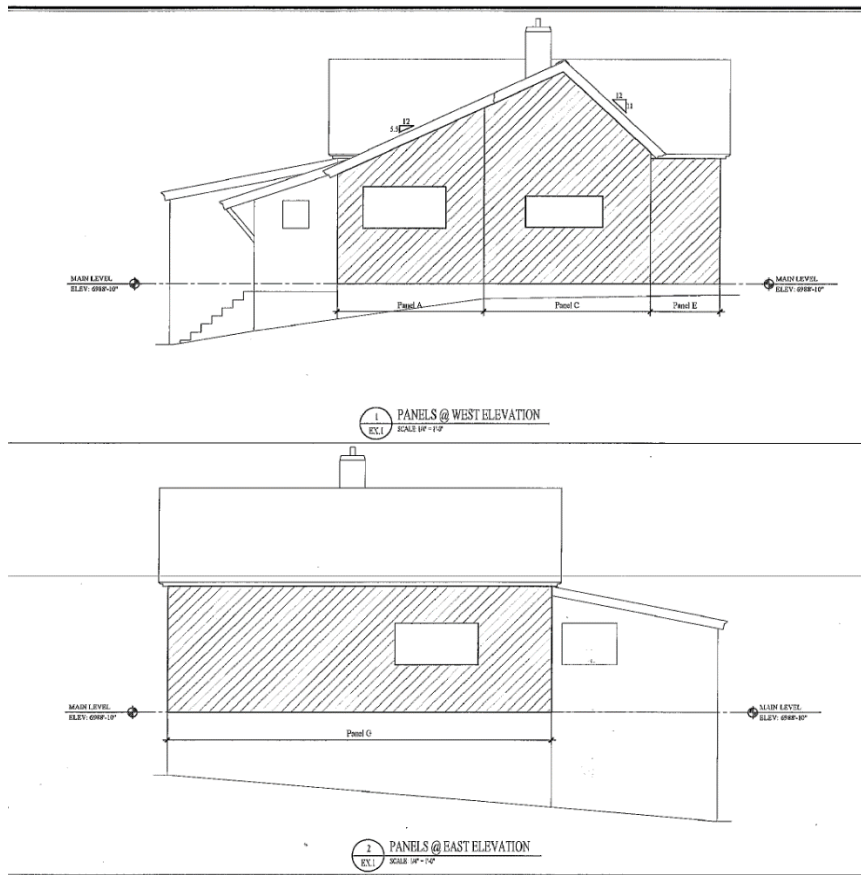
- The Landmark Historic Structure be lifted to a moderate height and temporarily shifted to one side of the Lot to accommodate construction equipment along the side of the site to reach the rear of the property for the construction of the addition;

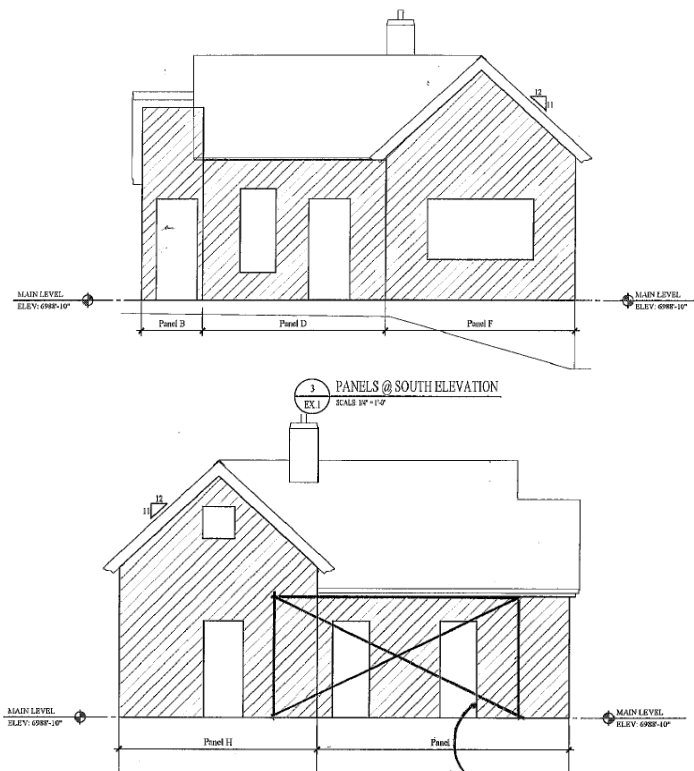
or

- Panelization is appropriate due to the site constraints.

¹ LMC [§ 15-11-14\(A\)](#).

The images below show the proposed sections to be panelized (Exhibit G):





If the Historic Preservation Board determines panelization is necessary pursuant to LMC [§ 15-11-14](#), then LMC [§ 15-13-4\(B\)](#) requires the following standards, outlined as Conditions of Approval 13 – 25 in the Draft Action Letter (Exhibit A):

Disassembly & Reassembly of All or Part of a Historic Structure

- Panelization shall be done using recognized preservation methods.
- The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
- The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
- Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
- Structures shall be disassembled in the largest workable pieces possible.
- To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is

reassembled.

- Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
- The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
- Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood when there is risk of damage during the disassembly/storage/reassembly process.
- Disassembled components—trim, windows, doors, wall panels, roof elements, etc.—shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

Reassembly

- The original orientation and siting shall be replicated as closely as possible.
- New foundations and additions shall follow the Design Guidelines.
- the Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.²

Department Review

The Design Review Team, and Planning and Legal Departments reviewed this application.

Notice

Staff published notice to the property, to the City website, and the Utah Public Notice website on July 21, 2021. Staff mailed courtesy notice to property owners within 100 feet on July 21, 2021. The *Park Record* published notice on July 21, 2021. LMC [§ 15-1-21](#).

Public Input

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

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Existing Conditions

Exhibit C: Physical Conditions Report and Historic Preservation Plan

Exhibit D: Historic Site Form

Exhibit E: Proposed Plan

Exhibit F: Structural Engineers Report

Exhibit G: Proposed Material Deconstruction and Panelization Drawings

Exhibit H: Planning Director and Chief Building Official Determination

² LMC [§ 15-11-14\(A\)](#).



**HISTORIC PRESERVATION BOARD
PARK CITY, SUMMIT COUNTY, UTAH**

RE: MATERIAL DECONSTRUCTION; AND PANELIZATION DETERMINATION

The Historic Preservation Board of Park City, Utah, met on Wednesday, August 4, 2021 for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 1002.5 Norfolk Avenue
Project Number: PL-21-04761
Type of Item: Administrative – Historic District Design Review
Hearing Date: August 4, 2021

The Historic Preservation Board conducted a public hearing and (I) approved the Material Deconstruction of a portion of the rear façade to accommodate an addition; and (II) [DENIED or APPROVED] panelization of the Landmark Historic Structure based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background

1. 1002.5 Norfolk Avenue is a one-story cross-wing house built around 1893.
2. 1002.5 Norfolk Avenue is a Landmark Historic Structure on the Park City Historic Sites Inventory.
3. On May 12, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application.

Material Deconstruction

4. The Applicant proposes the Material Deconstruction of a portion of the rear façade to accommodate an addition to the rear of the Landmark Historic Structure to expand living area.
5. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades. The proposed Material Deconstruction

is for the rear façade.

6. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
7. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition, subject to the Conditions of Approval below.

Panelization

8. On February 19, 2021, Shen Engineers, Inc. visited 1002.5 Norfolk Avenue and completed a Physical Conditions Report.
9. The report determined the following:
 - a) It is assumed the main roof existing joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. If so, they need to be upgraded or replaced with new roof joists. It is suggested to reframe the roof ridge and valley beams and installing new roof joists.
 - b) The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
 - c) The existing main and crawl space floor joists are 2x6 @ 24" on center spanning 12'-0". Most of them were totally rotted out. They have to be replaced.
 - d) All the existing headers need to be upgraded. We will review each one of them when design is available.
 - e) The whole exterior and interior walls are 1x12 installed vertically. They have no capacity for wind, seismic or gravity loads. Most of the 1x12 plank walls are rotted.
 - f) The north side of the existing building is supported by sand-stone foundation walls. The south side of the existing building doesn't have any footing. On the basement area, the footing is sand stone. On non-basement portion, the existing foundation walls were built with wood piles and sand stone. 90% of them were rotted out. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.
 - g) Due to the age and rotted condition of the building, the differential settlement of 6". To move the building and straighten it

would cause the structure to fail and collapse. Based on these observations, we feel the building cannot be reasonably moved intact.

- h) It is suggested to panelize the existing building and re-build the house. If not to panelize the existing building, the big concern is the safety when the construction crews are working inside of the existing building with jacking or vibrating to the building. To panelize the building, the construction crews would only work at the outside of the building most of the time.

10. On February 19, 2021, the Chief Building Official, Planning Director, and Building and Planning staff visited 1002.5 Norfolk Avenue.
11. The Chief Building Official and Planning Director determined the panelization of the Landmark Structure is unnecessary because the Structure is not hazardous or dangerous pursuant to International Building Code Section 116.1 and the site and structural conditions will not preclude lifting or moving the Structure; the physical conditions of existing materials will not prevent temporarily lifting or moving the Structure; and the applicant has alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure while building the proposed addition.
12. The Historic Preservation Board [DENIED or APPROVED] panelization of the Landmark Historic Structure.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-12.5, *Historic Preservation Board Review For Material Deconstruction*; and § 15-11-9, *Preservation Policy*; § 15-13-2; and *Design Guidelines For Historic Residential Sites*.
2. The proposal [DOES or DOES NOT] meet the criteria outlined in Land Management Code *Disassembly And Reassembly Of A Historic Building Or Historic Structure*

Conditions of Approval

1. The applicant is responsible for notifying the 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 Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. 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.
5. The Historic Structure shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary

and secondary facades. 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.

6. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
7. 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 submission of a building permit.
8. 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.
9. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
10. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
11. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
12. In-line additions shall be avoided.

The Conditions below will be required only if the Historic Preservation Board approves panelization of the Structure:

13. Panelization shall be done using recognized preservation methods.
14. The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
15. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
16. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
17. Structures shall be disassembled in the largest workable pieces possible.
18. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
19. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
20. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
21. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
22. Disassembled components—trim, windows, doors, wall panels, roof elements, etc.—

shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.

23. The original orientation and siting shall be replicated as closely as possible.

24. New foundations and additions shall follow the Design Guidelines.

25. The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.

If you have any questions, concerns, or comments regarding this letter, please email aiden.lillie@parkcity.org or call 435-615-5067.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director
Aiden Lillie, Project Planner

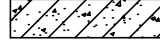
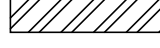
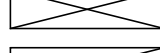
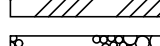
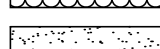
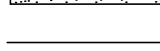
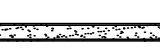
SCHECKTER RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

LEGEND

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

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		1519	1519
MAIN LEVEL	*656	863	1519
UPPER LEVEL		561	561
TOTAL	*656	2943	3599
PATIO/PORCH AREA		435	
LOD/DISTURBED AREA		1495	
LOT AREA		3739	
ALLOWABLE FOOTPRINT		1519	
PROPOSED FOOTPRINT		1519	

* Historic Footprint: 656 S/F
Removal of non-compliance portion of house: 246 S/F
Total Existing Footprint: 902 S/F

ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACUST.	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	REQD.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GA.	GAUGE	RM.	ROOM
B.W.	BOTH WAYS	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BLDG.	BUILDING	GRD.	GRADE	S & R	SHELF AND ROD
BLK.	BLACK	G.W.B.	CYCLAM WALL BOARD	S	SOLID CORE
BRK.	BRICK	G.B.	GLU-LAM BEAM	SCHED.	SCHEDULE
C.I.	CAST IRON	H.B.	HOSE BIBB	SHT.	SHEET
C.J.	CONTROL JOINT	HD.	HEAD	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	SPEC.	SPECIFICATION
CLG.	CEILING	HOR.	HORIZONTAL	STD.	STANDARD
COL.	COLUMN	I.D.	INSIDE DIAMETER	STL.	STEEL
COMP.	COMPACTED/COMPOSITE	INT.	INTERIOR	STRUCT.	STRUCTURAL
CONC.	CONCRETE	IRRIG.	IRRIGATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	INSUL.	INSULATION	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JB.	JAMB	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	JNT.	Joint	T OF	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	M.R.	MOISTURE RESISTANT	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MAN'FR	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	(N)	NEW	VERT.	VERTICAL
EA.	EACH	N.I.C.	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	N.T.S.	NOT TO SCALE	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	NO.	NUMBER	WD.	WOOD
E.J.	EXPANSION JOINT	O.C.	ON CENTER	W.	WITH
ELEC.	ELECTRIC/ELECTICAL	O.D.	OUTSIDE DIAMETER	WP.	WATERPROOF
ELEV.	ELEVATION	O.P.	OVERLOW DRAIN	W.R.	WATER RESISTANT
EQ.	EQUAL	OP'NG	OPENING	W.H.	WATER HEATER
E.T.	EXPANSION TANK	P.YWD.	PLYWOOD	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING	PNT.	PAINT	W.W.F.	WELED WIRE FABRIC
EXT.	EXTERIOR	PNTD.	PAINTED	W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

2. 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.

3. 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.

4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

5. 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.

6. 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.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

8. 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.

9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.

10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.

11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.

13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI)

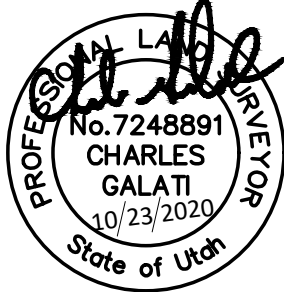
WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY
2	Iof I	EXISTING CONDITIONS SURVEY
		ARCHITECTURAL
3	AB.1	AS-BUILTS MAIN LEVEL PLAN & ROOF PLAN
4	AB.2	AS-BUILTS ELEVATIONS
5	EX.1	PANELIZATION PLAN
6	AI-01	3D MODEL - BIRDSEYE IMAGES
7	AI-02	3D MODEL - GROUND VIEW IMAGES
8	AI-03	STREETSCAPE
9	A0.1	ARCHITECTURAL SITE PLAN
10	A0.2	LANDSCAPE PLAN
11	A1.1	LOWER LEVEL PLAN AND MAIN LEVEL PLAN
12	A1.2	UPPER LEVEL PLAN, LOW ROOF PLAN AND HIGH ROOF PLAN
13	A2.1	SOUTH & WEST ELEVATIONS
14	A2.2	NORTH & EAST ELEVATIONS
15	A3.1	BUILDING SECTIONS
16	A3.2	BUILDING SECTIONS
17	A6.1	DOOR, WINDOW AND ROOM SCHEDULES

LOT 1 MATSUMOTO SUBDIVISION

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



SURVEYOR'S CERTIFICATE

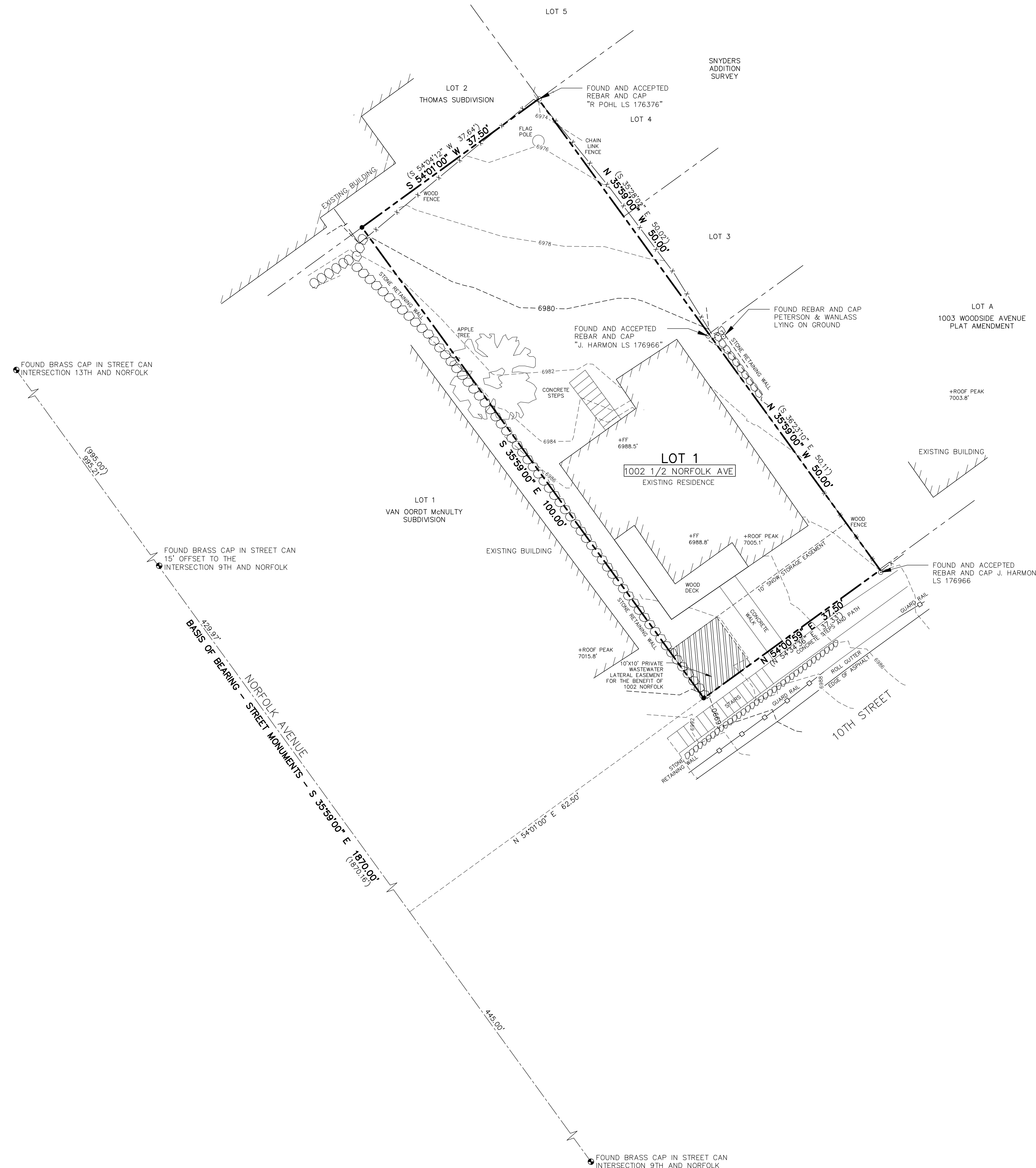
I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this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

LEGAL DESCRIPTION

LOT 1, Matsumoto Subdivision, according to the official plat thereof on file and of record in the office of the Summit County Recorder.

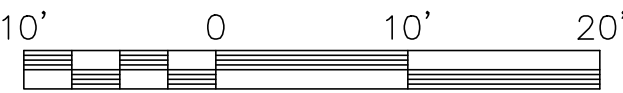
NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was performed October 20, 2020 and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topographic survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and only easements per subdivision plat were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, MATSUMOTO SUBDIVISION ENTRY No. 767077, Records of Survey Entry No. S-1156, S-3144, S-4303, S-4724, S-9028 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Found Street Monument 9th Norfolk, Elevation=7032.4' as shown.
9. Measured bearings and distances, when different than record, are shown in parenthesis. ()
10. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
11. Property monuments were found or set as shown.



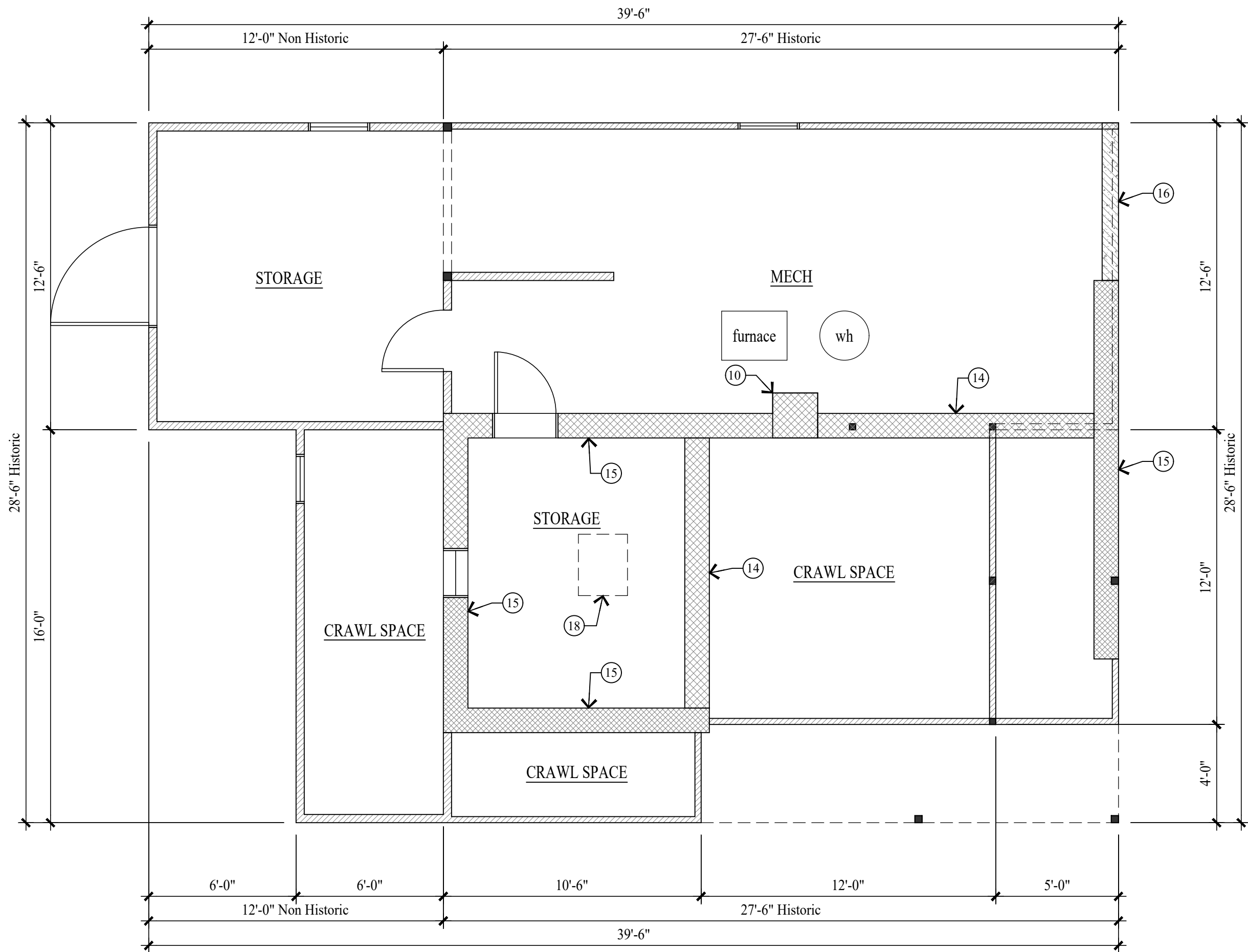
LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)
- Found Street Monument (As-Noted)

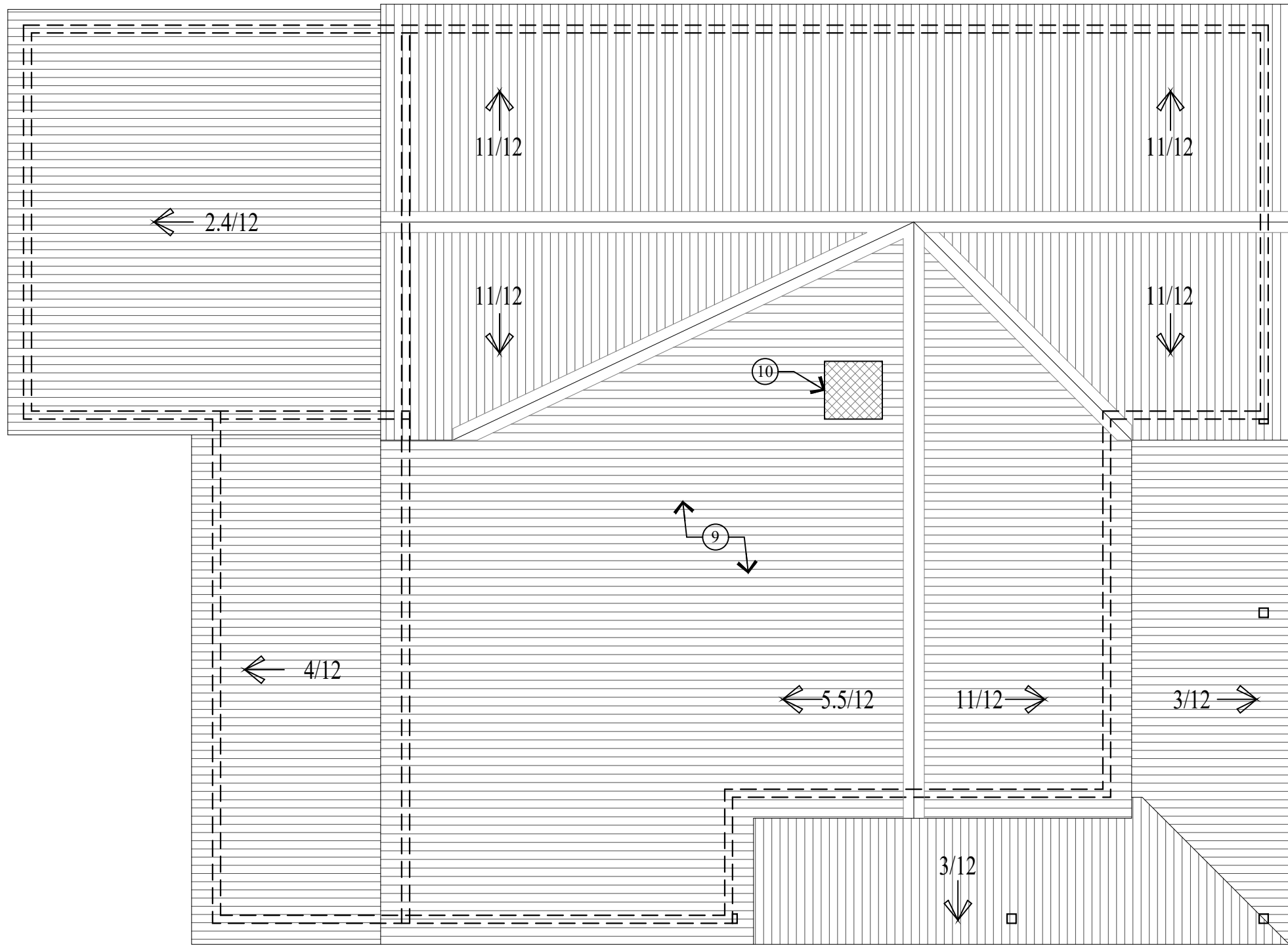


 (435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 323 Main Street P.O. Box 2664 Park City, Utah 84060-2664	STAFF: CHARLES GALATI TOM LUND TIM WILSON DATE: 10/23/20	EXISTING CONDITIONS & TOPOGRAPHIC MAP 1002 1/2 NORFOLK AVENUE FOR: TERENCE SCHECKTER JOB NO.: 24-9-20 FILE: X:\SnydersAddition\dwg\srvt\srvy2020\240920- lot 1 matsumoto 1002.5 norfolk\lot 1 matsumoto	SHEET 1 OF 1

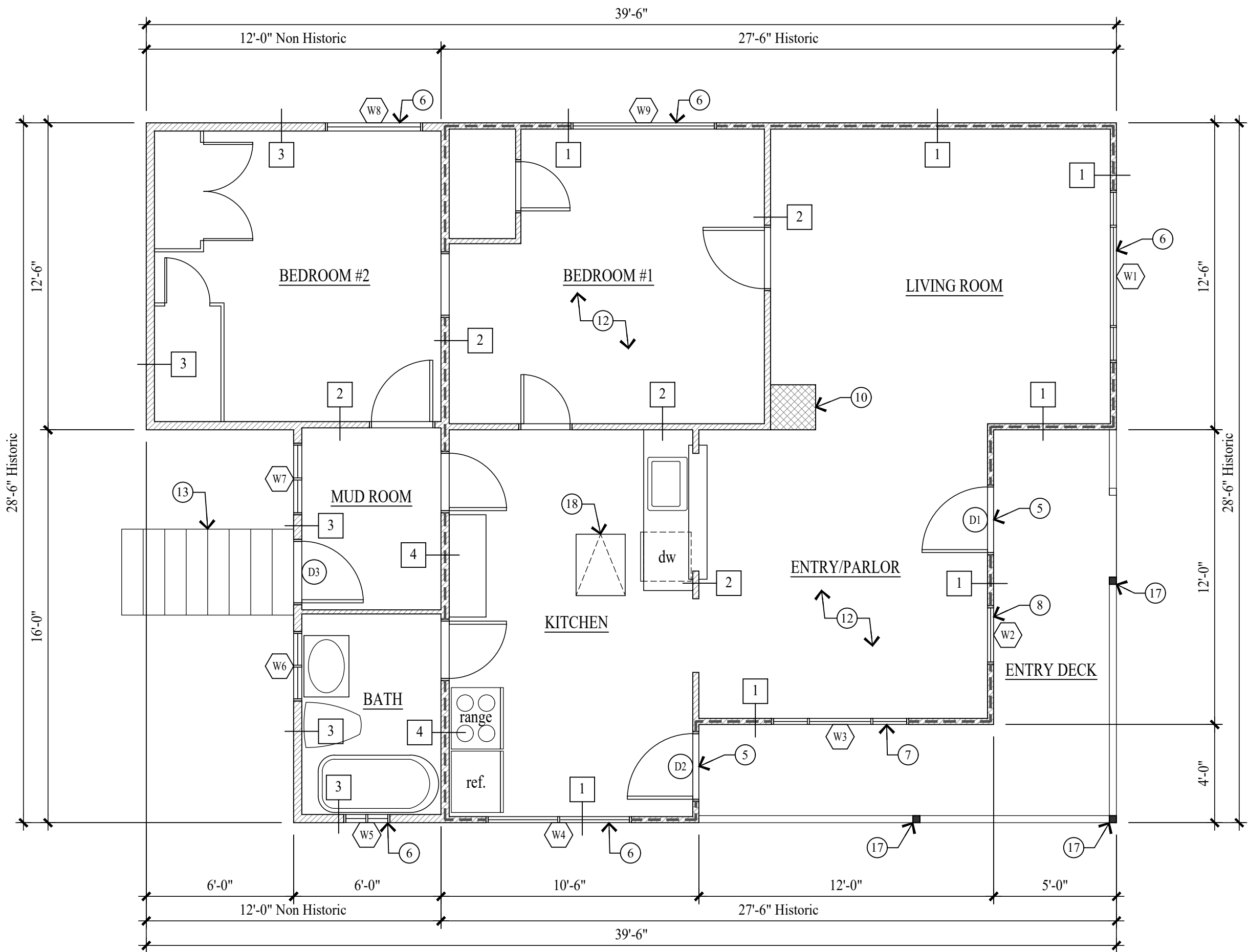
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BASEMENT LEVEL PLAN
SCALE: 1/4" = 1'-0"



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



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

MAIN LEVEL FOOTPRINT = 902 SF
HISTORIC FOOTPRINT = 656 SF

WALL LEGEND

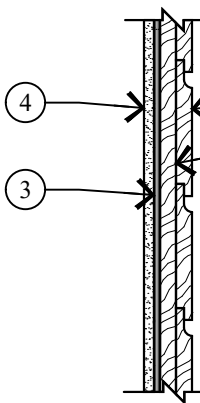
- EXISTING WALL
- EXISTING HISTORIC WALL
- EXISTING MASONRY / STONE / CONC.

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

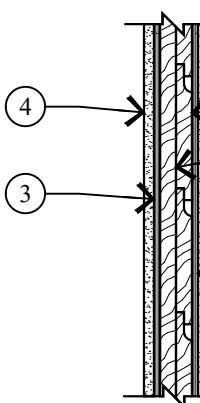
KEY NOTES

- 1x8 HORIZONTAL LAP SIDING.
- 1x12 VERTICAL SKIP PLANK.
- WALL PAPER.
- 1/2" GYPSUM BOARD / PAINT / WOOD PANELING.
- EXTERIOR DOORS WERE REPLACED AFTER 1949.
- WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1949.
- WINDOWS ARE WOOD CASEMENT W/ SINGLE PANE GLASS, NO LONGER OPERABLE.
- WINDOW IS WOOD DOUBLE HUNG W/ SINGLE PANE GLASS, NO LONGER OPERABLE.
- CORRUGATED METAL ROOF ON COMPOSITE SHINGLES PLYWOOD SHEATHING OVER WOOD SHAKE SHINGLES ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- THE MASONRY CHIMNEY IS ORIGINAL TO THE HISTORIC STRUCTURE. THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.
- 2x BLOCKING @ 16" O.C.
- FLOOR ASSEMBLY: CARPET/VINYL OVER 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
- CONCRETE STAIRS BUILT AFTER 1949 IN POOR SHAPE.
- HALF HIGHT STACKED STONE WALL.
- FULL HIGHT STACKED STONE WALL.
- CONCRETE AND STACKED STONE WALL, HIGHT VARIES.
- THE 4x4 POST W/ DECORATIVE BRACKETS ARE NOT ORIGINAL TO THE HISTORIC STRUCTURE AND IN POOR CONDITION.
- BASEMENT ACCESS DOOR.

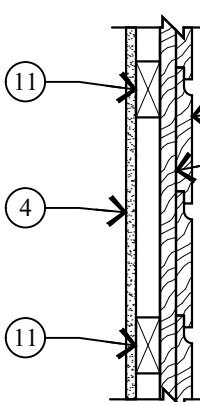
WALL TYPES



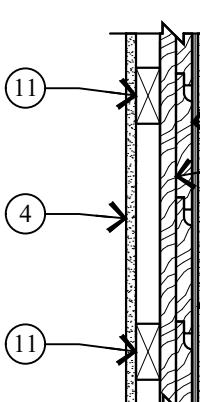
1 WALL TYPE
SCALE: 1"=1'-0"



2 WALL TYPE
SCALE: 1"=1'-0"



3 WALL TYPE
SCALE: 1"=1'-0"



4 WALL TYPE
SCALE: 1"=1'-0"

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

SHECKTER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

AS-BUILTS
FLOOR PLAN & ROOF PLAN

REVISIONS:

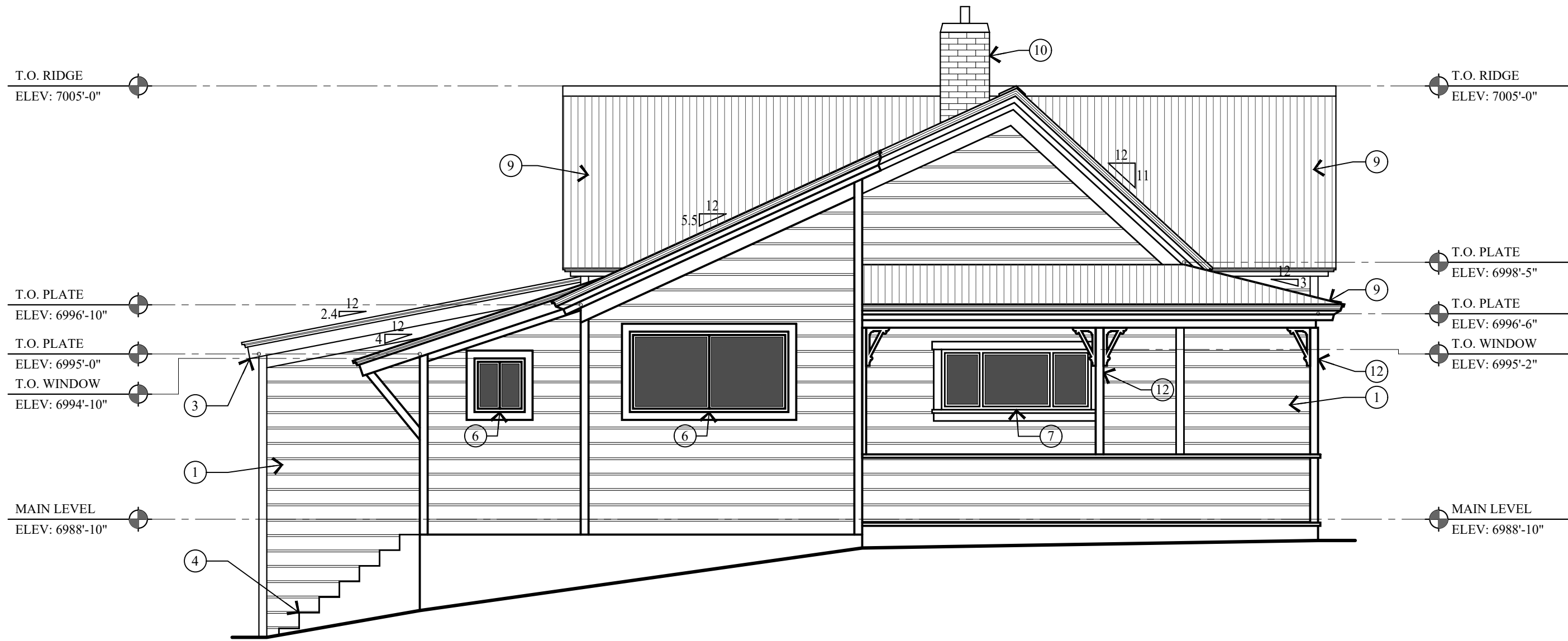
DATE:
MAY 12, 2021

PROJECT NUMBER:
2011-01

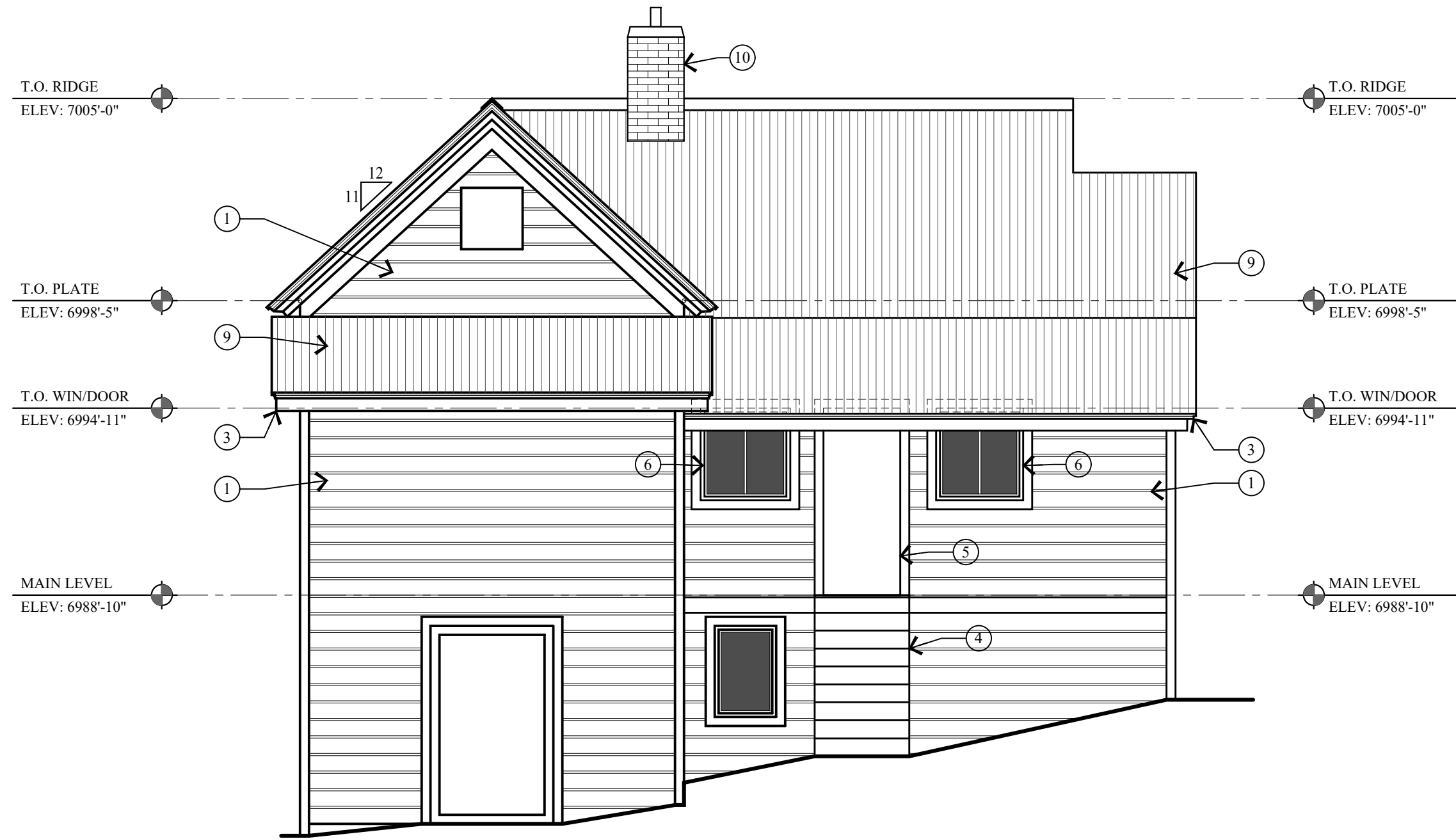
SHEET NUMBER:

AB.1

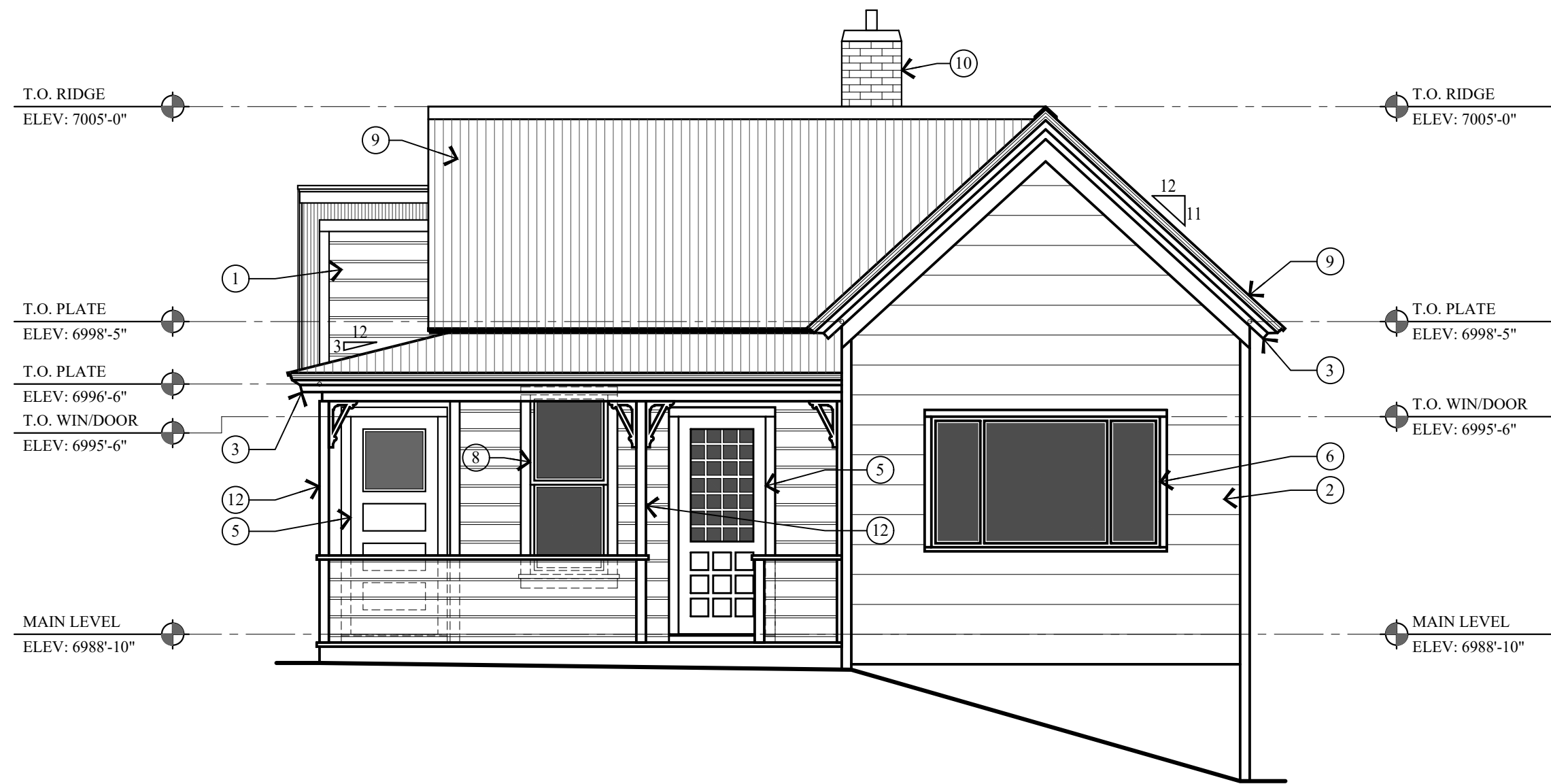
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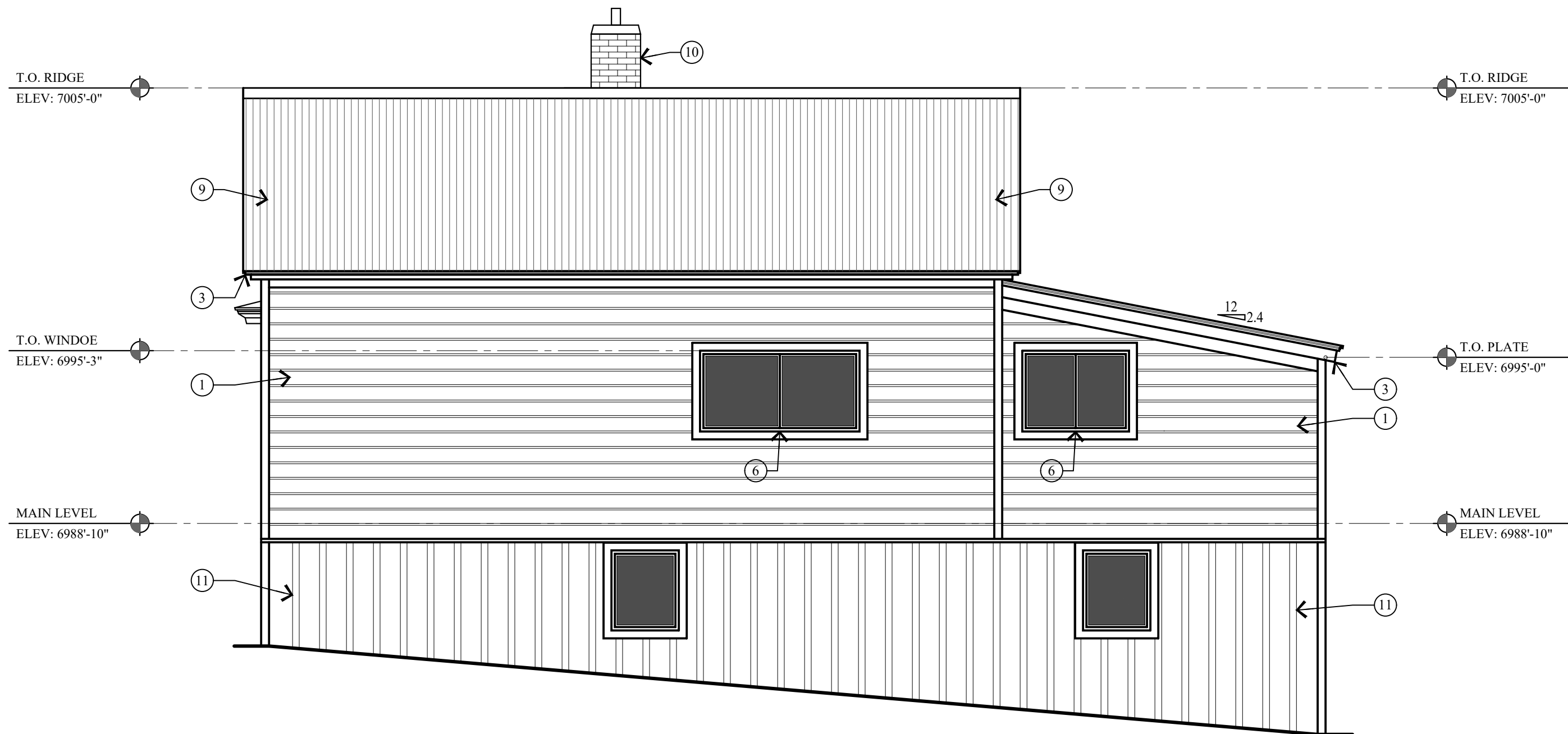
1 WEST ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



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



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



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

KEY NOTES

- 1x8 HORIZONTAL LAP SIDING.
- COMPOSITE SHINGLE SIDING OVER 1x8 HORIZ. LAP SIDING.
- ALL FLASHING, DRIP METAL, TRIM, FASCIA AND SOFFIT ARE IN POOR SHAPE AND NEEDS REPAIR.
- CONCRETE STAIRS BUILT AFTER 1949 IN POOR SHAPE.
- EXTERIOR DOORS WERE REPLACED AFTER 1949.
- WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1949.
- WINDOWS ARE WOOD CASEMENT W/ SINGLE PANE GLASS, NO LONGER OPERABLE.
- WINDOW IS WOOD DOUBLE HUNG W/ SINGLE PANE GLASS, NO LONGER OPERABLE.
- CORRUGATED METAL ROOF ON COMPOSITE SHINGLES/PLYWOOD SHEATHING OVER WOOD SHAKE SHINGLES ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- THE MASONRY CHIMNEY IS ORIGINAL TO THE HISTORIC STRUCTURE. THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.
- 1x3 VERT. BATTEN ON 1x10 VERT. BOARD ON 1x12 HORIZ.
- THE 4x4 POST W/ DECORATIVE BRACKETS ARE NOT ORIGINAL TO THE HISTORIC STRUCTURE AND IN POOR CONDITION.

PRODUCT DESCRIPTION:

SHECKTER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

AS-BUILTS
ELEVATIONS

REVISIONS:

DATE:

MAY 12, 2021

PROJECT NUMBER:

2011-01

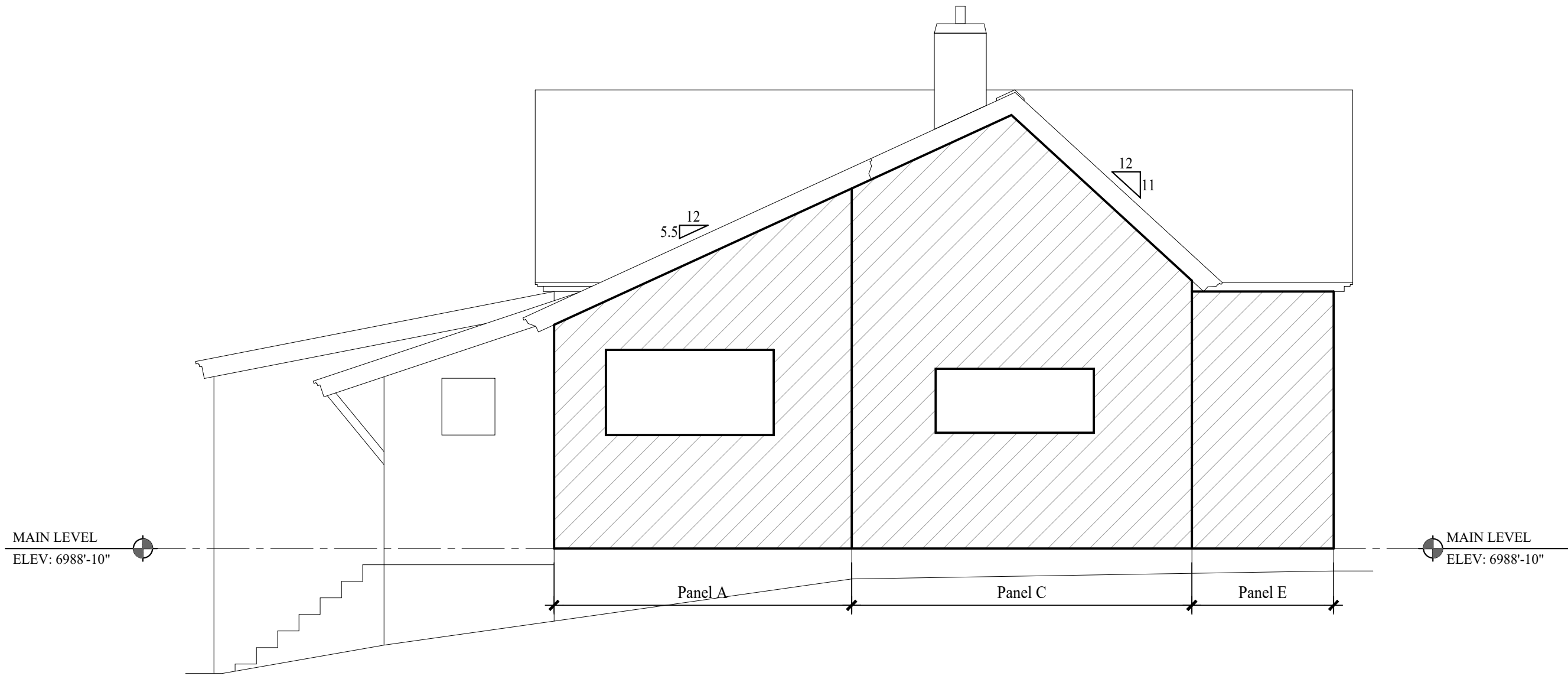
SHEET NUMBER:

AB.2

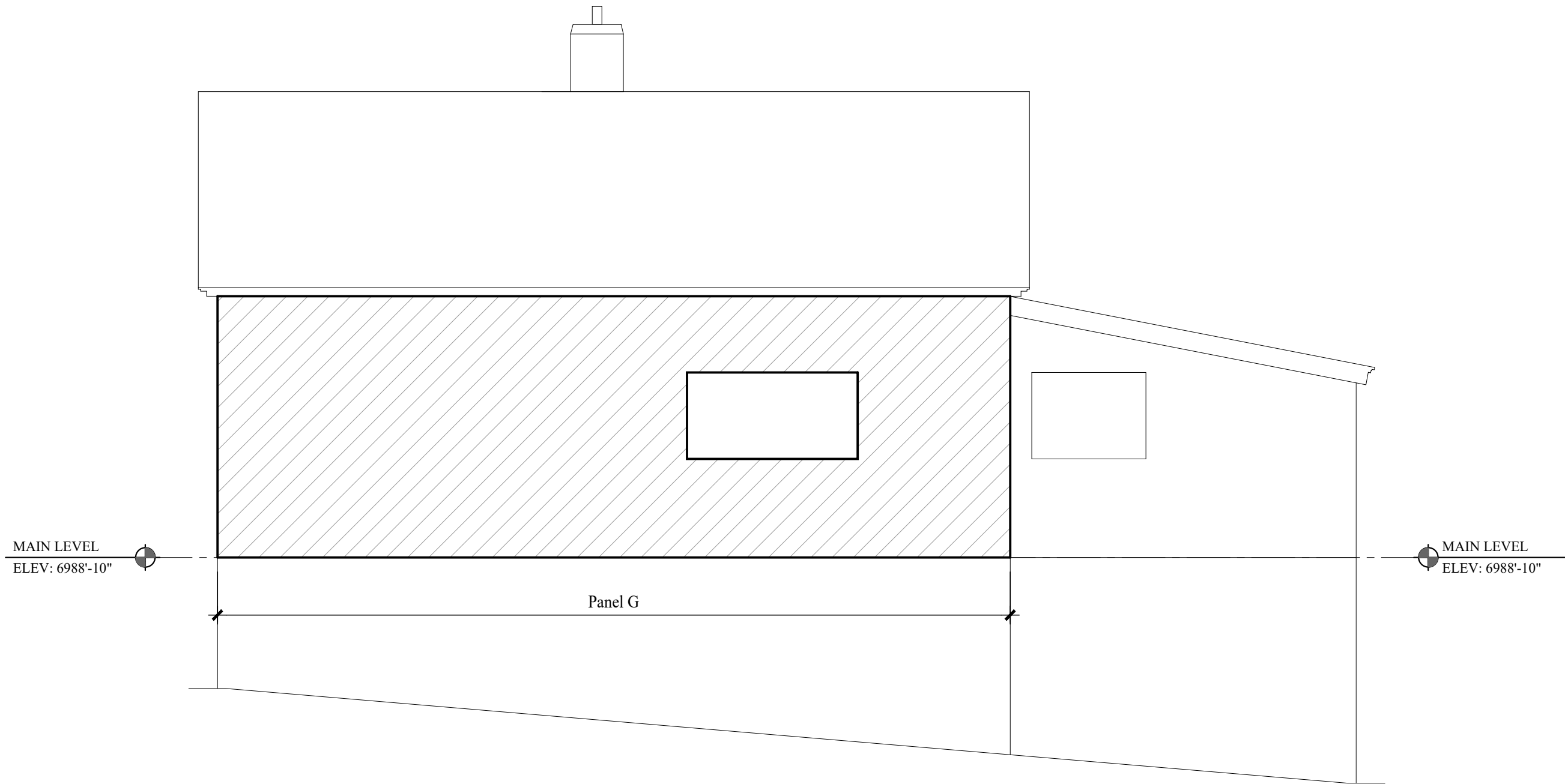
Jonathan DeGray
A r c h i t e c t

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

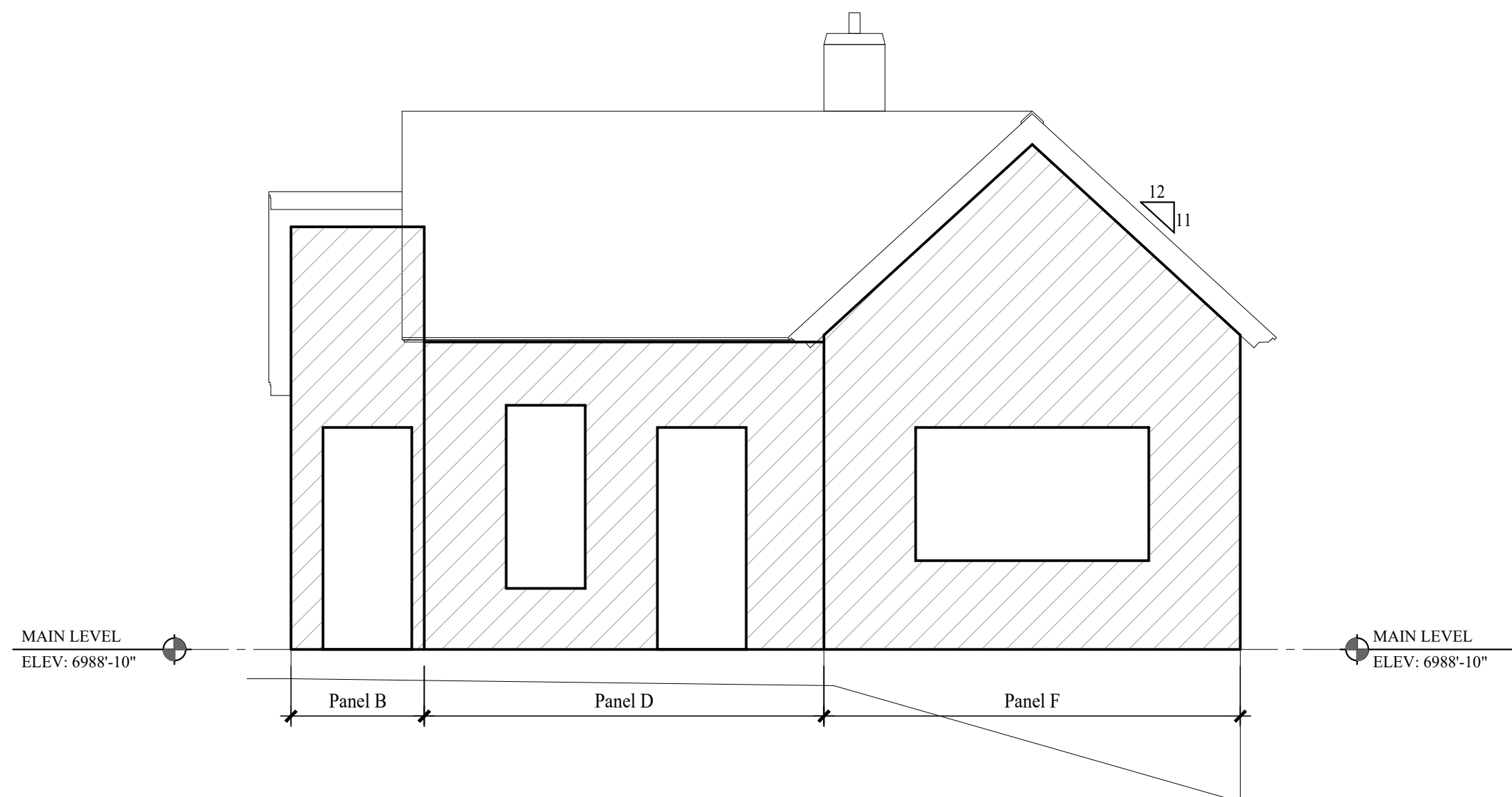
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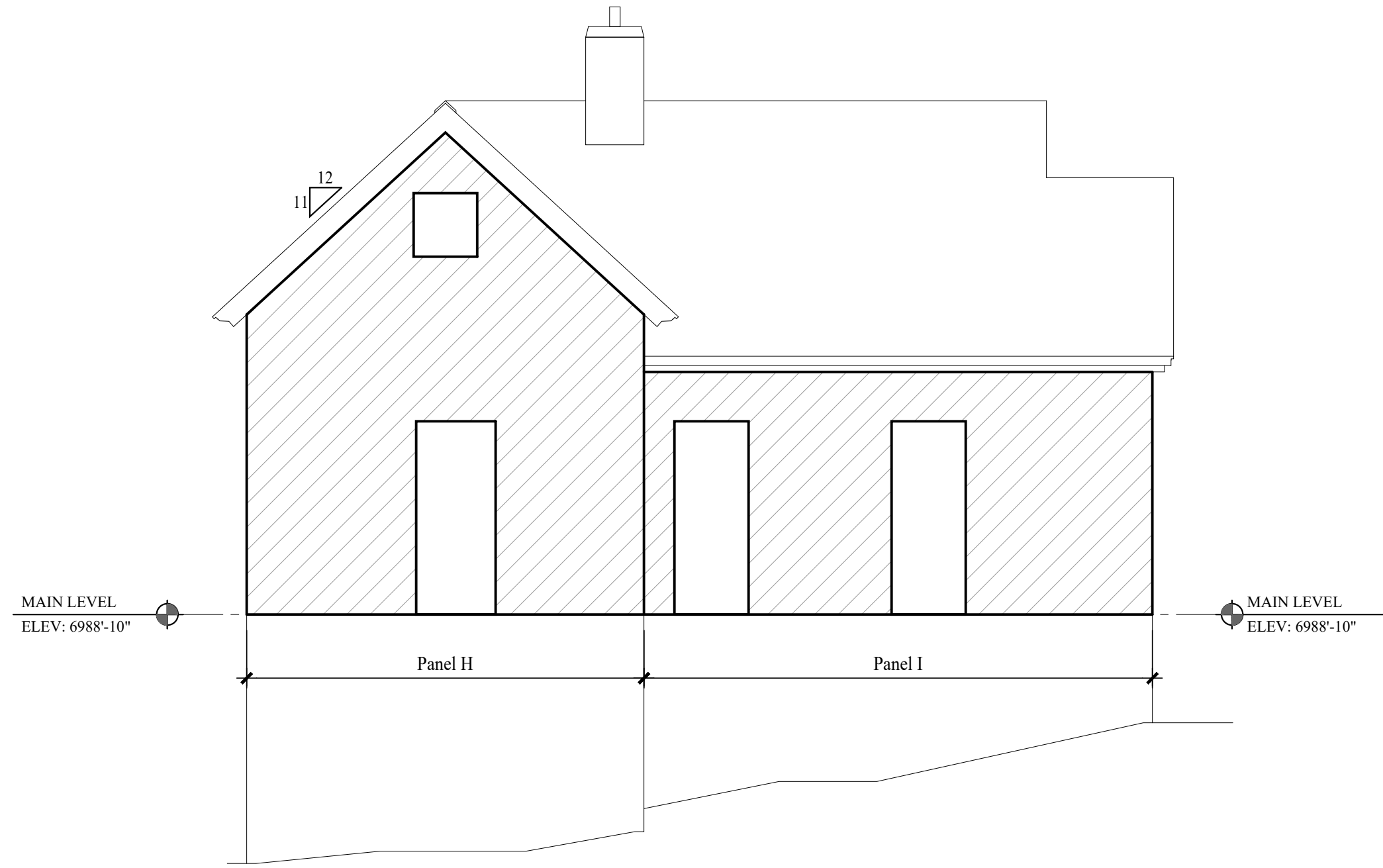
1 PANELS @ WEST ELEVATION
EX.1 SCALE: 1/4" = 1'-0"



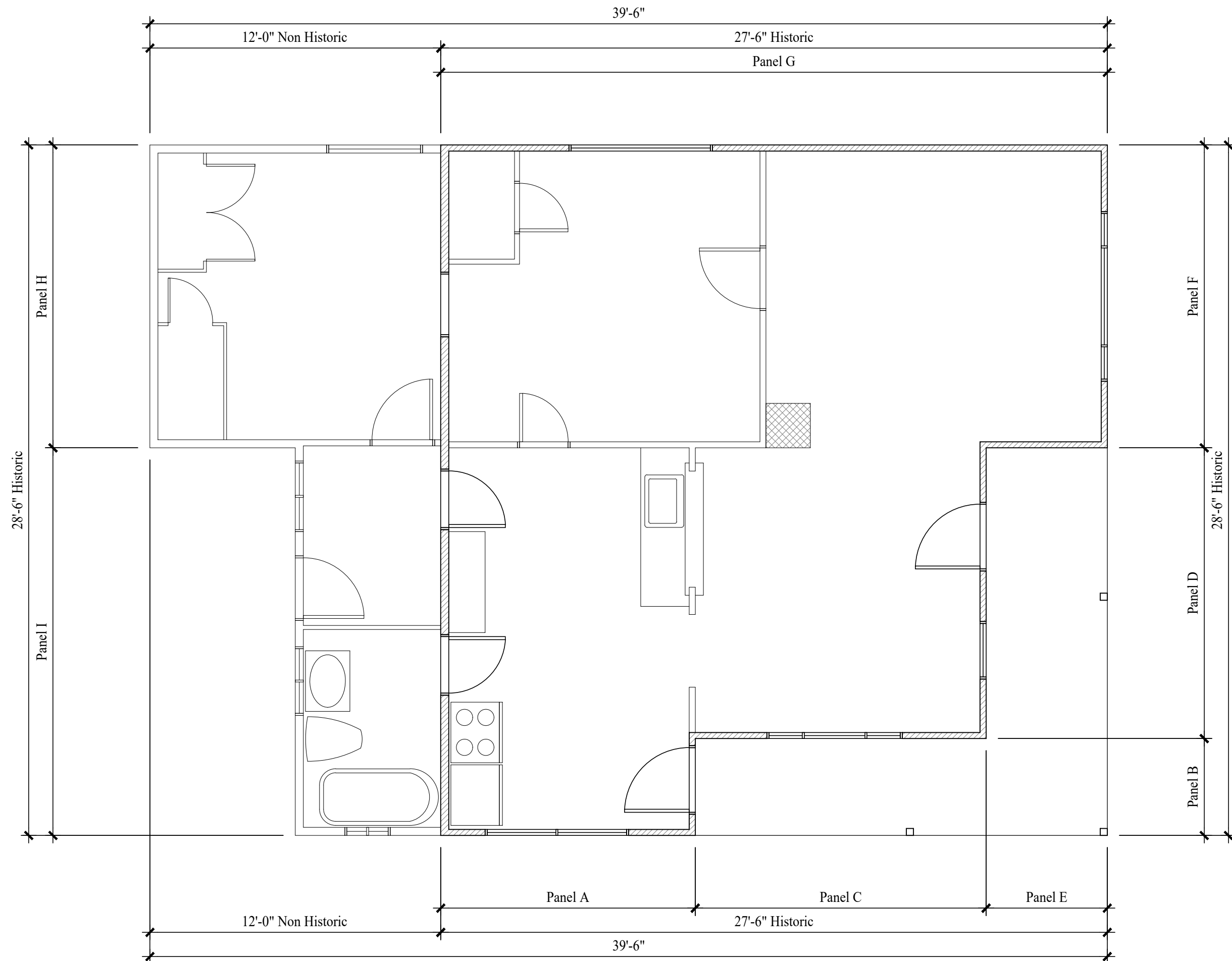
2 PANELS @ EAST ELEVATION
EX.1 SCALE: 1/4" = 1'-0"



3 PANELS @ SOUTH ELEVATION
EX.1 SCALE: 1/4" = 1'-0"



4 PANELS @ NORTH ELEVATION
EX.1 SCALE: 1/4" = 1'-0"



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

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@qwestoffice.net

SHEET DESCRIPTION:
PROJECT DESCRIPTION:
SHEKTER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PANELIZATION PLAN

REVISIONS:

DATE:
MAY 12, 2021

PROJECT NUMBER:
2011-01

SHEET NUMBER:

EX.1

PLANNING DEPARTMENT
 445 MARSAC AVE ° PO BOX 1480
 PARK CITY, UT 84060
 (435) 615-5060 ° (435) 615-4906 FAX



PHYSICAL CONDITION REPORT

For use with the Historic District/Site Design Review Application

For Office Use Only	
PROJECT PLANNER	APPLICATION #
	DATE RECEIVED

PROJECT INFORMATION

HISTORIC SITE? ☐ NO ☐ YES ☒ LANDMARK ☐ SIGNIFICANT ☐ DISTRICT

NAME: Terence Scheckter		
ADDRESS: 1002.5 Norfolk Avenue		
TAX ID #: MTSMT0-1		
OR		
SUBIVISION: Matsumoto		
OR		
SURVEY:	LOT #: 1	BLOCK #:

CONTACT INFORMATION

NAME: Jonathan DeGray Architect
PHONE #: 435-649-7263
EMAIL: degrayarch@qwestoffice.net

Instructions for Completing the PHYSICAL CONDITION REPORT

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

WRITTEN DESCRIPTION

The features listed below, if extant on your site, must be described in full. If the scope of your project is limited (window replacement, porch rehabilitation, etc.) describe only those elements directly impacted by your proposal and write "not applicable" in other sections. Descriptions should be concise and detailed and should include materials, dimensions, present condition, and approximate date (if known). If your descriptions require additional space, please attach a continuation sheet OR you may create a separate document by restating each numbered item followed by your full response. Documentation from a licensed professional must be submitted to support claims regarding severely deteriorated or defective conditions.

PHOTOGRAPHS

Digital photographs must be included with this report. Specifications and a template for organizing and labeling photographs are provided on the last page of this report.

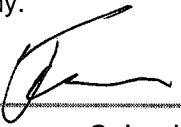
ACKNOWLEDGMENT OF RESPONSIBILITY

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: Terence Scheckter, Checker Property Aquisitions

Mailing Address: 3172 NASA St., Brea, CA 92821

Phone #: 714-878-3062

Fax#:

Email: tscheckter@tsw.com

Type of Application:

AFFIRMATION OF SUFFICIENT INTEREST

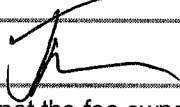
I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: Terence Scheckter, Checker Properties Aquisitions

Mailing Address: 3174 NASA St. , Brea, CA 92821

Street Address / Legal: 1002.5 Norfolk Ave.

Description of Subject Property: Existing Historic Home

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.

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.

Elements/Features: *Property description*

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

Estimated date of construction:

Describe existing feature:

Narrow building lot on sloped terrain. Property slopes approximately 10' downhill from 10th Street & east property line (elevation 6984') to the rear north property line (elevation 6974') and from 10th Street & west property line (elevation 6990') to the rear north property line (elevation 6980'). The house faces 10th Street and slopes downhill from the west property line (elevation 6990') to the east property line (elevation 6984') approximately 6'. There is no significant vegetation on the property, mostly natural grasses. The west property line has a 16" dia. deciduous tree in poor shape.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers:

Illustration Numbers: 1 of 1, A0.1

Elements/Features: *Concrete stairs and fence*

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

Estimated date of construction: **After 1949**

Describe existing feature:

The concrete stairs on the north elevation are leaning, cracked, failing and in poor shape. The wooden slat fence on the north property line is in fair shape. The 1x8 vertical slat fence on the east property line was built in 2020.

Existing Condition: ☒ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: 1, 2

Illustration Numbers: **AB.1, AB.2**

Photo 1: Concrete stair, north elevation



Photo 2: Wooden slat fence along the north property line. West elevation



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.

Elements/Features: *Historic structure and additions*

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

Estimated date of construction: **1900 - After 1949**

Describe existing feature:

The existing structure at 1002.5 Norfolk Avenue was built before 1900. The house is a one-story cross-wing or T form. The Sanborn maps indicates the rear addition was built after 1949. The shed roof over the entry porch on the south and west elevations is original to the house. The 4x4 post with decorative brackets are not original to the house and in poor condition. The 1900 structure has no foundation and the posts and bearing walls sit on stacked stone, brick and soil. The addition after 1949 has no foundation and the posts and bearing walls sit on stacked stone and soil. The historic floor assembly: 1x3 tongue and groove plank over 2x6 floor joist at 24" o.c. The historic wall assembly: 1x8 horizontal lap siding on 1x12 vertical skip plank. The historic roof assembly: Wood shake shingles on 1x12 skip plank on 2x4 joist at 24" o.c. The non-historic roof is corrugated metal on composite shingles/plywood sheathing.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **3, 4, 5, 6, 7**

Illustration Numbers: **AB.1, AB.2**

Photo 3: 1940's Tax photo



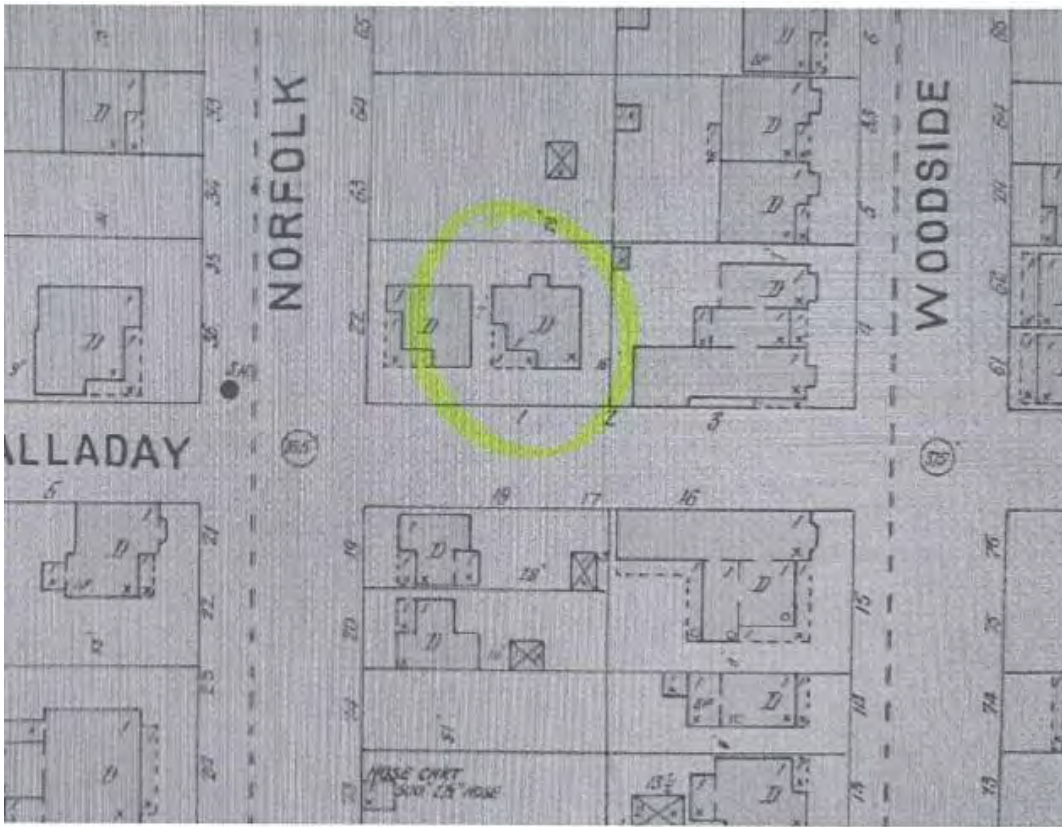
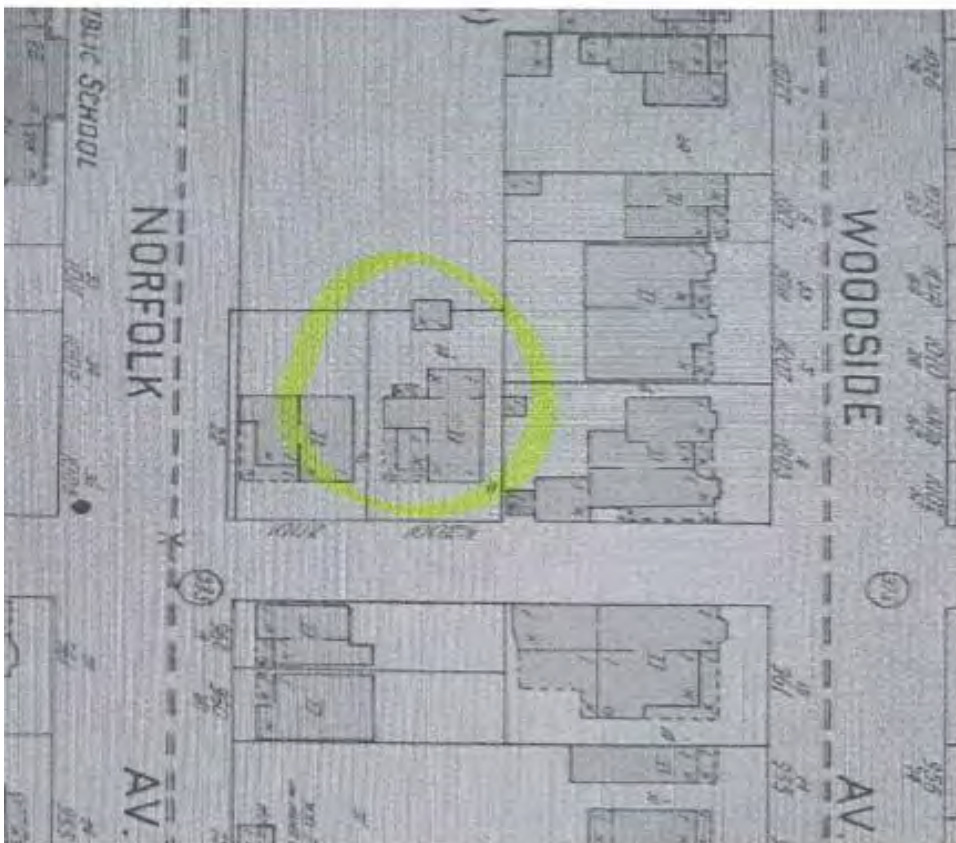
Photo 4: 1900 Sanborn map**Photo 5: 1907 Sanborn map**

Photo 6: South elevation at 10th street



Photo 7: South West elevation at 10th street



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

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.

Elements/Features: Roof description

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

Estimated date of construction: 1900 - After 1949

Describe existing feature:

The historic roof is a cross-wing or T form with 11/12 pitch. The main ridge runs north and south. The cross ridge runs west. The shed roof over the kitchen starts at the cross ridge and sheds to the north and has a 5/12 pitch. The shed roof over the entry porch has a 3/12 pitch and wraps around the west side of the house. The shed roof over the north bedroom sheds to the north and was built after 1949 and has a 2.4/12 pitch. The shed roof over the north mud room / bath sheds to the north and was built after 1949 and has a 4/12 pitch. The historic roof assembly: Wood shake shingles on 1x12 skip plank on 2x4 joist @ 24" o.c. The non-historic roof is corrugated metal on composite shingles/plywood sheathing. All flashing, drip metal, fascia and soffit are in poor shape and needs repair.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 2, 3, 6, 7, 8, 10, 12

Illustration Numbers: AB.1, AB.2

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.

Elements/Features: Masonry chimney

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

Estimated date of construction: 1900

Describe existing feature:

The masonry chimney is original to the historic structure. The chimney no longer functions as a smoke flue. The chimney is used for mechanical venting. The masonry chimney has been modified over the years and is in poor condition.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 8, 9, 15

Illustration Numbers: AB.1, AB.2

Photo 8: *Masonry chimney, South elevation*



Photo 9: *Masonry chimney, North elevation*



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.

Elements/Features: Exterior elevations

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

Estimated date of construction: 1900 – After 1949

Describe existing feature:

The South Elevation is 1x8 horizontal lap siding over 1x12 vertical skip plank. The main gable wall has composite shingle siding over the 1x8 horizontal lap siding. The living room window is aluminum frame with insulated glass, replaced after 1949. The entry/parlor window is wood double hung (no longer operable) the trim around the windows replaced after 1949 and in poor shape. The front entrance door and the kitchen entrance door were replaced after 1949. The trim around the entry doors were replaced after 1949. The 4x4 post with decorative brackets supporting the shed roof over the entry porch are not original to the house and in poor condition.

The West Elevation is 1x8 horizontal lap siding over 1x12 vertical skip plank. The window in the entry / parlor is wood casement (no longer operable) replaced after 1949. The kitchen and bathroom windows are aluminum frame with insulated glass, replaced after 1949.

The North Elevation is 1x8 horizontal lap siding over 1x12 vertical skip plank. The windows are aluminum frame with insulated glass, replaced after 1949. The door was replaced after 1949. The concrete stairs built after 1949 are failing and in poor shape. The access door to the basement / crawl space is not original to the house and in poor shape.

The East Elevation is 1x8 horizontal lap siding over 1x12 vertical skip plank. The windows are aluminum frame with insulated glass, replaced after 1949. All exterior trim replaced after 1949 and in poor shape. All flashing, drip metal, fascia and soffit are in poor shape.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 1, 2, 3, 6, 7, 9, 10, 11, 12, 13, 14, 27

Illustration Numbers: AB.1, AB.2

Photo 10: *North elevation*



Photo 11: *North elevation*



If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

Photo 12: *South / West elevation*



Photo 13: *South / East elevation*



Photo 14: *East / North elevation*



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.

Elements/Features: *Foundation*

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

Estimated date of construction: **1900 – After 1949**

Describe existing feature:

The 1900 structure has no foundation and the posts and bearing walls sit on stacked stone, brick and soil. The addition after 1949 has no foundation and the posts and bearing walls sit on stacked stone and soil.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **1, 10, 14, 15, 16, 17, 18, 19, 23, 24, 25, 26**

Illustration Numbers: **AB.1, AB.2**

Photo 15: *Masonry chimney and stacked stone wall*



Photo 16: *Stacked stone wall*



Photo 17: *Stacked stone wall*



Photo 18: *East bearing wall sits on soil*



Photo 19: *East bearing wall sits on soil*



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.

Elements/Features: *Porches*

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

Estimated date of construction: **1900 - After 1949**

Describe existing feature:

The shed roof over the entry porch has a 3/12 pitch and wraps around the west side of the house. The 4x4 post with decorative brackets supporting the shed roof are not original to the house and in poor condition. All exterior trim was replaced after 1949. The historic roof assembly: Wood shake shingles on 1x12 skip plank on 2x4 joist @ 24" o.c. The non-historic roof is corrugated metal on composite shingles/plywood sheathing. All flashing, drip metal, fascia and soffit are in poor shape.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 2, 6, 7, 12, 20, 21, 22, 23, 24, 27

Illustration Numbers: AB.1, AB.2

Photo 20: 4x4 post with decorative brackets



Photo 21: *4x4 post with decorative brackets*



Photo 22: *Porch at west elevation*



Photo 23: *Porch at south elevation, sits on stacked stone and soil*



Photo 24: *Porch at west elevation, sits on stacked stone and soil*



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.

Elements/Features: *Mechanical and Electrical system*

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

Estimated date of construction: **After 1949**

Describe existing feature:

The mechanical and electrical system are dated and not code compliant.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **15, 16, 17, 25, 26, 27**

Illustration Numbers: **AB.1**

Photo 25: *Water heater and furnace*



Photo 26: *Water heater and electrical panel*



Photo 27: *Electrical meter at entry porch*



9. Door Survey

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

Number of historic doors on the structure: **0**

Number of existing replacement/non-historic doors: **0**

Number of doors completely missing: **0**

<i>Door #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
D1	Poor		6,7,12,20,23	
D2	Poor		2,7,12,22,24,31	
D3	Poor		1,10,11	

10. Window Survey

Total number of window openings on the exterior of the structure: **9**

Number of historic windows on the structure: **0**

Number of existing replacement/non-historic windows: **9**

Number of windows completely missing: **0**

<i>Win. #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
W1	Poor		6,13	
W2	Poor		6,7,12	
W3	Poor		2,7,12,22,24,32	
W4	Poor		2,7,12,22,30,31	
W5	Poor		37,38	
W6	Poor		10,11,36	
W7	Poor		10,11	
W8	Poor		13,14	
W9	Poor		13,14,35	

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.)

Elements/Features: *Interior photos*

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

Estimated date of construction: **1900 – After 1949**

Describe existing feature:

See photos

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38**

Illustration Numbers: **AB.2**

Photo 28: *Wall between bedrooms*



Photo 29: *Wall between bedrooms*



Photo 30: *Window in kitchen*



Photo 31: *Entrance door at kitchen*



Photo 32: *Window at entry / parlor*



Photo 33: *Entry door and window at front entry*



Photo 34: *Door into bedroom 1 from the living room*



Photo 35: *Bedroom 1 looking into bedroom 2*



Photo 36: *Bath*



Photo 37: *Bath*



Photo 38: *Bath*



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



HISTORIC PRESERVATION PLAN

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR

CHIEF BUILDING OFFICIAL

PROJECT INFORMATION

☐ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: Terence Scheckter		
ADDRESS: 1002.5 Norfolk Avenue		
TAX ID #: MSTMTO-1		
SUBIVISION: Matsumoto		
SURVEY: _____	LOT #: 1	BLOCK #: _____

CONTACT INFORMATION

NAME: Jonathan DeGray Architect
PHONE #: 435-649-7263
EMAIL: degrayarch@qwestoffice.net

1. 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 Design

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:

Narrow building lot on sloped terrain. Property slopes approximately 10' downhill from 10th Street & east property line (elevation 6984') to the rear north property line (elevation 6974') and from 10th Street & west property line (elevation 6990') to the rear north property line (elevation 6980'). The house faces 10th Street and slopes downhill from the west property line (elevation 6990') to the east property line (elevation 6984') approximately 6'. There is no significant vegetation on the property, mostly natural grasses. The west property line has a 16" dia. deciduous tree in poor shape.

2. Structural

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 structure built before 1900 is a one-story cross-wing or T form. It is our intention to strip the existing historic structure down, removing all the contemporary material and then see what we have. We would propose to proceed as follows:

- 1. Stabilize the historic structure and then panelize the exterior walls.**
- 2. Construct a new foundation.**
- 3. Re-build the structure to meet the structural requirements of the code and attached the historic panels to new structure.**

3. Roof

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

Element/Feature: Roof

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

The roof will be rebuilt to meet the structural requirements of code and retain the historic form and appearance.

4. 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: Masonry Chimney

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 masonry chimney is original to the historic 1900 structure. The chimney no longer functions as a smoke flue. The masonry chimney will be reused and rebuilt from the roof structure up.

5. 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

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:

It is our intention to strip the existing historic structure down, removing all the contemporary material and then stabilize the historic structure and panelize the exterior walls. Re-build the structure to meet the structural requirements of the code and attached the historic panels to new structure.

6. 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:

A new foundation will be built that is code compliant.

7. Porches

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

Element/Feature: Porch

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

It is our intention to strip the existing historic structure down, removing all the contemporary material and then repair and reconstruct as needed.

8. 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:

All historic doors will be evaluated case by case by the planning staff to determine if the doors will re-built or replaced.

9. 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 historic windows will be evaluated case by case by the planning staff to determine if they will re-built or replaced.

10. 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 & Electrical 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:

All Mechanical and Electrical systems will be new and code compliant.

11. 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

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 new addition will be built on the rear of the historic form and be distinctive from the exiting home.

12. 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.

1. Architect: Jonathan DeGray Architect, 435-649-7263, degrayarch@qwestoffice.net.

2. Structural Engineer: Shen Engineers, Henry Shen, 801-466-2625, sheneng@msn.com

3. Contractor: None chosen at this phase in the project.

13. 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.

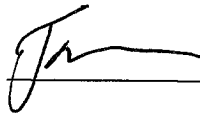
14. Financial Guarantee

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

15. Acknowledgement 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: _____

Name of Applicant: _____

Terence Scheckter, Checker Properties Aquisitions

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1002 1/2 NORFOLK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: MTSMT0-1

Current Owner Name: MATSUMOTO KATHERINE

Parent Parcel(s): SA-96

Current Owner Address: PO BOX 951, PARK CITY, UT 84060-0951

Legal Description (include acreage): LOT 1 MATSUMOTO SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE CONT, 0.09AC

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 type

No. Stories: 1

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

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

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

General Condition of Exterior Materials:

- ☐ Good (Well maintained with no serious problems apparent.)
- ☒ Fair (Some problems are apparent. Describe the problems.): Several spots have peeling paint and exposed wood. These include the casing around the horizontal window opening on the side gable end wall and the
- ☐ 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: Tax cards from 1949, 1959 and 1968 note that there is no 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 (novelty) siding and what appears to be wooden or asbestos shingles on the side gable end wall.

Roof: The roof is sheathed in corrugated metal. The tax cards for 1958 and 1968 note that the roof is galvanized aluminum, presumably the current roof. A brick chimney is set just off the ridge line.

Windows: The visible windows include a one-over-one double-hung and a group of three set in a horizontal opening. The set of three appear to be replacements windows in possible aluminum or vinyl sash.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The frame cross-wing has a historic era shed-roofed porch set in its L and an addition to the rear that appears to be under the main roof line. It was completed after the c. 1940 tax photograph and before the 2006 photograph.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The house is set below the finished road grade on a lot that also slopes off to the side. The house faces 10th Street rather than Norfolk Avenue; it is located one lot to the east of 1002 Norfolk Avenue. A metal and wooden staircase runs along the border of the lot. 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 (hall-parlor), 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. 1900¹

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: Southwest oblique. Camera facing northeast, 2006.

Photo No. 2: South elevation (primary façade). Camera facing north, 1995.

Photo No. 2: South elevation (primary façade). Camera facing north, tax photo.

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

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

Owner's Name _____
 Owner's Address _____
 Location _____
 Kind of Building Res. Street No. _____
 Schedule 1 Class 4 Type 1-2-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>856</u>	\$ -	\$ <u>2418</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition Good

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>152</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Gab.</u> Mat. <u>Asph/Flt</u>		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>112"</u> @ <u>1.25</u>	<u>140</u>	
Rear @		
<u>2</u> Cellar—Basmt— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>	<u>45</u>	
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. Unfin.		
Plumbing—{ Class — Tub — Trays — Basin — Sink — Toilet — Urns — Ftns. — Shr. — Dishwasher — Garbage Disp. —		<u>25</u>
Heat—Stove H. A. ☒ Gas ☒ Steam S. — Blr. —	<u>205</u>	
Oil — Coal —		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish—{ Hd. Wd. — Floors—{ Hd. Wd. ☒ Fir. ☒ Fir. ☒ Conc. —		
Cabinets <u>1</u> Mantels —		<u>125</u>
Tile—{ Walls — Wainscot. — Floors —		
Lighting—Lamp Drops ☒ Fix. —		
<u>Lumber Lined—H.S.H.—5 c. 25"</u>		<u>125</u>

Total Additions and Deductions 390 1137 2418
 Net Additions or Deductions -380 \$ -47

Age 38 Yrs. by { Est. Owner ☒
 Tenant ☒
 Neighbors ☒
 Records ☒ REPRODUCTION VALUE \$ 2321
 Depr. 0-2-3-4-5-6 51/49 % \$
 Reproduction Val. Minus Depr. \$ 1162

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 _____ Total Building Value \$ _____

Appraised 10/27/49 1949 By CHAS. A. J.

Location Block 9 SA - E 37 1/2' of Lots 29-30-31+32

Kind of Bldg. Res. St. No. 1002 1/2 Norfolk Ave.

Class 3 Type 1 2 3 4 Cost \$ 1726 X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
	x x		856		\$ 1726
	x x				
	x x				

Gar.—Carport x — Flr. — Walls — Cl. —

Description of Buildings

Foundation—Stone — Conc. — None ✓

Ext. Walls Siding

Insulation—Floors — Walls — Clgs. —

Roof Type Gable Mtl. @ Alum. N. Change

Dormers—Small — Med. — Large —

Bays—Small — Med. — Large —

Porches—Front — 112 @ 125 140

Rear — @ —

Porch — @ —

Metal Awnings — Mtl. Rail —

Basement Entr. — @ —

Planters — @ —

Cellar—Bsm. — 1/4 1/2 3/4 Full — Floor Wood 50

Bsm. Apt. — Rooms Fin. — Unfin. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 1 Tub 1 Trays —
Basin 1 Sink 1 Toilet 1 350
Wtr. Sfr. — Shr. St. — O.T. —
Dishwasher — Garbage Disp. —

Built-in-Appliances —

Heat—Stove H.A. ✓ Steam — Stkr. — Blr. — 378
Oil — Gas — Coal ✓ Pipeless — Radiant —

Air Cond. —

Finish—Fir ✓ Hd. Wd. —

Floor—Fir ✓ Hd. Wd. — Other —

Cabinets 1 Mantels —

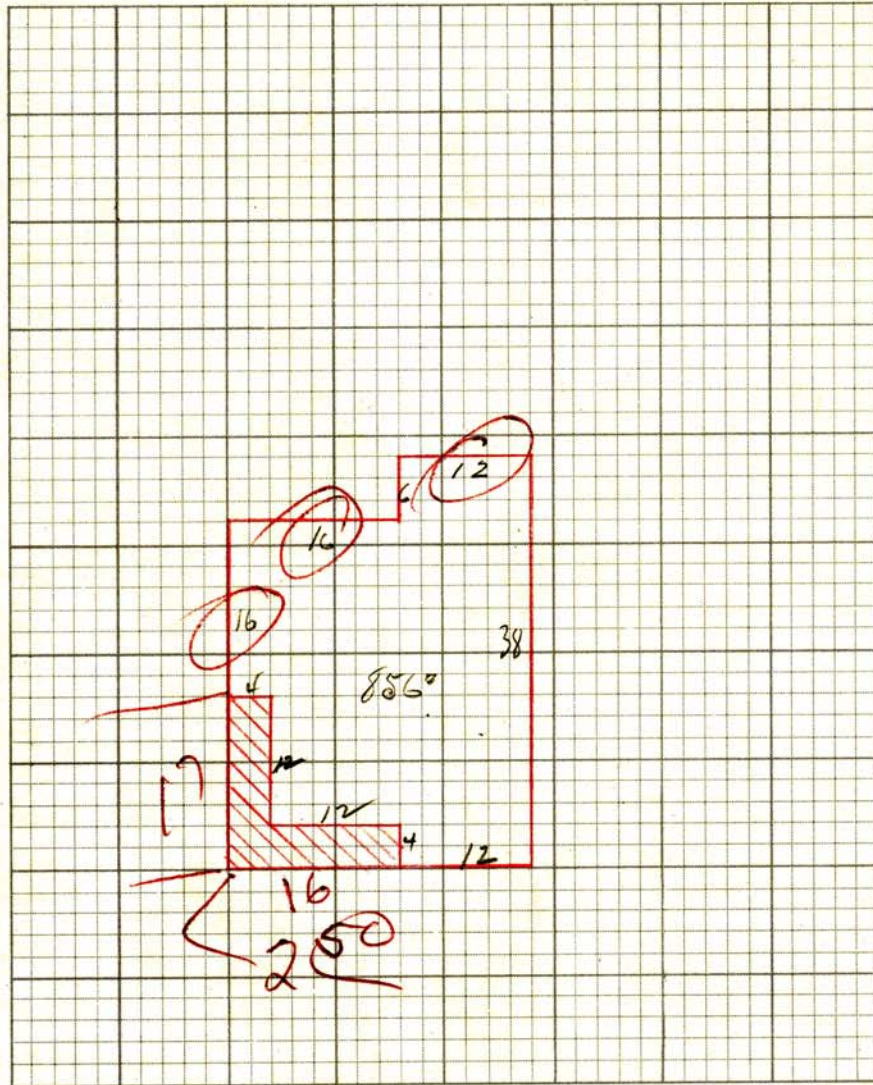
Tile—Walls — Wainscot — Floors —

Storm Sash—Wood D. — S. —; Metal D. — S. —

Total Additions 918 918

Year Built	Avg. Age	Reproduction Value	Obsol. or Rem.	%
47				
Inf. by { Owner	Tenant -	Bldg. Value		
Neighbor -	Record -	Depr. Col. 1 2 3 4 5 6 40 %		
Remodel Year	Est. Cost	Repr. Val. Minus Depr.		\$ 1058
Garage—Class	Depr. 2% 3%	Carport—Factor		
Cars	Floor	Walls	Roof	Doors
Size—	x	Age	Cost	x %
Other				
Total Building Value				\$ 58

Appraised 4-22-58 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: _____

SA 96
Serial Number

OF
Card Number

Owners Name Park City
Location Res
Kind of Bldg 1002 1/2 Norfolk Ave
Class 3 Type 1 200 Cost \$ 3894 % 100

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	856		\$ 3894	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation—Stone — Conc. — Sills —

Ext. Walls Siding

Roof Type gable Mt. 11/12 300

Dormers—Small — Med. — Large —

Bays—Small — Med — Large —

Porches—Front 11/2 @ 250 280

Rear — @ —

Porch — @ —

Planters — @ —

Ext. Base. Entry — @ —

Cellar-Bsm. — 1/4 1/3 1/2 3/4 Full — Floor — 80

Bsm. Gar. —

Basement-Apt. — Rms. — Fin. Rms. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 1 Tub. 1 Trays —

Basin — Sink 1 Toilet 1 550

Wtr. Sfr. — Shr. St. — O.T. — 460

Dishwasher — Garbage Disp. —

Heat—Stove — H.A. — FA — HW — Stkr — Elec. —

Oil — Gas — Coal — Pipeless — Radiant — 352

Air Cond. — Full — Zone —

Finish—Fir. — Hd. Wd. — Panel —

Floor—Fir. — Hd. Wd. — Other —

Cabinets — Mantels. —

Tile—Walls — Wainscot — Floors — 120

Storm Sash—Wood D. — S. —; Metal D. 2 S. 1

Awnings — Metal — Fiberglass —

Total Additions 1592

Year Built 1911 Avg. 1. Replacement Cost 5484

Age 2. Obsolescence

Inf. by Owner Tenant - Adj. Bld. Value

Neighbor - Record - Est. Conv. Factor x.47

Replacement Cost—1940 Base

Depreciation Column 1 2 3 4 5 6

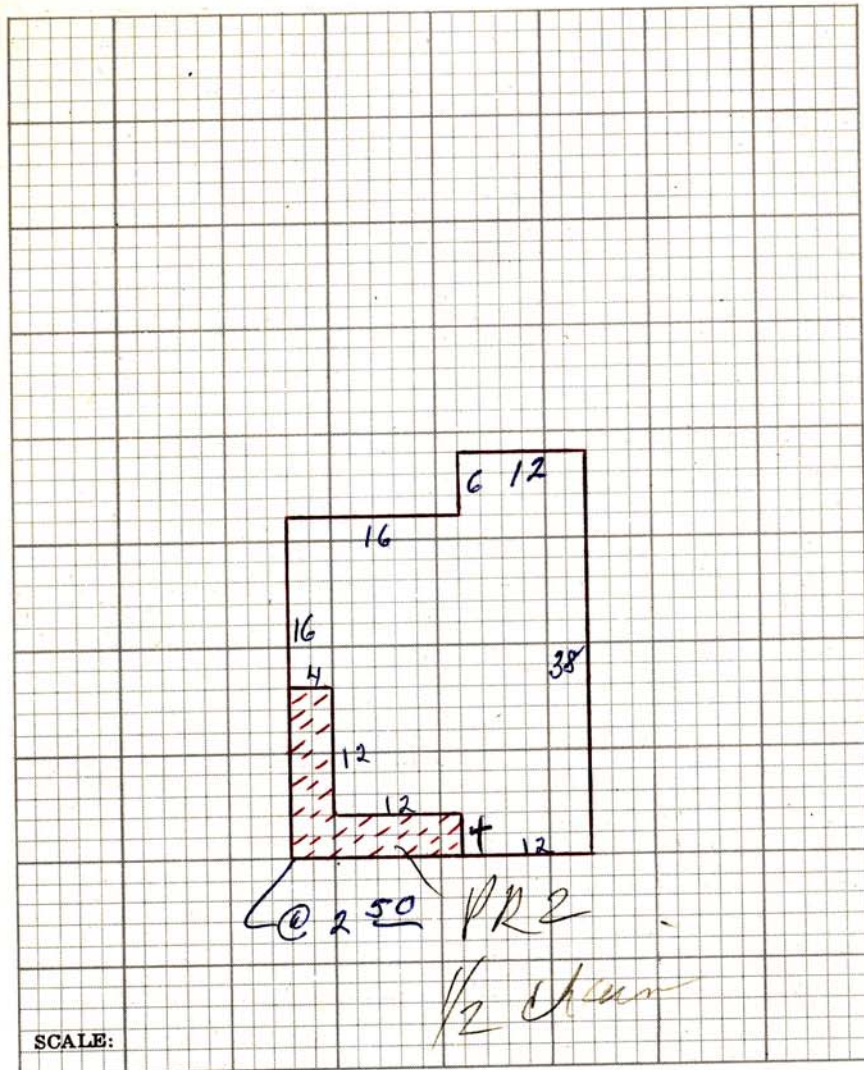
1940 Base Cost, Less Depreciation

Total Value from reverse side

Total Building Value \$

Appraised ① 10-21 19 68 By 1581 2/27

Appraised ② 19 By NOV 7 - 1968 1328



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% _____

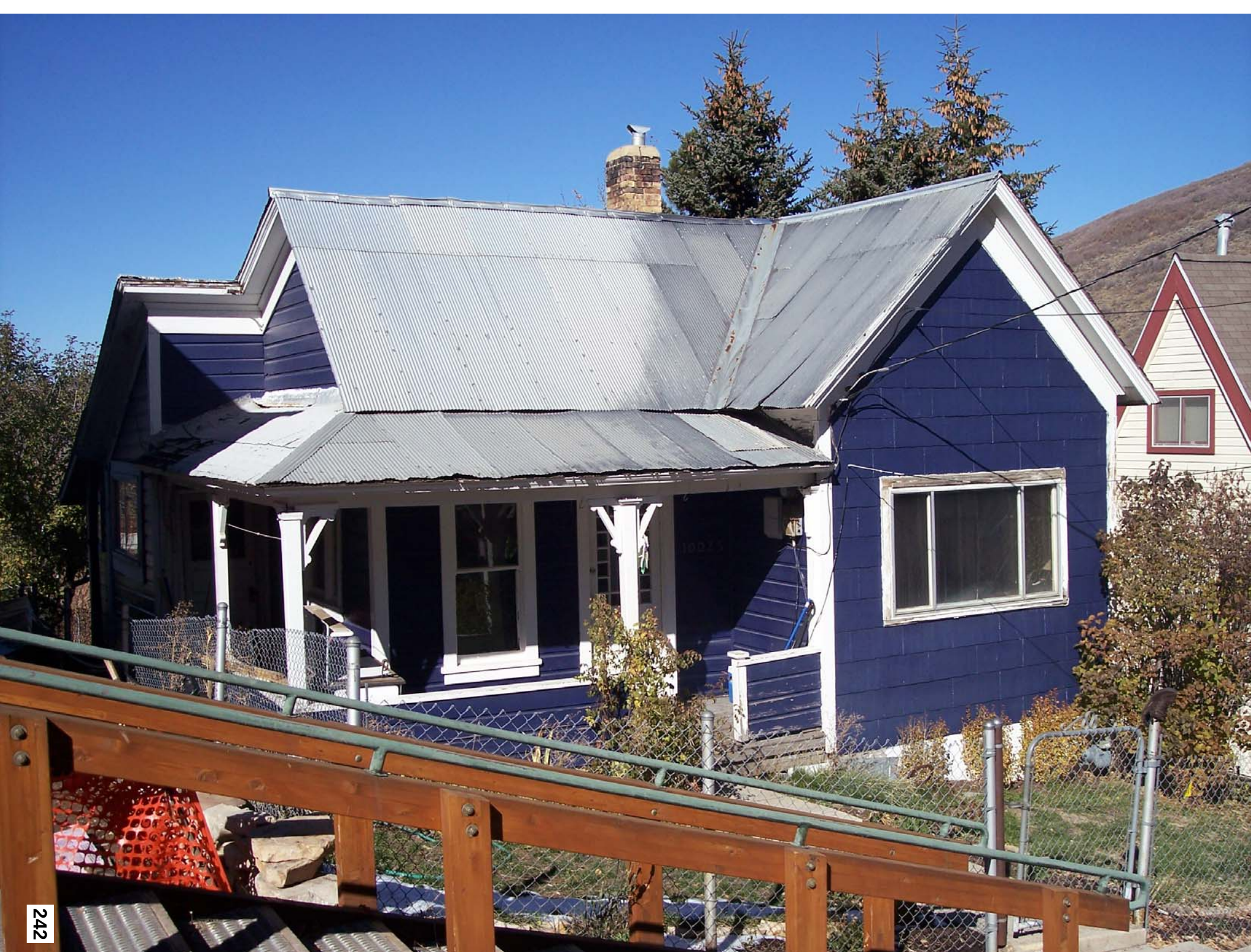
1940 Base Cost _____ x _____ % Depr. _____

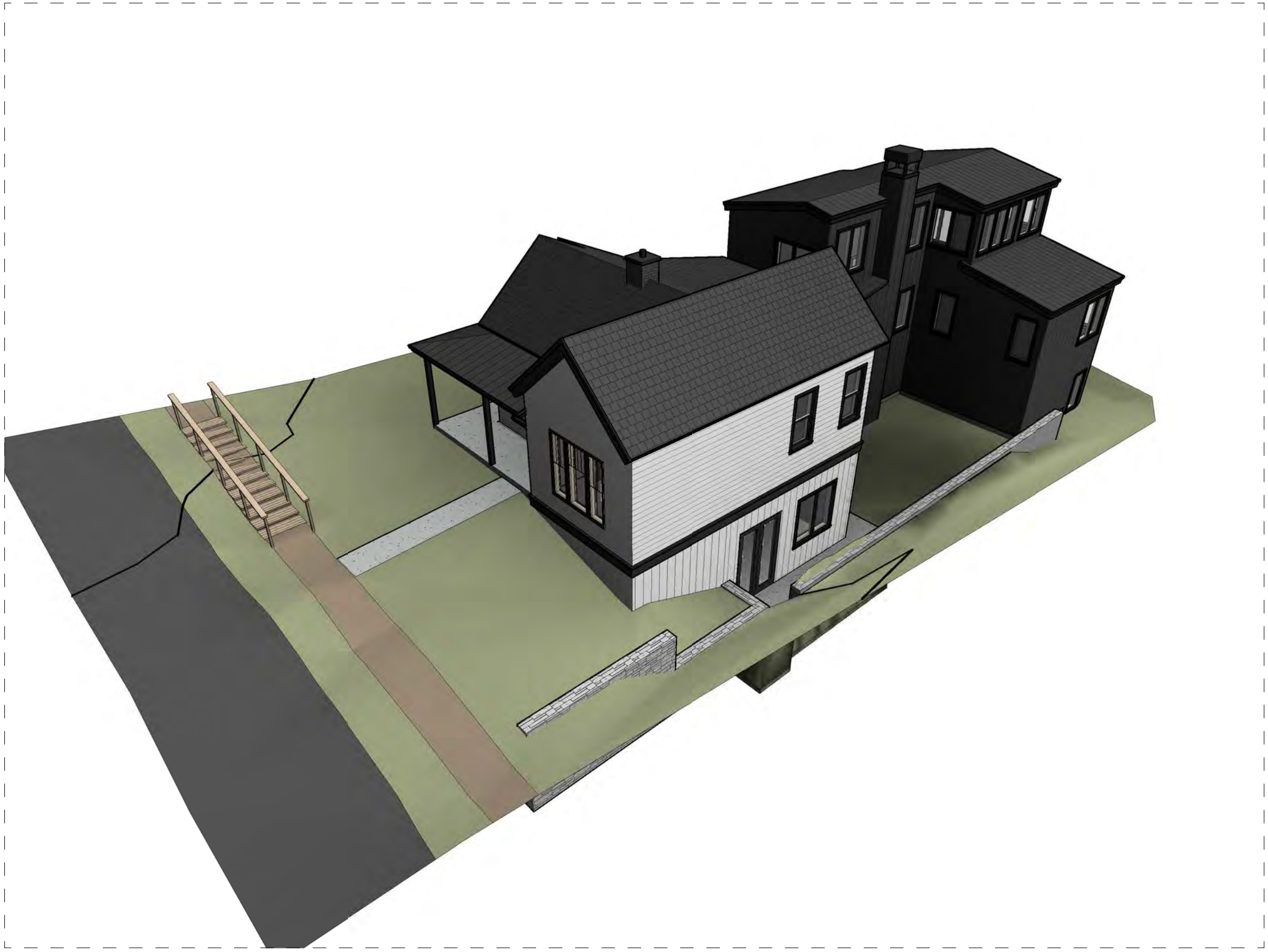
Total _____

REMARKS _____





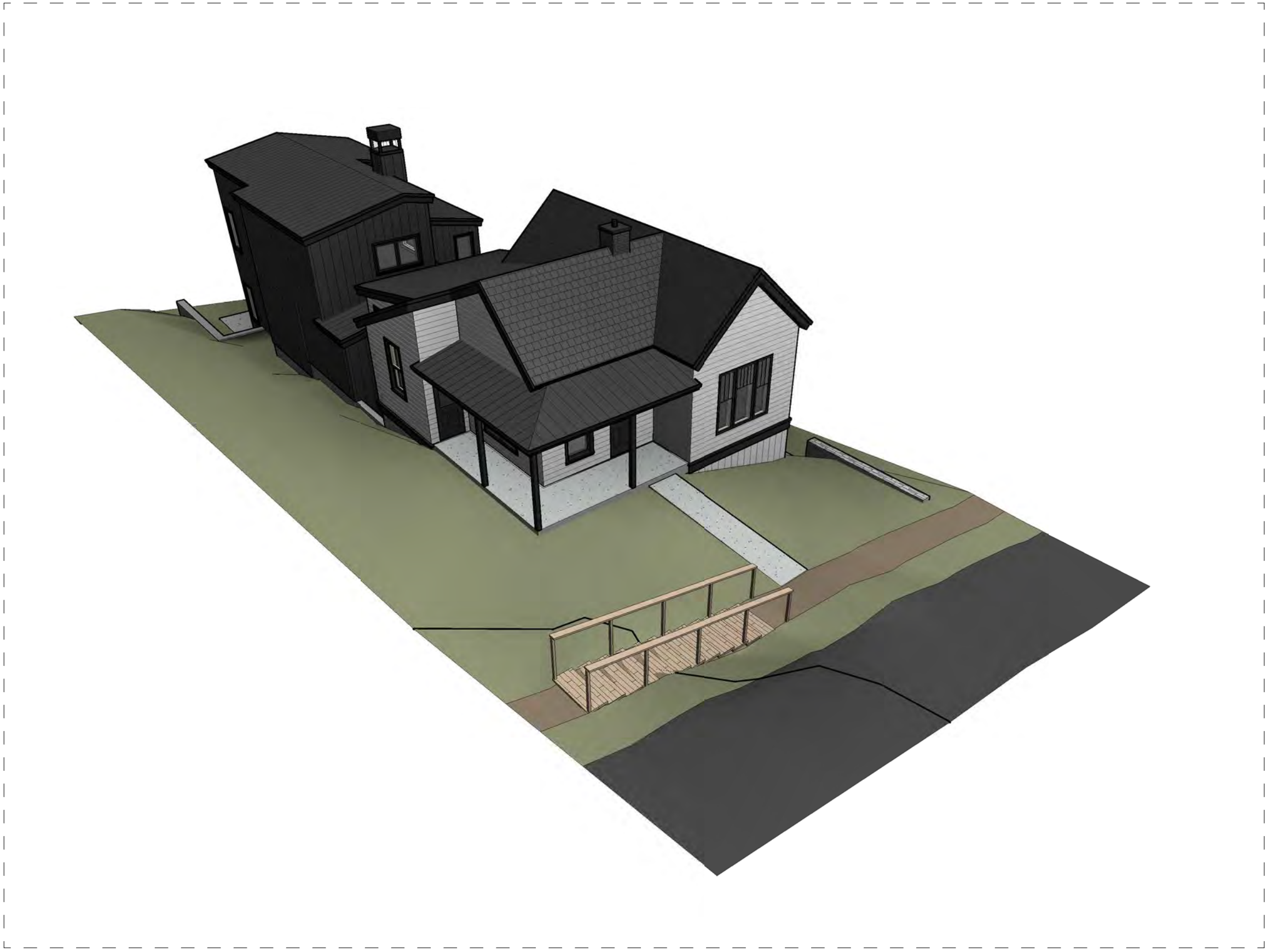




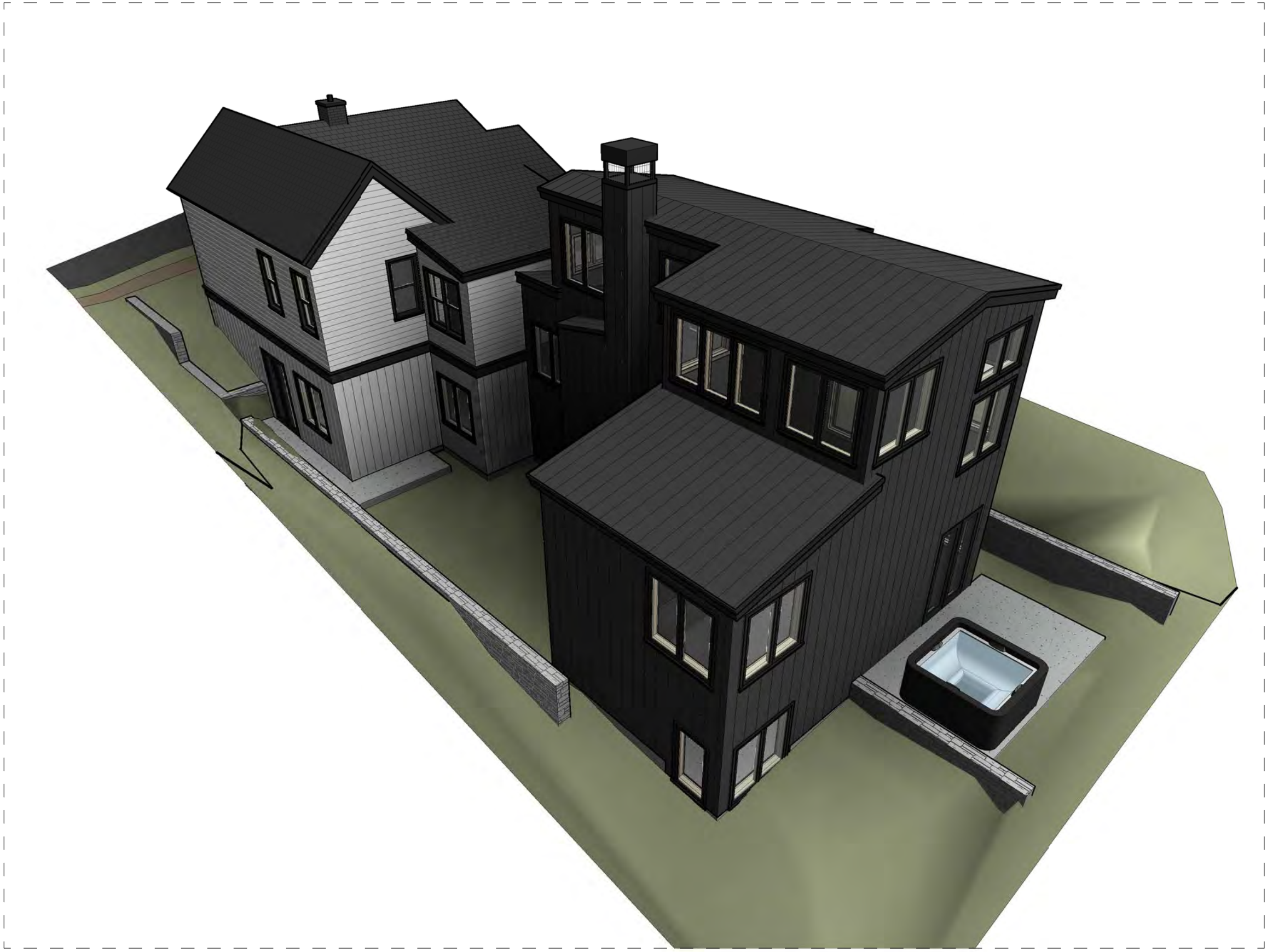
SE



NW



SW



NE

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

PROJECT DESCRIPTION:
1002.5 NORFOLK RESIDENCE
1002.5 NORFOLK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
BIRDSEYE IMAGES

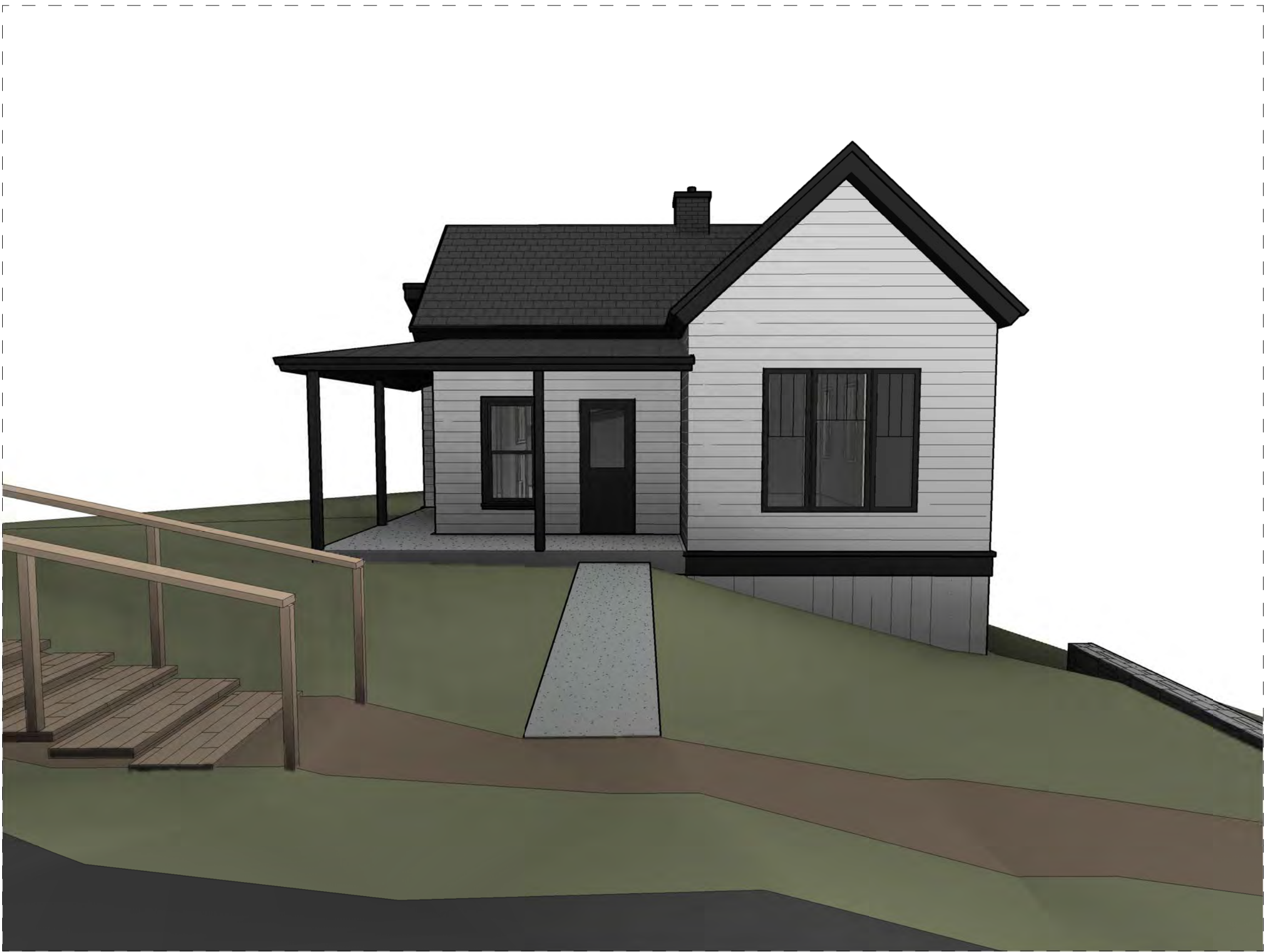
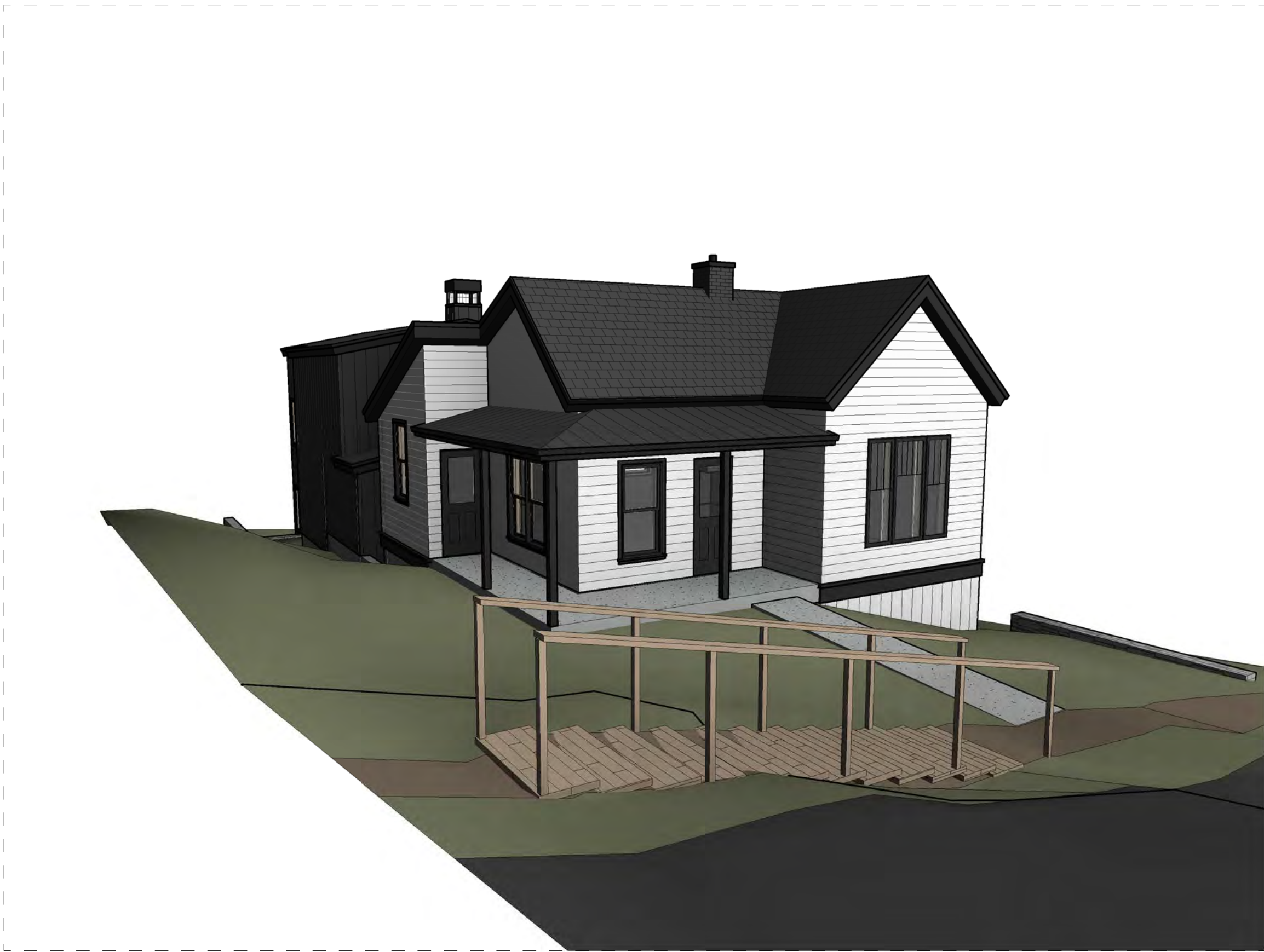
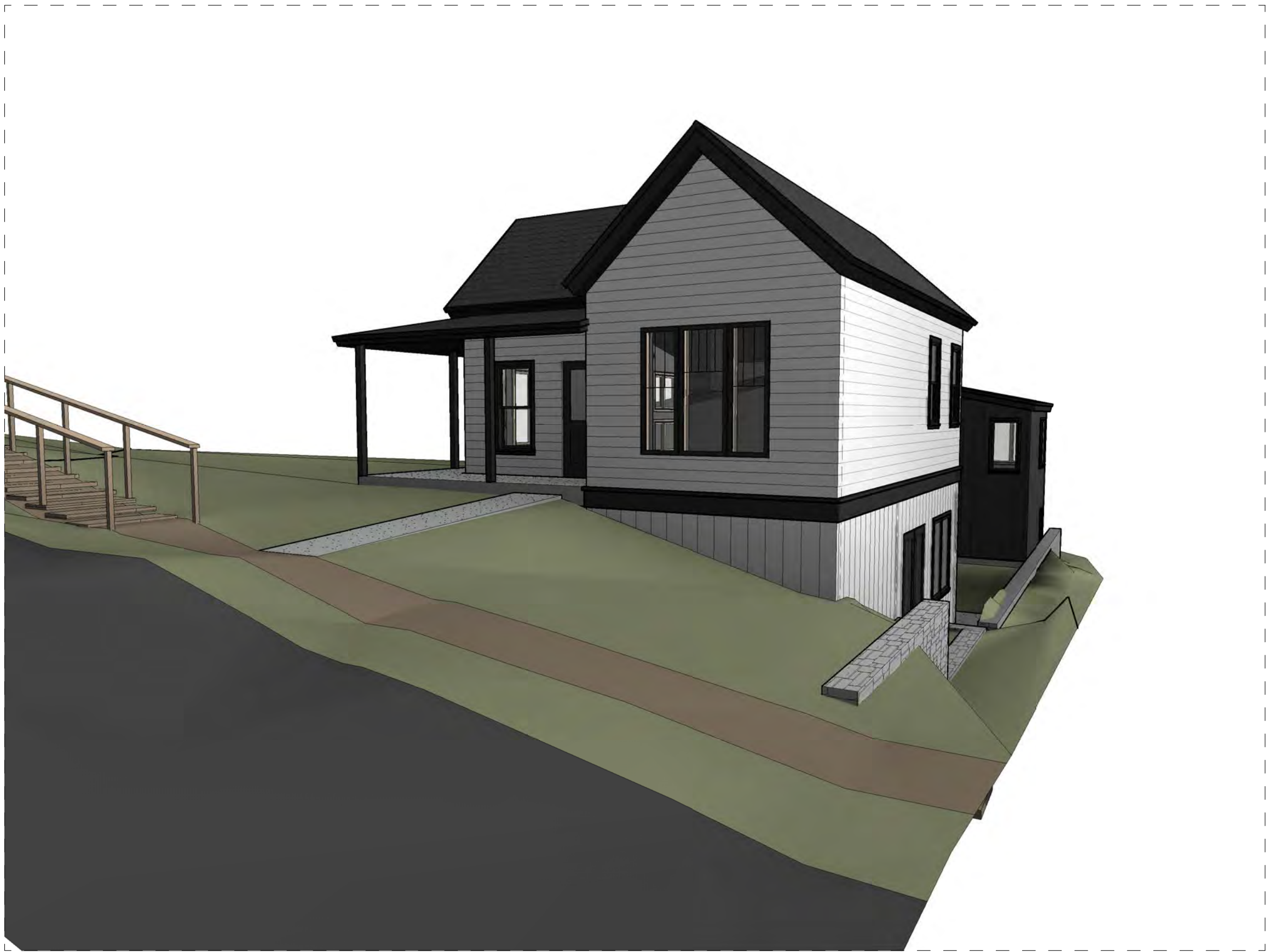
REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

AI-01



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

PROJECT DESCRIPTION:
1002.5 NORFOLK RESIDENCE
1002.5 NORFOLK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
GROUND VIEW IMAGES

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

AI-02

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EXISTING STREETScape



PROPOSED STREETScape

Jonathan DeGray
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PROJECT DESCRIPTION:
1002.5 NORFOLK RESIDENCE
1002.5 NORFOLK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
STREETScape

REVISIONS:

DATE:

PROJECT NUMBER:

SHEET NUMBER:

AI-03

Shen Engineers, Inc. Structural/Seismic Consultants

2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
801.277.2625
801.277.2626fax

100 S. Alameda St., Suite 463
Los Angeles, CA 90012
858.699.2275
801.277.2626fax

Feb. 19, 2021

Mr. Jonathan DeGray, AIA
Jonathan DeGray - Architect
P.O. Box 1674
Park City, Utah 84060

Subject: Physical Condition Report of Park City House at
1002.5 Norfolk Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on Feb. 19, 2021 with the architect Jon DeGray. The conclusions on the house are as follows:

1. We are not able to figure out the existing roof joists since the roof is non-exposed. From the exposed eave joists, we assume the main roof existing joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. If so, they need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.
2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
3. The existing main and crawl space floor joists are 2x6 @ 24" on center spanning 12'-0. Most of them were totally rotted out. They have to be replaced.
4. All the existing headers need to be upgraded. We will review each one of them when design is available.
5. The whole exterior and interior walls are 1x12 installed vertically. They have no capacity for wind, seismic or gravity loads. Most of the 1x12 plank walls are rotted.
6. The north side of the existing building is supported by sand-stone foundation walls. The south side of the existing building doesn't have any footing. On the basement area, the footing is sand stone. On non-basement portion, the existing foundation walls were built with wood piles and sand stone. 90% of them were rotted out. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

7. Due to the age and rotted condition of the building, the differential settlement of 6". To move the building and straighten it would cause the structure to fail and collapse. Based on these observations, we feel the building cannot be reasonably moved intact.
8. We suggest panelizing the existing building and re-build the house. If not to panelize the existing building, the big concern is the safety when the construction crews are working inside of the existing building with jacking or vibrating to the building. To panelize the building, the construction crews would only work at the outside of the building most of the time.

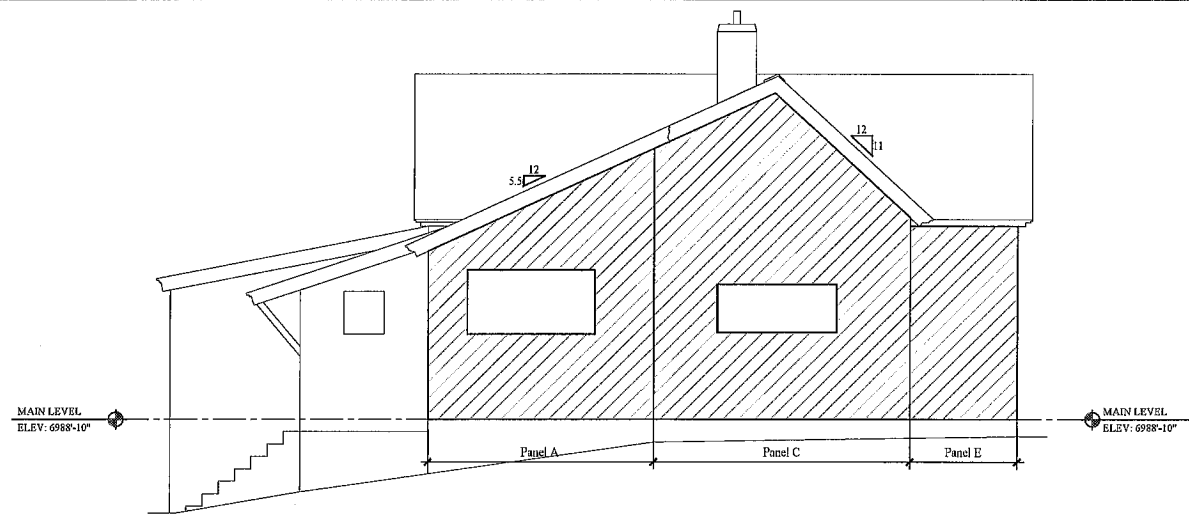
We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

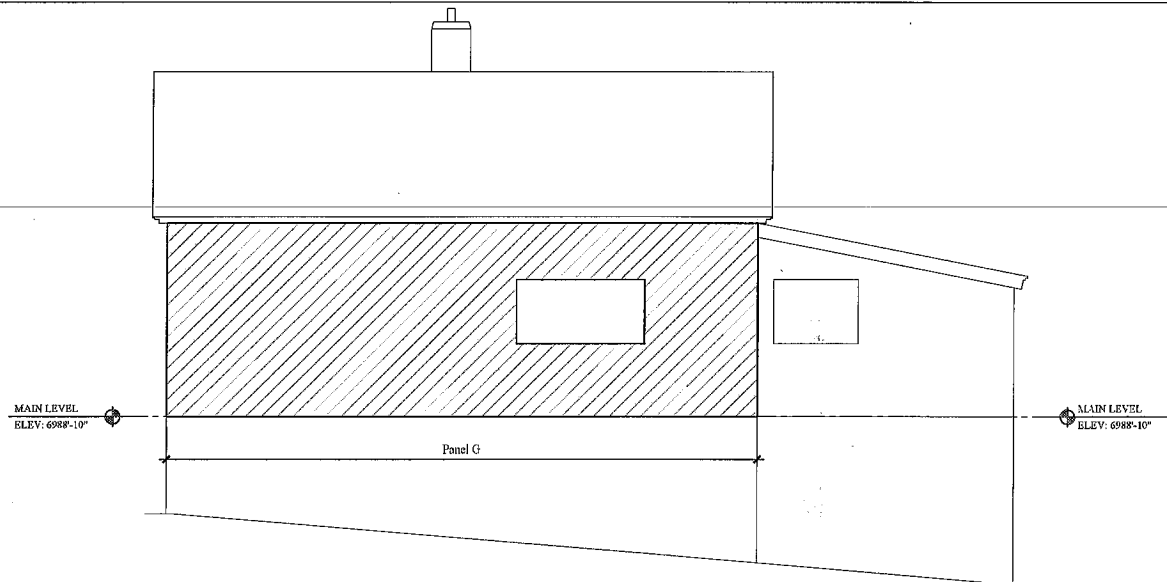
Henry Shen

Henry Shen, SE,
Shen Engineers, Inc.
2225 East Murray Holladay Road, Suite 208
Holladay, Utah 84117

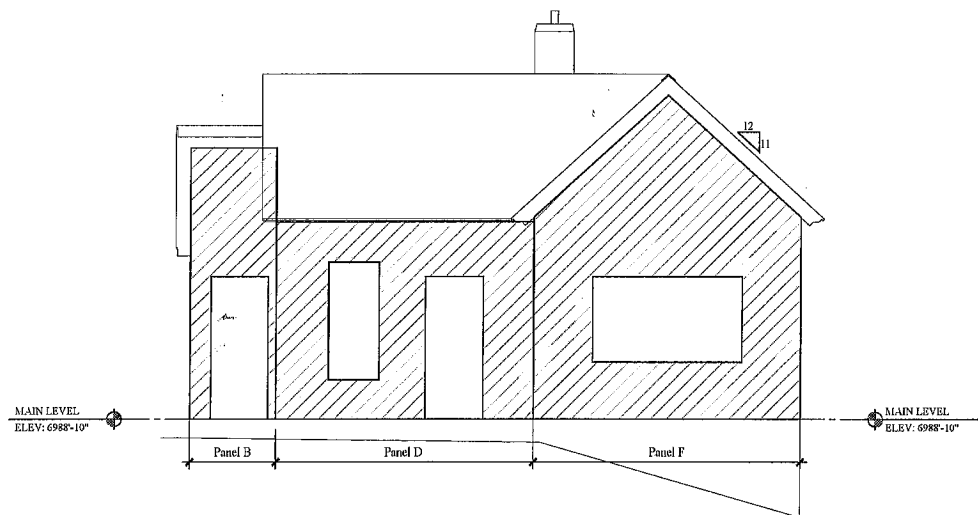
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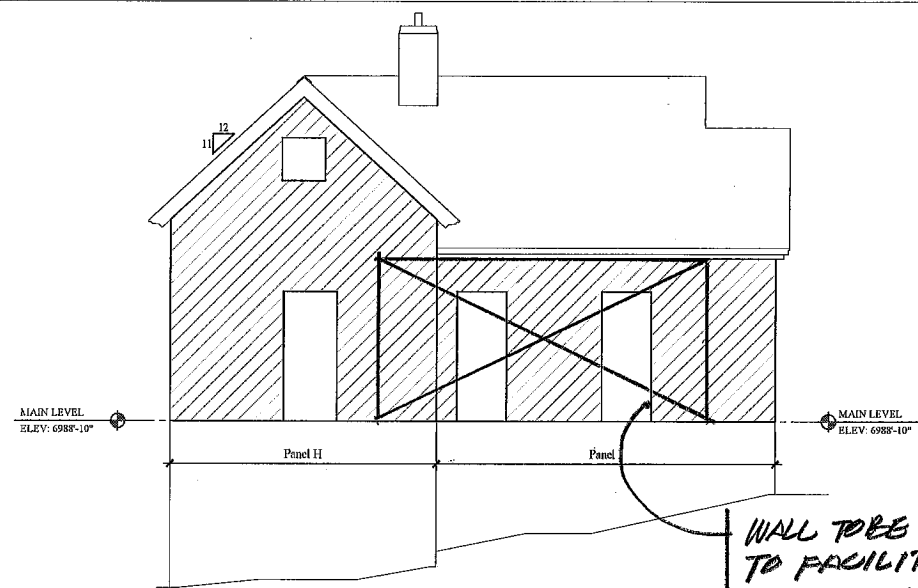
1 PANELS @ WEST ELEVATION
EX.1 SCALE 1/4" = 1'-0"



2 PANELS @ EAST ELEVATION
EX.1 SCALE 1/4" = 1'-0"

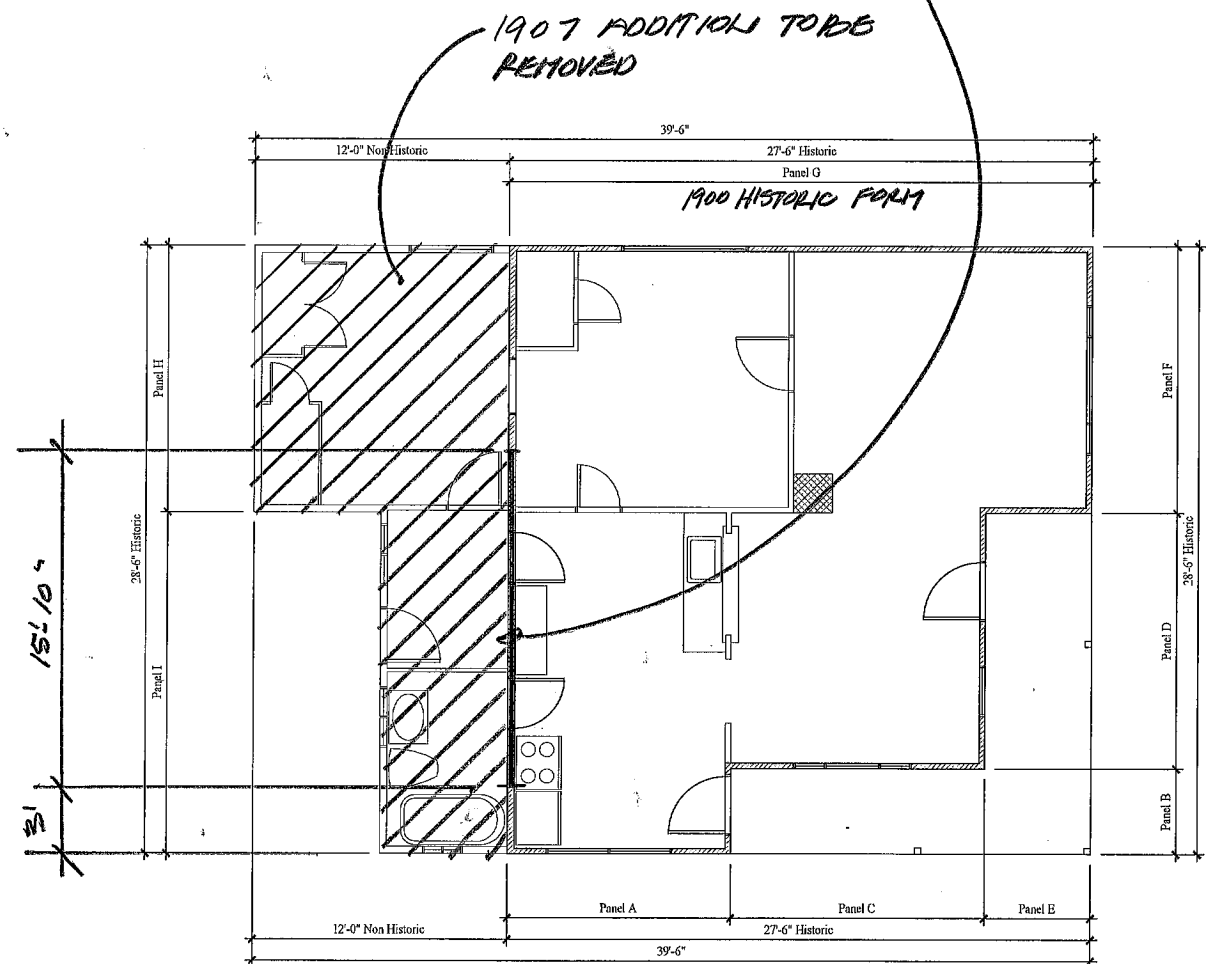


3 PANELS @ SOUTH ELEVATION
EX.1 SCALE 1/4" = 1'-0"



4 PANELS @ NORTH ELEVATION
EX.1 SCALE 1/4" = 1'-0"

WALL TO BE REMOVED
TO FACILITATE
ADDITION CONNECTION



PANELIZATION PLAN
SCALE 1/4" = 1'-0"

Jonathan DeGray
Architect

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Tel. 435-649-7283, E-mail: degrayarch@questoffice.net

SHECKTER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

PANELIZATION PLAN

REVISIONS:

DATE: MAY 12, 2021

PROJECT NUMBER: 2011-01

SHEET NUMBER:

EX.1

NOTICE OF OFFICIAL DETERMINATION

Project Address: 1002.5 Norfolk Avenue
Project Description: PL-21-04761
Date: July 28, 2021



ACTION TAKEN:

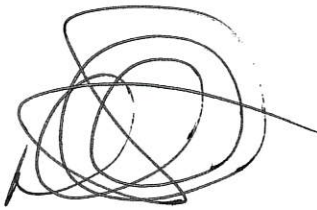
The Applicant submitted a Historic District Design Review application to rehabilitate and construct an addition to 1002.5 Norfolk Avenue. 1002.5 Norfolk Avenue is designated a Landmark Historic Site on the Park City Historic Sites Inventory. Due to site constraints, the Applicant proposes panelization of the Landmark Structure to accommodate construction of the addition in the rear of the property.

Land Management Code Section 15-11-14 establishes the criteria for panelization as follows:

- A licensed structural engineer must certify the Landmark Historic Structure cannot be reasonably moved intact and
- At least one of the following:
 - The panelization will abate demolition of the Landmark Historic Structure
 - The Landmark Historic Structure is determined to be hazardous or dangerous pursuant to International Building Code Section 116.1 or
 - The Historic Preservation Board determines with input from the Planning Director and Chief Building Official that unique conditions and the quality of Historic Preservation Plan warrant the proposed panelization. Unique conditions include

Structure while building the proposed addition. During the visit, the constraints of the lot were discussed and although the structure could be raised and preserved the structure would need to be lifted substantially higher for a longer period to allow for the addition on the rear and basement underneath the historic building. As such a larger discussion about panelization of the structure may be warranted.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Dave Thacker
Chief Building Official

A handwritten signature in blue ink, featuring a stylized 'G' followed by a series of connected loops and a long horizontal stroke.

Gretchen Milliken
Planning Director