



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
August 2, 2023**

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

MEETING CALLED TO ORDER AT 5:00 PM.

1. ROLL CALL

2. PUBLIC COMMUNICATIONS

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4. CONTINUATIONS

- 4.A **161 Park Avenue - Material Deconstruction** - The Applicant Seeks Material Deconstruction Approval to Lift a Landmark Historic Structure, Construct a Basement and New Foundation, Construct a Rear Addition, and Construct a Detached Accessory Building in the Rear Yard. PL-22-05333
(A) Continuation to September 6, 2023
[161 Park Avenue Continuation Report](#)

5. REGULAR AGENDA

- 5.A **517 Park Avenue - Modification of Approval** - The Applicant Proposes Modification to the Historic Preservation Board's July 6, 2022, Approval of Material Deconstruction (PL-21-05118) and Requests Disassembly and Reassembly of the Historic Stone Retaining Wall Along the Right-of-Way at 517 Park Avenue, a Landmark Historic Site, Using Historic Material. PL-23-05748
(A) Public Hearing; (B) Action
[517 Park Avenue Staff Report](#)
[Exhibit A: Draft Final Action Letter](#)
[Exhibit B: July 28, 2022, HDDR Final Action Letter](#)
[Exhibit C: Applicant's Narrative](#)
[Exhibit D: Site Plan](#)
[Exhibit E: May 2018, HDDR Waiver Letter](#)
[Exhibit F: December 8, 2022, HDDR Final Action Letter](#)
[Exhibit G: Physical Conditions Report & Historic Preservation Plan with Photos](#)
- 5.B **1304 Park Avenue – Modification to Material Deconstruction and Partial Panelization** – The Applicant Proposes Modification to the Historic Preservation Board's November 2, 2023 Approval (PL-21-05028) and Requests Panelization of a Landmark Historic Structure Due to Structural Collapse this Winter. PL-23-05744

(A) Public Hearing; (B) Action
1304 Park Avenue Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: July 2, 2023 Engineering Report
Exhibit C: Updated Draft Historic Preservation Plan
Exhibit D: Chief Building Official Determination

5.C

1002.5 Norfolk Avenue – Modification to Material Deconstruction and Partial Panelization – The Applicant Proposes Modification to the Historic Preservation Board's October 6, 2021 Approval (PL-21-04761) and Requests Panelization of a Landmark Historic Structure Due to Site Constraints. PL-23-05715

(A) Public Hearing; (B) Action
1002.5 Norfolk Avenue Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: September 7, 2022 Staff Report
Exhibit C: July 28, 2021 Planning Director and Chief Building Official Determination
Exhibit D: Planning Director and Chief Building Official Determination
Exhibit E: February 19, 2021 Engineering Report
Exhibit F: August 5, 2021 Engineering Report
Exhibit G: July 2, 2023 Engineering Report
Exhibit H: Full Panelization Plan

6. ADJOURN

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.

***Parking is available at no charge for Council meeting attendees who park in the China Bridge parking structure.**

Historic Preservation Board Continuation Report



Subject: 161 Park Avenue Material Deconstruction
Application: PL-22-05333
Author: Caitlyn Tubbs, Sr. Historic Preservation Planner
Date: August 2, 2023

Recommendation

Staff recommends the Historic Preservation Board (1) open a public hearing, and (2) continue the 161 Park Avenue Material Deconstruction request to September 6, 2023.

Historic Preservation Board Staff Report



Subject: 517 Park Avenue
Application: PL-23-05748
Author: Spencer Cawley, Planner II
Date: August 2, 2023
Type of Item: Material Deconstruction
Disassembly and Reassembly

Recommendation

(I) Review the Applicant's proposal for Material Deconstruction and Disassembly and Reassembly of the historic rock retaining wall along the Right-of-Way of a Landmark Historic Site, (II) hold a public hearing, and (III) consider approving the proposal based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Jeff Love, represented by Caitlyn Barhorst
Location: 509 & 517 Park Avenue
Zoning District: Historic Residential – 1
Historic Designation: Landmark
Reason for Review: The Historic Preservation Board reviews and takes Final Action on Material Deconstruction¹ and Disassembly and Reassembly of Historic Material²

HDDR Historic District Design Review
HPB Historic Preservation Board
HR – 1 Historic Residential – 1
HSI Historic Sites Inventory
LMC Land Management Code
ROW Right-of-Way

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

Summary

517 Park Avenue was traditionally one historic site, containing two Lots and 19.5 feet of a third Lot. On September 15, 2022, the City Council approved a Plat Amendment to create two Lots—517 Park Avenue, containing the Landmark Historic Single-Family Dwelling, and creating 509 Park Avenue, a vacant Lot. The historic stone wall extends across both properties and the Applicant proposes to modify the wall at 517 Park Avenue and remove a portion of the wall from 509 Park Avenue.

¹ LMC [§ 15-11-12.5](#)

² LMC [§ 15-11-14](#)

The historic stone retaining wall located along the front property line of 509 and 517 Park Avenue is failing and needs to be reconstructed. The stone steps located at 509 Park Avenue, a vacant Lot, are proposed to be used to re-create the historic entrance to 517 Park Avenue, which was historically centered with the front porch. The Applicant is the property owner of both 509 and 517 Park Avenue.

Images included in the Historic Sites Inventory (HSI) Form depict the historic stone wall in its historic configuration. The following image, taken from the HSI Form, shows the wall in its original configuration. Negligible changes were made to the wall between the date of this photograph and the 2018 emergency work, thus confirming this arrangement as the contextual benchmark of the site.



Figure 1: 509 and 517 Park c. 1993.

Background

517 Park Avenue is a one-story T/L cottage constructed circa 1888 and is a [Landmark Historic Site](#) on Park City's Historic Sites Inventory (HSI).³ This site is also listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.⁴

³ LMC [§ 15-11-10\(D\)\(1\)\(dk\)](#)

⁴ <https://npgallery.nps.gov/NRHP/AssetDetail/df10fb98-3114-4848-a3c2-1b451fb6a567>

The HSI states:

At the front edge of the property is a historic, but perhaps not original, three- and one-half-foot tall retaining wall built of native stone laid in random ashlar coursing. New retaining walls with random rubble course stone veneer flank the driveway to the [. . .] garage beneath the cross-wing.

The current property owner has gone before the Historic Preservation Board (HPB) and the Planning Department for review of various applications related to the rehabilitation of the Historic Structure at 517 Park Avenue:

- July 6, 2022 – The HPB approved a request for Material Deconstruction (PL-21-05118) of a portion of the rear façade to accommodate a deck addition to the second story of the Landmark Historic Structure ([Staff Report](#); [Meeting Minutes](#)).
- July 28, 2022 – The Planning Director approved a Historic District Design Review (HDDR) (PL-21-05118) to remodel the Historic Structure and remove a non-historic porch at 517 Park Avenue (Exhibit B).
- December 7, 2022 – The HPB approved the Disassembly and Reassembly (panelization) (PL-22-05452) of the bay window on the front façade of the Historic Structure ([Staff Report](#); [Meeting Minutes](#)).
- December 8, 2022 – The Planning Director approved a HDDR (PL-22-05313) to construct a new Single-Family Dwelling at 509 Park Avenue (Exhibit F).

Now, the Applicant is in the final stages of their project at 517 Park Avenue and requests Disassembly and Reassembly and Material Deconstruction of the Historic stone retaining wall. The Applicant provided an updated Physical Conditions Report and Historic Preservation Plan with the submittal of their application. See Exhibit G.

A Financial Guarantee is in place for the remodel of 517 Park Avenue. However, further Guarantee requirements will be determined during the Planning Department review of the Modification of HDDR Approval for 509 and 517 Park Avenue (see **Condition of Approval 9**).

The failure of the stone wall is due to both the significant snowfall this past winter and the construction activity associated with 517 Park Avenue. Heavy machinery accessed the site, through 509 Park Avenue, with ramps over the wall. Ultimately the wall requires deconstruction and disassembly and reassembly to abate further deterioration. The following images show the condition of the wall today:



On July 11, 2023, the Applicant submitted a Modification application requesting the HPB review the proposal to disassemble a portion of the retaining wall, pour a new concrete retaining wall, and face the concrete wall with stone re-used from the existing wall. Furthermore, the Applicant proposes to remove a portion of the historic retaining wall from the formerly joined site, re-using the curved stones and stone steps from 509 Park Avenue, that received approval on December 8, 2022, to construct a new Single-Family Dwelling. The proposed location of the approved driveway for 509 Park Avenue will not

allow the wall to be reassembled as it existed historically. The Applicant proposes to preserve and re-use the materials in the repair of the retaining wall on the Historic Site at 517 Park Avenue. The Applicant's narrative is attached as Exhibit C. The following image shows the proposed site plan for both 509 and 517 Park Avenue (see Exhibit D). The portion of the wall highlighted in red indicates the area to be reconstructed and the portion highlighted in blue indicates the area to be deconstructed:

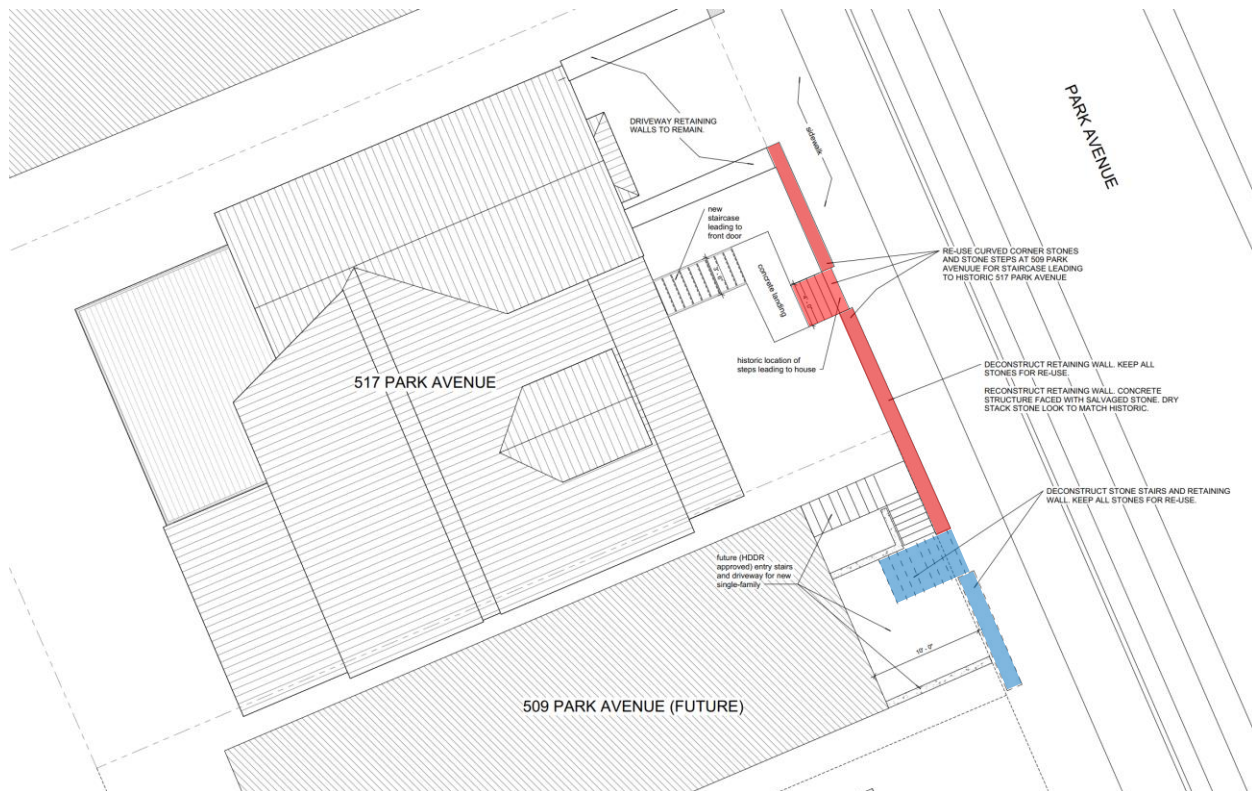


Figure 2: Site Plan

In May 2018, the Planning Department issued an HDDR waiver letter for the emergency repair of the retaining wall at 517 Park Avenue (Exhibit E). The portion of the wall that required stabilization was 10 feet wide by four feet tall and was leaning over part of the sidewalk. The letter outlines the following preservation methods:

- *Remove the existing capstone(s) from the top of the Historic stone wall. The capstone(s) will be stored and protected on a wood pallet on the driveway.*
- *Deconstruct a 10-foot by 4-foot section of the Historic stone wall by hand. Each stone will be numbered and documented in a photo journal. All stones will be stored and protected on a wood pallet on the driveway.*
- *All palletized material shall be secured and fully enclosed with a metal mesh material.*
- *Hand-dig a seven-foot to eight-foot-deep trench behind the wall to accommodate*

footings, drainage, and construction of a new concrete retaining wall behind the existing historic wall location. The new concrete retaining wall shall not be visible from Park Avenue.

- *Reconstruct the exact appearance of the Historic wall based on the numbered stones and photo journal created during the deconstruction process. The stored Historic stone were attached as a veneer to the new concrete retaining wall.*
- *If existing Historic stones are deemed unusable, the Project Planner shall be called on site for an inspection prior to the disposal of the “unusable stones”.*
- *The Project Planner shall inspect and approve any new stones that are proposed as “replacement stones” should the quantity of usable Historic stones be insufficient due to damage or other factors.*

The stucco area in the center, and the stones to the right, were repaired in 2018. The following image shows a portion of the area that required emergency repair:



Figure 3: Historic wall in 2018 prior to repair.

Pursuant to LMC § 15-13-2(B)(1)(d)(8), maintaining stone in its natural finish is a requirement. Under the current LMC, it is not appropriate to paint, stain, or plaster over stone or concrete.

These photos, taken by Staff in 2018, document the repair of the Historic stone wall:



Figure 4: Looking south along wall (left); Looking north along the wall (right).



Figure 5: Historic wall in 2018, post repair.

Identifying Historic Material and Historic Location

As stated in the HSI form, the stone wall is historic, but not original to the site. Photos from the 1970s, 2000s, and today help to clarify the history of the retaining wall. The

Applicant provided photo evidence that shows that the capstones present today are not original. These stones are larger today than as seen in the photos circa 1970:

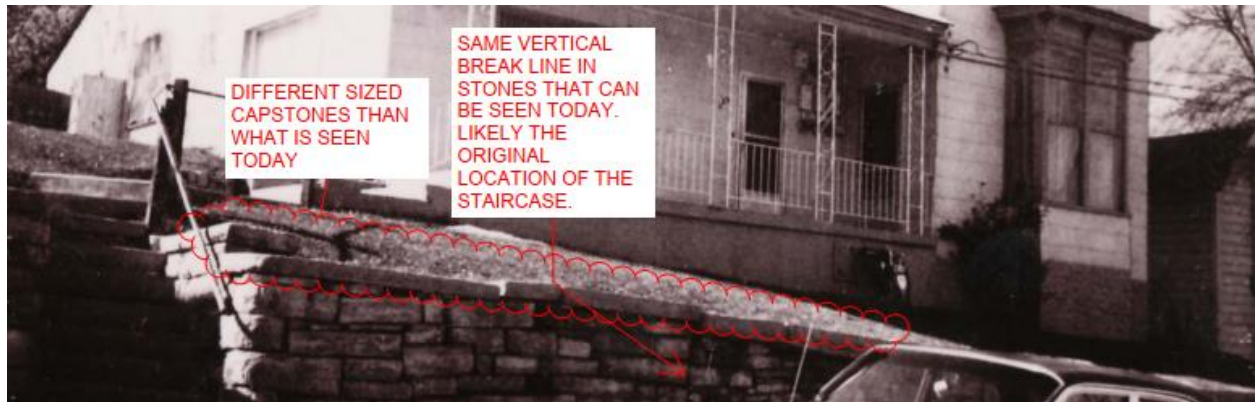


Figure 6: Photo Circa 1970



Figure 7: Photo from 2021

The Applicant provided the following enhanced image to show the approximate location of the entry to 509 and 517 Park Avenue:



Figure 8: Image c. 1900 - 1907.

Vertical break lines in the wall identify where the original staircase was likely located as seen in photos circ. 1970, 2006, and today:



Figure 9: Possible Location of Original Stairs for 517 Park Avenue



Figure 10: Photo circ. 2006.

The Applicant proposes Material Deconstruction of the existing stone steps and curved stacked stones at 509 Park Avenue to reconstruct the assumed location of the entry steps to 517 Park Avenue.



Figure 11: Stone steps and curved stacked rock on left; Location of new stairs on right.

The area highlighted in green identifies the portion of wall reassembled in 2018, with a concrete wall behind, and use of the historic stone as veneer on front. This portion of the stone wall will stay as-is, creating the right-hand side of the new stair entrance.



Figure 12: Repaired section of wall to remain.

Analysis

(I) Staff recommends the Historic Preservation Board consider approving the Disassembly and Reassembly of the stone retaining wall to improve the functionality and safety of the wall along the public Right-of-Way.

The Land Management Code (LMC) defines Structure as:

Anything constructed, the Use of which requires a fixed location on or in the ground or attached to something having a fixed location on the ground and which imposes an impervious material on or above the ground.

The historic stone retaining wall is considered a Structure. The following LMC provisions are required when disassembling and reassembling part of a Historic Structure:⁵

Disassembly of a Historic Structure shall be considered only after it has been determined by the HPB that disassembly and reassembly is necessary as outlined by LMC [§ 15-11-14](#).

In approving an Application involving disassembly and reassembly of a Landmark Site,

⁵ LMC [§ 15-13-4\(B\)\(1\)](#)

the HPB shall find the project complies with the following criteria:

1. A licensed structural engineer has certified that the Historic Structure cannot reasonably be moved intact; and
2. 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 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. The physical conditions of the existing materials prevent temporary 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.

Because of the unique circumstances of the Historic stone wall, it is not possible to reasonably move the wall intact. Furthermore, due to the failure of the wall, the proposed disassembly and reassembly will abate demolition of the Historic Structure. The Applicant proposes to repair the wall in the same manner as approved in 2018 by the Planning Department.

Staff recommends the following Conditions of Approval:

Condition of Approval 2: The Applicant shall repair the retaining wall using the original materials that are found to be safe and/or in serviceable condition. The retaining wall shall be reassembled in its original location, placement, and orientation.

Condition of Approval 3: The Applicant shall provide the Planning Department with a certified structural engineer's report showing that reassembly will result in a stable retaining wall. This report shall be provided prior to Building Permit application.

Condition of Approval 4: If any material is deemed unusable, then the Applicant shall work with the Project Planner on-site to determine if non-historic stone is appropriate for use.

Condition of Approval 5: The Applicant shall provide drainage plans for review and approval by the Engineering Department.

Condition of Approval 6: The Applicant shall prioritize repairing and preserving historic

stone and mortar over the use of new materials.

Condition of Approval 7: The Applicant shall maintain the stone in its natural finish. It is not appropriate to paint, stain, or plaster over stone or concrete.

(II) Staff recommends the Historic Preservation Board consider approving the Material Deconstruction of the Historic stone wall pursuant to LMC § 15-11-12.5.

LMC § 15-15-1 defines Material Deconstruction as:

The disassembly of structures for the purpose of salvaging and reusing as many of the construction materials or building components. In some cases, deconstruction or dismantling may be used to remove non-historic materials from a historic site or structure or to remove those historic construction materials or building components that are beyond repair.

The Applicant proposes deconstruction of approximately 42 square feet (3.5 feet tall by 12 feet wide) of the stone wall at 509 Park Avenue to accommodate the approved driveway for the yet-to-be constructed Single-Family Dwelling. The stairway is included in the 42 square foot area.

The new stairway opening at 517 Park Avenue is approximately 14 square feet (3.5 feet tall by 4 feet wide). The Applicant proposes deconstruction of this portion of the stone wall to reconstruct the stone stairs and entryway by utilizing the curved stones from the existing entry at 509 Park Avenue.

Reconstruction of Historic Structures and features must be constructed in such a way that the Historic Integrity of the Structure is not diminished.⁶ 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 aspects or qualities as defined by the National Parks Service, that in various combinations define integrity.

The following table outlines the aspects and qualities of Historic Integrity and analyzes the proposed project's compliance:

Requirement	Analysis of Proposal
Location: The place where the Historic Site was constructed, or the Historical event took place.	Complies – The proposal is to deconstruct the stone wall at the future driveway entrance of 509 Park Avenue and the future stairway entry at 517 Park Avenue. The Applicant will then reconstruct the entry to 517 Park Avenue with the material taken from 509 Park

⁶ LMC [§ 15-13-2\(A\)](#)

	Avenue. The remainder of the wall at 517 Park Avenue will be disassembled, a concrete wall poured in the same location, and then reassemble the stone on the façade of the concrete retaining wall. The stone wall will remain in the same location as it sits today.
Design: The combination of physical elements that create the form, plan, space, Structure, and a style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of the surface materials, type, amount and style or ornamental detailing, and arrangement and type of plantings in the designed landscape.	Complies – The proposed work on the stone wall will not detract from the Historic Character of the Site. The reassembled portion of the stone wall will appear identical to what exists today. The reconstructed stairway entry at 517 Park Avenue is the assumed location of the original entry to the Site.
Setting: The physical environment, either natural or manmade, or a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.	Condition of Approval 8 – The existing grade at 517 Park Avenue is maintained and does not require additional retaining. The updated entryway to the Landmark Historic Structure adds to the historic context of the Site. Although deconstruction of the wall at 509 Park for the approved driveway is anticipated, the Applicant is required to maintain as much of the Historic stone wall in its existing location as feasibly possible as required by the December 8, 2022, HDDR conditions of approval. See analysis section III for further details.
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.	Condition of Approval 2 – As stated above, the Applicant shall repair the retaining wall using the original materials that are found to be safe and/or in serviceable condition. The retaining wall shall be reassembled in its original location, placement, and orientation.
Workmanship: The physical evidence of the crafts of a particular culture or people during any given period of history,	Complies – The proposed method of construction will help to preserve the visual techniques used in the mining era

including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.	to construct stacked stone retaining walls.
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.	Complies – The Material Deconstruction and Reconstruction will not alter the Site's expression of feeling as a result of the proposed work. The presence of the repaired wall will maintain the Property's Historic character.
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.	Complies – The Historic stone wall will remain in the same location as it sits today, with the exception of the location of the new entryway to 517 Park Avenue and the location of the approved driveway at 509 Park Avenue. The form and location of the wall will remain intact.

(III) Condition of Approval 13 of the 509 Park Avenue HDDR Approval requires the Applicant to integrate the existing historic stone retaining wall into the final design to mitigate the changes to topography north of the proposed driveway.

Because of the existing uphill grade of 509 Park Avenue, the existing topography will be altered to accommodate the garage and stairway entrance. The Applicant is required to maintain the natural grade under the proposed entryway stairs. Retaining walls are proposed to help maintain the site's natural topography north (left) of the driveway, as seen in the following images from the approved HDDR plans:



In the HDDR Final Action Letter approving the design of the new Single-Family Dwelling at 509 Park Avenue, the Applicant agreed to the following Conditions of Approval:

- Condition of Approval 13: The Applicant shall integrate the existing retaining wall into the final design to mitigate the changes to topography north of the driveway.
- Condition of Approval 23: The existing historic retaining wall shall be surveyed by a Historic Preservation Professional prior to disturbing the site.

Staff is not aware that these conditions have been met as required in the HDDR Final Action Letter dated December 8, 2022 (Exhibit F).

In addition to the HPB's review and approval of this proposal, the Applicant is required to obtain a Modification to the HDDR approval, subject to LMC Chapter 15-3 *Design Guidelines for Historic Districts and Sites*, and LMC § 15-11-9 *Preservation Policy*, prior to the issuance of a Building Permit. The Planning Director or their designee is the Review Authority for the Modification to the HDDR approval.⁷

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on July 19, 2023. Staff mailed courtesy notice to property owners within 300 feet on July 19, 2023. The *Park Record* published notice on July 19, 2023.⁸

Public Input

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

Alternatives

- The Historic Preservation Board may approve the Disassembly and Reassembly and Material Deconstruction of the historic stone retaining wall at 509 and 517 Park Avenue;
- The Historic Preservation Board may deny the Disassembly and Reassembly and Material Deconstruction of the historic stone retaining wall at 509 and 517 Park Avenue and direct staff to make Findings for the denial; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: July 28, 2022, HDDR Final Action Letter
Exhibit C: Applicant's Narrative
Exhibit D: Site Plan

⁷ LMC [§ 15-1-8](#)

⁸ LMC [§ 15-1-21](#)

Exhibit E: May 2018, HDDR Waiver Letter
Exhibit F: December 8, 2022, HDDR Final Action Letter
Exhibit G: Physical Conditions Report & Historic Preservation Plan with Photos



Planning Department

August 2, 2023

Jeff Love
PO Box 1836
Park City, UT 84060
(435) 602-0138

CC: Caitlyn Barhorst

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 517 Park Avenue

Zoning District: Historic Residential – 1

Application: Modification of Approval

Project Number: PL-23-05748

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: August 2, 2023

Project Summary: The Applicant proposes to disassemble a portion of the historic stone retaining wall along the front property line of 509 and 517 Park Avenue, pour a new concrete retaining wall in the same location, and face the concrete wall with stone reused from the existing wall. The Applicant also proposes to re-use the curved stones and stone steps from the neighboring property (509 Park Avenue) to create a street-level entrance for 517 Park Avenue.

Action Taken

On August 2, 2023, the Historic Preservation Board conducted a public hearing and approved the Modification of Approval according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The property is located at 517 Park Avenue.
2. The site is in the Historic Residential (HR-1) Zoning District.

3. The property is listed with Summit County as Parcel number PC-73.
4. The property contains a T/L cottage constructed circa 1888 and is on the Park City Historic Sites Inventory as a Landmark Historic Structure.
5. A historic stone retaining wall sits at the front property line of 509 and 517 Park Avenue.
6. The Applicant is the property owner of 509 and 517 Park Avenue.
7. A Financial Guarantee is in place for the remodel of 517 Park Avenue. Further Guarantee requirements will be determined during the Planning Department review of the Modification of Historic District Design Review Approval for 509 and 517 Park Avenue.
8. The stone retaining wall is failing due to significant snowfall this past winter and the construction activity associated with 517 Park Avenue. Heavy machinery accessed the site through 509 Park Avenue with ramps over the wall. The wall requires deconstruction to abate further deterioration.
9. The Applicant proposes to disassemble a portion of the retaining wall, pour a new concrete retaining wall in the same location, and face the concrete wall with stone re-used from the existing wall. The Applicant also proposes to re-use the curved stones and stone steps from the neighboring property (509 Park Avenue) to create the assumed historic entry to 517 Park Avenue from the sidewalk.
10. 509 Park Avenue received Historic District Design Review (HDDR) Approval on December 8, 2023, to construct a new Single-Family Dwelling (PL-22-05313).
11. In May 2018, the Planning Department issued an HDDR waiver letter for the emergency repair of a 10-foot-wide by four-foot-tall section of the retaining wall at 517 Park Avenue.
12. The repairs in 2018 required the property owner to construct a new concrete wall behind the existing historic wall location, planning for footings and drainage, and attach the historic stones to the concrete wall so it is not visible from Park Avenue.
13. The Applicant provided photos with their application that show the capstones present today are not original.
14. Vertical break lines in the wall identify where the stairs originally accessed the site.
15. Because of the unique circumstances of the Historic stone wall, it is not possible to reasonably move the wall intact. Furthermore, due to the failure of the wall, the proposed disassembly and reassembly will abate demolition of the Historic Structure. The Applicant proposes to repair the wall in the same manner as approved in 2018 by the Planning Department.
16. The Historic Preservation Board shall consider approving the Disassembly and Reassembly of the historic stone retaining wall to improve the functionality and safety of the wall along the public Right-of-Way.

17. The historic stone retaining wall is considered a Structure as defined by the Land Management Code.
18. Disassembly of a Historic Structure shall be considered only after it has been determined by the HPB that disassembly and reassembly is necessary as outlined in LMC § 15-11-14.
19. Because of the unique circumstances of the historic stone wall, it is not possible to reasonably move the wall intact. The proposed disassembly and reassembly will abate demolition of the Historic Structure.
20. The Applicant proposes to repair the wall in the same manner as approved in 2018 by the Planning Department.
21. The Historic Preservation board shall consider approving the Material Deconstruction of the historic stone wall pursuant to LMC § 15-11-12.5.
22. The Applicant proposes deconstruction of approximately 42 square feet (3.5 feet tall by 12 feet wide) at 509 Park Avenue to accommodate the approved driveway for the yet-to-be constructed Single-Family Dwelling.
23. The new stairway opening at 517 Park Avenue is approximately 14 square feet (3.5 feet tall by four feet wide). The Applicant proposes deconstruction of this portion of the stone wall to reconstruct the stone stairs and entryway by utilizing the curved stones from the existing entry at 509 Park Avenue.
24. Reconstruction of Historic Structures and features must be constructed in such a way that the Historic Integrity of the Structure is not diminished.
 - a. Location: Complies – The proposal is to deconstruct the stone wall at the future driveway entrance of 509 Park Avenue and the future stairway entry at 517 Park Avenue. The Applicant will then reconstruct the entry to 517 Park Avenue with the material taken from 509 Park Avenue. The remainder of the wall at 517 Park Avenue will be disassembled, a concrete wall poured in the same location, and then reassemble the stone on the façade of the concrete retaining wall. The stone wall will remain in the same location as it sits today.
 - b. Design: Complies – The proposed work on the stone wall will not detract from the Historic Character of the Site. The reassembled portion of the stone wall will appear identical to what exists today. The reconstructed stairway entry at 517 Park Avenue is the assumed location of the original entry to the Site.
 - c. Setting: Condition of Approval 8 - The existing grade at 517 Park Avenue is maintained and does not require additional retaining. The updated entryway to the Landmark Historic Structure adds to the historic context of the Site.
 - d. Materials: Condition of Approval 2.

- e. Workmanship: Complies – The proposed method of construction will help to preserve the visual techniques used in the mining era to construct stacked stone retaining walls.
 - f. Feeling: Complies – The Material Deconstruction and Reconstruction will not alter the Site’s expression of feeling as a result of the proposed work. The presence of the repaired wall will maintain the Property’s Historic character.
 - g. Association: Complies – The Historic stone wall will remain in the same location as it sits today, with the exception of the location of the new entryway to 517 Park Avenue and the location of the approved driveway at 509 Park Avenue. The form and location of the wall will remain intact.
25. Condition of Approval 13 of the 509 Park Avenue HDDR Approval requires the Applicant to integrate the existing historic stone retaining wall into the final design to mitigate the changes to topography north of the proposed driveway.
26. Because of the existing uphill grade of 509 Park Avenue, the existing topography will be altered to accommodate the garage and stairway entrance. The Applicant is required to maintain the natural grade under the proposed entryway stairs. Retaining walls are proposed to help maintain the site’s natural topography north (left) of the driveway.
27. Staff published notice on the City’s website, the Utah Public Notice website, and posted notice to the property on July 19, 2023.
28. Staff mailed courtesy notices to property owners within 300 feet on July 19, 2023.
29. The *Park Record* published notice on July 19, 2023.

Conclusions of Law

- 1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2 *Historic Residential (HR-1) District*, LMC § 15-11-14 *Disassembly and Reassembly of A Historic Building or Historic Structure*, and LMC § 15-13-2 *Design Guidelines for Historic Residential Sites*.
- 2. The proposed Use, as conditioned, is compatible with the surrounding structures, in Use, scale, mass, and circulation.
- 3. The effects of any difference in use or scale have been mitigated through careful planning.

Conditions of Approval

- 1. Final building plans and construction details shall reflect substantial compliance with the Historic Preservations determination dated August 2, 2023. Any changes, modifications, or deviations may result in a stop work order.
- 2. The Applicant shall repair the retaining wall using the original materials that are found to be safe and/or in serviceable condition. The retaining wall shall be reassembled in its original location, placement, and orientation.

3. The Applicant shall provide the Planning Department with a certified structural engineer's report showing that reassembly will result in a stable retaining wall. This report shall be provided prior to building permit issuance.
4. If any material is deemed unusable, then the Applicant shall work with the Project Planner on-site to determine if non-historic stone is appropriate for use.
5. The Applicant shall provide drainage plans for review and approval by the Engineering Department.
6. The Applicant shall prioritize repairing and preserving historic stone and mortar over the use of new materials.
7. The Applicant shall maintain the stone in its natural finish. It is not appropriate to paint, stain, or plaster over stone or concrete.
8. The Applicant shall maintain as much of the Historic stone wall in its existing location at 509 Park Avenue as feasibly possible as required by the December 8, 2022, HDDR Conditions of Approval.
9. The Applicant shall obtain a Modification to the HDDR approval for 509 and 517 Park Avenue prior to the issuance of a Building Permit. The Planning Director or their designee is the Review Authority for the Modification approval.
10. All Conditions of Approval from the July 6, 2022, Historic Preservation Board hearing still apply.
11. All Conditions of Approval from the July 28, 2022, Historic District Design Review hearing for 517 Park Avenue still apply.
12. All Conditions of Approval from the December 7, 2022, Historic Preservation Board hearing for 517 Park Avenue still apply.
13. All Conditions of Approval from the December 8, 2022, Historic District Design Review hearing for 509 Park Avenue still apply.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5065 or email spencer.cawley@parkcity.org.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Rebecca Ward, Interim Planning Director
Spencer Cawley, Project Planner



Planning Department

July 28, 2022

Jeffrey Love
517 Park Avenue
Park City, Utah 84060

NOTICE OF PLANNING DIRECTOR ACTION

Description

Address: 517 Park Avenue

Zoning District: Historic Residential – 1

Application: Historic District Design Review (HDDR)

Project Number: PL-21-05118

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: July 28, 2022

Project Summary: Renovation of Landmark Historic Structure

Action Taken

On July 28, 2022, the Planning Director conducted a public hearing and approved the renovation of the existing Accessory Building according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. 517 Park Avenue is a one-story T/L cottage was constructed in c.1888 and is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. This site was listed on the National Register of Historic Places in 1994 as part of the Park City Mining Boom Era Residences Thematic District.
3. The structure underwent major rehabilitation work from 1993 to 1994.
4. On December 28, 2021, a Historic District Design Review Pre-Application was submitted to the Planning Department.
5. On March 24, 2022, the Planning Department received a complete Historic District Design Review (HDDR) application for 517 Park Avenue.



Planning Department

6. The HDDR Application was reviewed by the Design Review Team on April 13, 2022.
7. Staff published notice on the City's website and posted notice to the property on July 14, 2022.
8. Staff mailed courtesy notice to property owners within 100 feet and posted notice to the property on July 14, 2022.
9. The Analysis Section of the Staff Report is incorporated herein.
10. The historic structure encroaches into Lot 3.
11. The historic retaining wall encroaches into the Park Avenue Right-of-Way.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
2. The proposal meets the criteria for the Design Guidelines for Historic Residential Sites outlined in the LMC § 15-13-2.

Condition(s) of Approval

1. Prior to the issuance of a building permit, the Applicant is required to record a financial guarantee with the City.
2. The historic retaining wall may not be altered until Planning Department review and approval of proposed plans. An additional Historic District Design Review Pre-Application for the proposed landscaping must be reviewed and approved by the Planning Department.
3. Proposed parking must comply with LMC Chapter 15-3, Off-Street Parking.
4. Final building plans and construction details shall reflect substantial compliance with the plans approved July 28, 2022, by the Planning Department. The applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. If the Applicant does not obtain a complete building permit within one year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
6. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary façades; no more than 8" of foundation shall be visible above Final Grade on the primary façade.
7. Residential fire sprinklers are required for all new or renovation construction on this lot, per the discretion of the Chief Building Official.



Planning Department

8. All exterior lighting shall be down directed and fully shielded.
9. New construction activity shall not physically damage nearby Historic Sites.
10. New materials should reflect the character of the Historic District.
11. No doors or windows may be vinyl or aluminum; all new doors and windows shall be wood or aluminum-clad wood.
12. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
13. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
14. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed.
15. The Applicant shall record an encroachment agreement with Summit County to address the portions of the retaining wall along the front of the property that encroach into the Park Avenue Right-of-Way.
16. The Applicant shall record an encroachment agreement with Summit County to address the portion of the Historic Structure that encroaches onto Lot 3.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5067 or email aiden.lillie@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken", written over a light blue horizontal line.

Gretchen Milliken,
Planning Director

CC: Aiden Lillie, Planner I



517 PARK AVENUE – HDDR MODIFICATION

The stone retaining wall located on the property is failing in areas and needs to be reconstructed; it has been stacked and re-stacked over time as evidenced by previous historic photographs of the property. With this application we are requesting approval to deconstruct the stacked stone wall, pour a new concrete retaining wall and face the wall with stone re-used from the existing wall. We propose to re-use the curved stones and stone steps from the property at 509 Park Avenue, which has an approved HDDR for a new single-family home as the location of that new driveway is located where there are steps currently. The location of the new stone retaining wall leading to 517 Park mimics the historic location which was centered on the front porch. The stair will jog and connect with the reconstructed front entrance stair which will line up with the existing location of the front door.

We propose to keep the wall in the existing location along the ROW/ sidewalk as that is the original footprint of the retaining wall.

Thank you,

CAITLYN BARHORST (they/them)

PROJECT MANAGER +

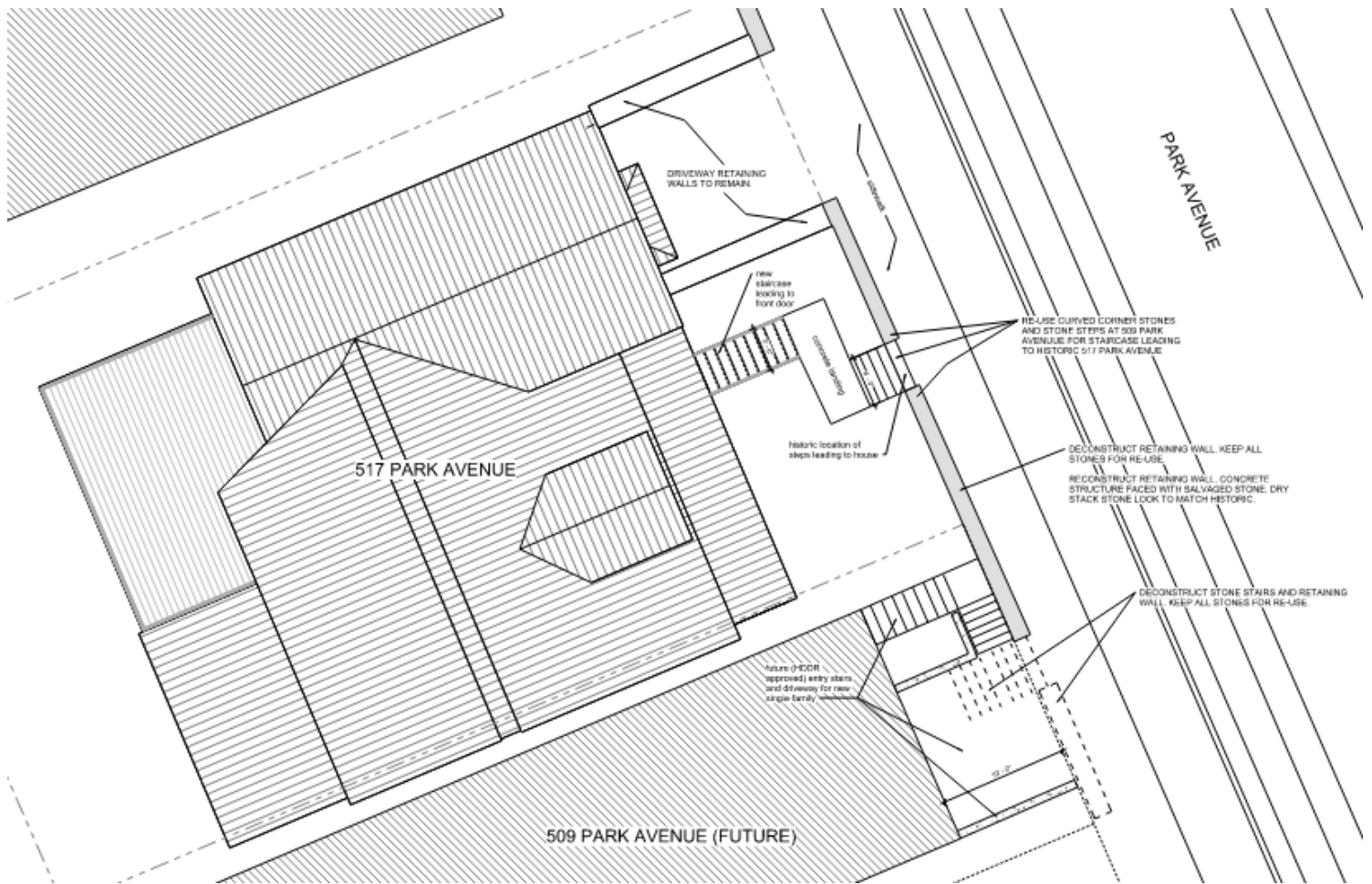
HISTORIC PRESERVATION SPECIALIST

4040 W Daybreak Parkway #110

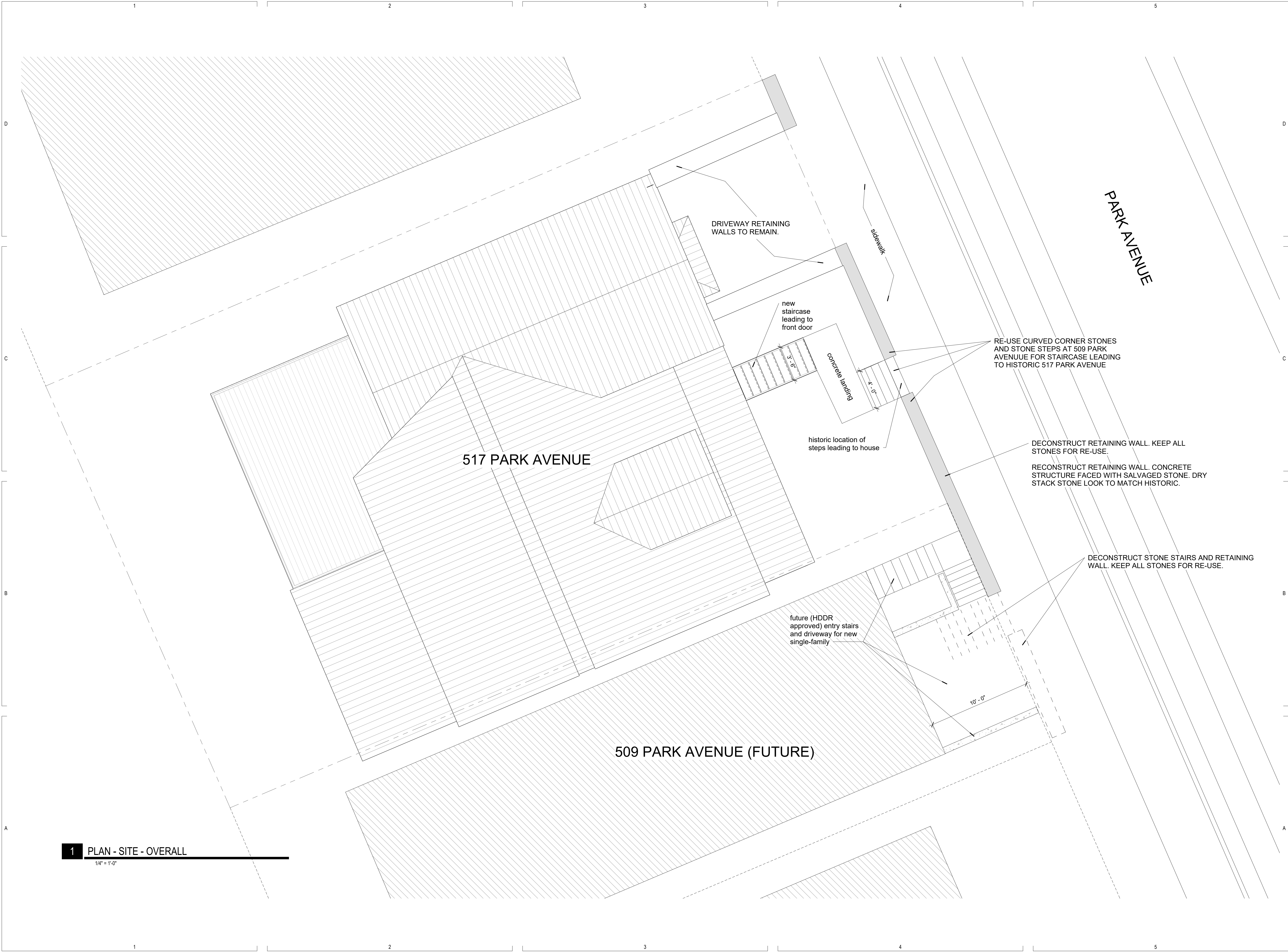
South Jordan, UT 84009

O: 801.417.9951 | **C:** 806.559.8079

www.uncommonarch.com



7/11/2023 3:46:44 PM



1 PLAN - SITE - OVERALL

1/4" = 1'-0"

517 PARK AVE
PARK CITY, UT
HDDR MODIFICATION

JOB NUMBER: 21380
OWNER: JEFF LOVE
DATE: 7.11.23

REV	DATE	DESCRIPTION
-----	------	-------------

SITE PLAN

AS102

7/11/2023 3:46:44 PM

D

C

B

A

1

2

3

4

5

KEYED NOTE



4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84009
uncommonarch.com
(801) 417-9951

31



A1 EAST ELEVATION

1/4" = 1'-0"

517 PARK AVE

PARK CITY, UT
HDDR MODIFICATION

JOB NUMBER: 21380
OWNER: JEFF LOVE
DATE: 7.11.23

REV	DATE	DESCRIPTION
-----	------	-------------

EXTERIOR
ELEVATION

A201



May 31, 2018

Jasper Rose, LLC
c/o Timothy Lee
P.O. Box 1402
Park City, UT 84060

Re: Complete Historic District Design Review Determination
Property Address: 517 Park Avenue
PL-17-03623

Per your Pre-Historic District Design Review Application (Pre-HDDR) and associated plans submitted on July 19, 2017, May 11, 2018, and May 23, 2018 regarding the Landmark Site located at 517 Park Avenue, it was determined that your proposed work is an emergency repair having little or no negative impact on the historic character of the surrounding neighborhood or the Historic District. Therefore, per §15-11-12(A)(3) of the Land Management Code, your proposal would not be required to complete the full Historic District Design Review (HDDR) process; however adherence to the Design Guidelines is still required. The following conditions must be met:

- The applicant is proposing to stabilize a portion of a Historic stone wall at 517 Park Avenue. The portion of the Historic stone wall that is to be stabilized measures 10 feet wide by 4 feet tall. The stone wall is located at the front (east) property line abutting the sidewalk along Park Avenue. The Historic stone wall is currently leaning heavily to the east which is causing the wall to lean over part of the sidewalk. The proposed work is considered an emergency repair.
- The following work is proposed in order to stabilize the portion of the Historic stone wall:
 - Remove the existing capstone(s) from the top of the Historic stone wall. The capstone(s) will be stored and protected on a wood pallet on the driveway.
 - Deconstruct a 10 foot wide by 4 foot tall section of the Historic stone wall by hand. Each stone will be numbered and documented in a photo journal. All stones will be stored and protected on a wood pallet on the driveway.
 - All palletized material shall be secured and fully enclosed with a metal mesh (ex: chicken wire) or like material.
 - Hand dig a 7 feet to 8 feet deep trench behind the stone wall location to accommodate footings, drainage, and construction of a new concrete retaining wall behind the existing stone wall location. The new concrete retaining wall shall not be visible from the Public Right-of-Way.
 - Reconstruct the exact appearance of the Historic stone wall based on the numbered stones and photo journal created during the deconstruction process. The stored Historic stones will be attached as a veneer to the new concrete retaining wall.

- If existing Historic stones are deemed unusable, the Project Planner shall be called on site for an inspection prior to the disposal of the "unusable stones".
- The Project Planner shall inspect and approve any new stones that are proposed as "replacement stones" should the quantity of usable Historic stones be insufficient due to damage or other factors.
- All landscaping that is disturbed during the construction shall be replaced in-kind before project completion.
- A Financial Guarantee in the amount of \$10,000.00 shall be secured prior to approval of a Building Permit.
- A Building Permit will be required for this work.
- Please contact the Engineering Department regarding work in the Right-of-Way and any proposed sidewalk closures.

Should you have any questions or concerns, please do not hesitate to contact Planner Hannah Tyler at hannah.tyler@parkcity.org or (435) 615-5059.

Sincerely,



Bruce Erickson, AICP
Planning Director

CC: Hannah M. Tyler, Planner

Attachments:

Attachment 1: Physical Conditions Report

Attachment 2: Historic Preservation Plan

Attachment 3: Copy of Financial Guarantee Form

PARK CITY

PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: HANNAH M. TILER APPLICATION #: PC-17-03623DATE RECEIVED: 5/11/2018 (UPDATED)

PROJECT INFORMATION

NAME: Jasper Rose L.L.C.

ADDRESS: 517 Park Ave.

Park City, Utah 84060

TAX ID: PC-73 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Jasper Rose L.L.C.

MAILING ADDRESS: PO Box 1402

Park City, Utah 84060

PHONE #: (435) 901 - 0299 FAX #: () -

EMAIL: timmylee57@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Tim Lee

PHONE #: (435) 901 - 0299

EMAIL: timmylee57@gmail.com

If you have questions regarding the requirements of this application or process please contact a member of the Park City Planning Staff at (435) 435-5060 or visit us online at www.parkcity.org updated 10/30/14

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: Tim Lee
 Mailing: PO Box 1402
 Address: Park City, Utah 84060

Phone #: (435) 901 - 0299 Fax #: () -

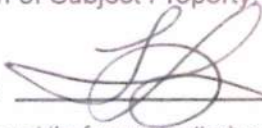
Email: timmylee57@gmail.com

Type of Application: Historic District/Site Design Review

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: Jasper Rose L.L.C.
 Mailing Address: PO Box 1402
Park City, Utah 84060
 Street Address/ Legal: 517 Park Ave./ tax # PC-73
 Description of Subject Property: Historic Stone retaining wall repair

Signature:  Date: 5-9-18

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 attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

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

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 515-5060 or visit us online at www.parkcity.org. Updated 10/2014

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Site Features

Element/Feature: _____

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

Estimated date of construction: _____

Describe existing feature:

The site is on an ENE facing slope. The residence is entered from Park Ave. The overall slope is gradual (roughly 3%) from the front retaining wall toward the back of the property for about 50' and then steepens roughly 20% for the remaining distance. There are no unusual conditions but there are retaining walls.

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

Photo Numbers: _____ Illustration Numbers: _____

If you have questions regarding the requirements of this application or process please contact a member of the Park City Planning Staff at (435) 615-5960 or visit us online at www.parkcity.org. Updated 10/2014

Retaining Walls

Element/Feature: _____

This involves:

☒ An original part of the building

1889 & 1993

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

There are concrete retaining walls faced with stone to the left and right of the driveway. They are 14' long and 4' 5" - 6' in height. The driveway is 15' wide. These were built in 1993. There is an historic stone retaining wall along the front/east property line, with stone steps up to the property, built in 1889. This historic wall is capped with stones 2'x4'x6". The height of the wall is aprox 4'5" and 45' long.

Describe any deficiencies:

Existing Condition:

☐ Excellent☐ Good☐ Fair☒ Poor

There is a 6' wide section 10'6" south of the driveway, that has settled forward out of plumb due to soil pressures, snowmelt and age. This is the section of the wall to be repaired.

Photo Numbers: _____

Illustration Numbers: _____

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

Landscaping

Element/Feature: _____

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The existing landscape on the site is mostly grass surrounded by a 3' wide planter area with natural stone edging. There are a couple aspens and many assorted perennials including Columbine and Poppies.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at 435-619-5260 or visit us online at www.parkcity.org. Updated 10/2014







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: HANNAH M. TYLER APPLICATION #: PL-17-03623
 DATE RECEIVED: 5/18/2018 / 5/23/2018 UPDATED
 PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
 APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☒ LANDMARK ☒ SIGNIFICANT DISTRICT: _____
 NAME: Jasper Rose L.L.C.
 ADDRESS: 517 Park Ave.
Park City, Utah 84060
 TAX ID: PC-73 OR _____
 SUBDIVISION: _____ OR _____
 SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Tim Lee
 PHONE #: (435) 901-0299 FAX #: () -
 EMAIL: timmylee57@gmail.com

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

1. Project Description

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:

- ①. 1. Project Description: The Jasper Rose LLC property located at 517 Park Ave. currently consists of an existing structure built in 1889 and remodeled in 1993. The historic stone retaining wall which runs along the east property line has a 6' wide section 4'5" in height that has settled forward out of plumb. The plan is to brace this section and adjacent portions to remain, then hand dig behind wall to frost depth, carefully remove failed section and pour an engineered concrete wall. The existing stone will then be attached to the new concrete wall.
- ②. 2. Design Issues
 The historic features and overall character of the wall will not be affected as we will reuse the existing historic stone

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:

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.

Retaining Wall 517 park Ave.

Element/Feature: _____

This involves:

- ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

As per our discussion today, the failed 6' portion of the retaining wall will be rebuilt with as much original material as possible and if needed, similar shape and size will be used to match existing leaving two cold joints to distinguish the existing portion and will be attached to the new retaining wall w/corrugated masonry ties @ 24" o.c. each way.
 The new concrete wall will be 6" thick, 8-10' wide and 78" in height sitting on top of a 10" in height 30" in thickness 8-10' wide footing as per plan.

5-23-18

Describe any deficiencies:

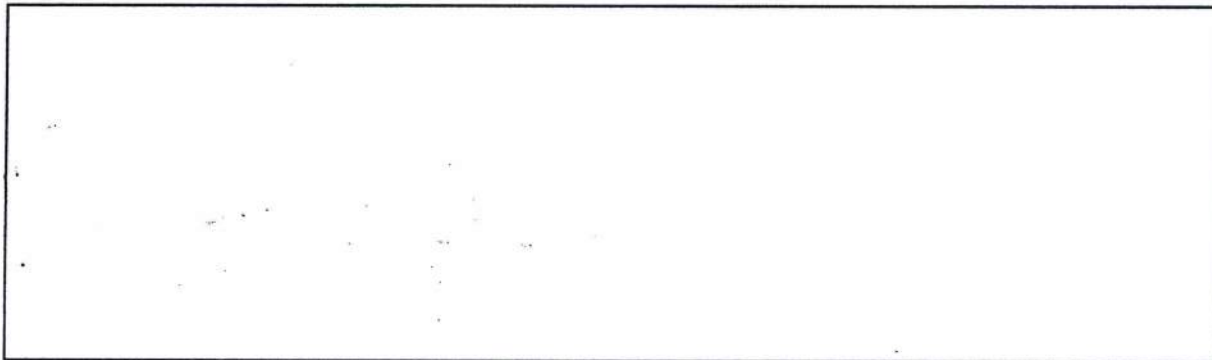
Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

TIM LEE 517 PARK AVE.

Keep the records of the documents on this application or project. Please contact a member of the Park City Planning Dept. for more information at www.parkcity.org. Updated 10/25/14.



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: Historic stone retaining wall

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:

③.

3. Construction Issues

There is an historic stone retaining wall on the east property line, 4'5" in height 45' long. 10'6" to the south of the driveway, a 6' wide section has settled forward out of plumb due to soil pressures, snow melt and age. We propose to brace the failing sections and adjacent portions to remain, using wood bracing as needed, in situ soil stabilization and lean concrete fill. We will then hand dig behind the stabilized wall down to frost depth, aprox 10' wide, storing all soil on site. We will carefully remove the failed section, as in tack as possible, and store on site to be reused. An engineered cantilevered concrete retaining wall will be poured behind existing wall with a perforated drain line at footing level. Existing stone to be reused and attached to new concrete wall w/corrugated ties @ 24" o.c. each way. We will repoint existing stone wall as needed.

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:

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.

Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

④

4. Project Team

Stacy Warmack, a licensed structural engineer with Wild Country Engineering has designed the concrete cantilevered retaining wall. 801-867-0692 She will be stamping the construction documents and is familiar with requirements and processes to complete projects according to the cities requirements and guidelines.

Tim Lee the owner of 517 Park Ave will be on site and available during the construction process to ensure construction per construction documents. Tim Lee has been a general contractor working on multiple historic projects in Park City for the past 42 years and is also familiar with the requirements and processes to complete projects.

A preliminary selection process for possible contractors and subcontractors is currently underway.

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:

⑤

5. Site History

The structure at 517 Park Ave was originally built in 1889. It was completely renovated in 1993 and was Nationally Registered that year. It is referred to as the Dr. William Bardsley House. That makes the wall 129 years old!

⑥

6. Financial Guarantee

To satisfy the financial guarantee there will be a letter of credit or an escrow acct set up.

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.

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: 5-9-18

Name of Applicant: _____

TIM LEE

DETAILS / DECONSTRUCTION OF WALL

Element/Feature: _____

This involves:

☐ An original part of the building☐ A later addition

Estimated date of construction: _____

Describe existing feature:

We will take detailed pictures with a numbered journal of the stones adjacent to and including the 6' failed section and the 3- cap stones affected. After bracing the wall we will hand dig behind wall to free it up. We will remove as few stones as possible. They will be placed in the stone storage area, located on the site plan, on a piece of plywood in their correlated and precise locations. Then the 6' failed section will be fitted with 3/4" plywood front and back then strapped side to side & top to bottom. We will carefully lift and store this section braced vertically in the stone storage area. If it cracks or separates we will keep the pieces catalogued and numbered on a piece of plywood in the stone storage area located on the site plan, in their correlated and precise locations.

Describe any deficiencies:

Existing Condition:

☐ Excellent☐ Good☐ Fair☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/20/14

DETAILS / RECONSTRUCTION OF THE WALL

Element/Feature: _____

This involves: ☐ An original part of the building

☐ A later addition

Estimated date of construction: _____

Describe existing feature:

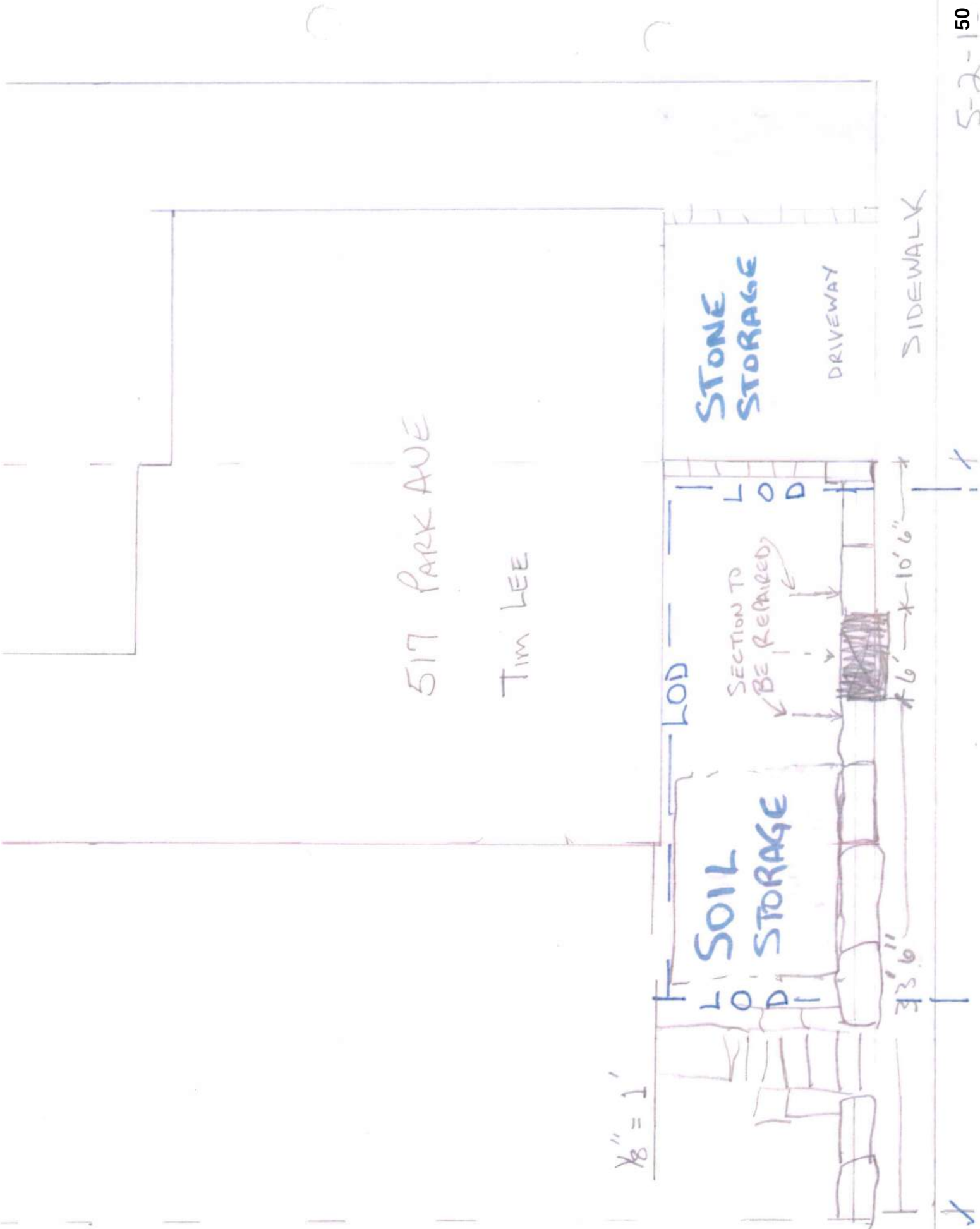
We will pour an engineered cantilevered retaining wall as per construction documents behind the plane of the wall, 10' wide so as to tie the 6' failed section to the adjacent walls. We then attach an angle iron 6"x6"x10' to the new wall to support the base of the historic section. Then we reattach the 6' section with corrugated masonry ties @ 24" o.c. each way to the new wall and weave the adjacent sides back together with the historic catalogued and numbered stones. Finally we backfill and pour an 8" concrete slab to slope from the wall to the existing sidewalk.

Describe any deficiencies:

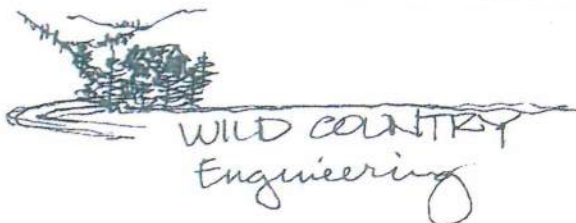
Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5050 or visit us online at www.parkcity.org. Updated 10/2014



S-2-150



Wild Country Engineering
PO Box 102
Heber City, UT 84032
Ph: 801-867-0692
Stacy Warmack, S.E.

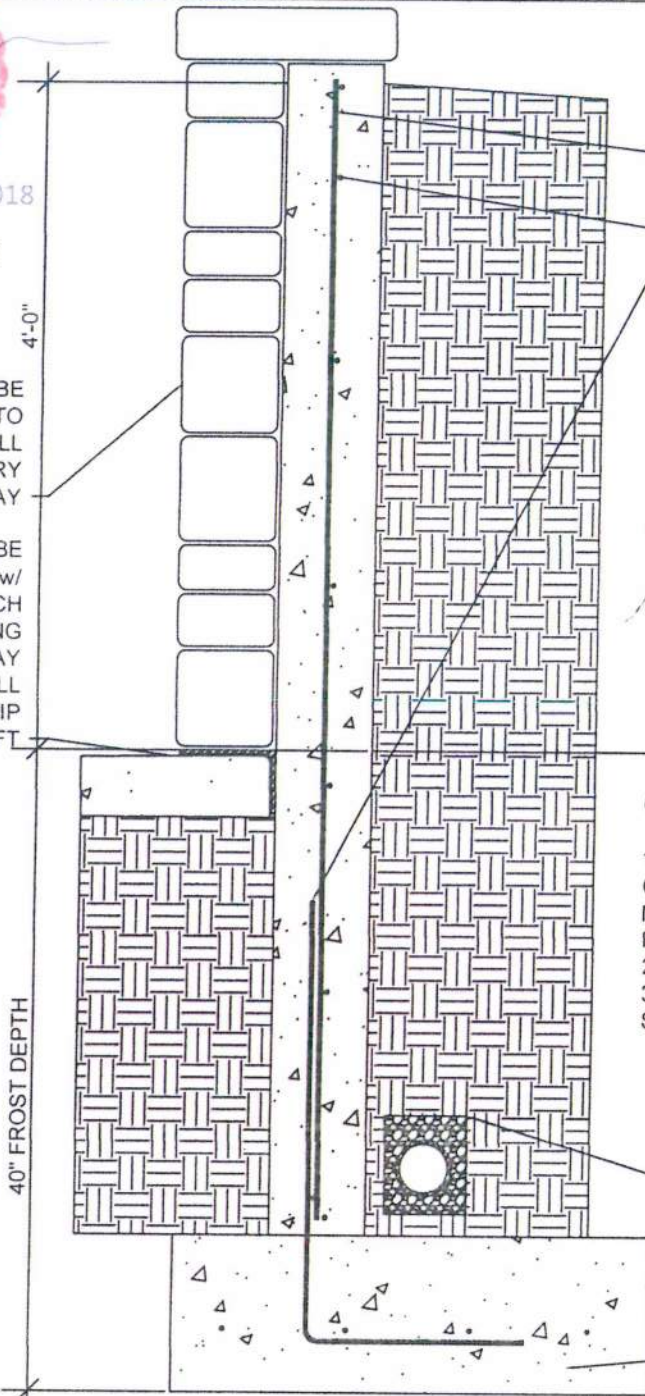
Project
Tim Lee
517 Park Ave.
Park City UT
Date
May-2018
Project No.
18001.008
Sheet
S-DT1



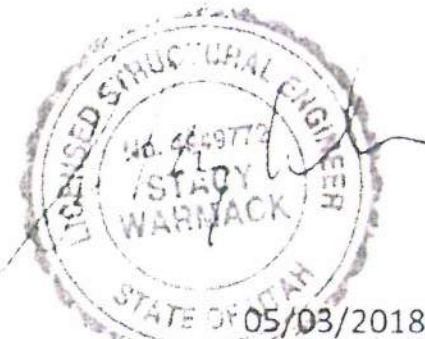
SIMILAR SHAPE &
SIZE STONE TO BE
USED TO MATCH
EXISTING STONE.

SOME EXISTING STONE TO BE
REUSED AND ATTACHED TO
NEW CONC RETAINING WALL
W/ CORRUGATED MASONRY
TIES @ 24" O.C. EACH WAY

SIDEWALK SLAB TO BE
REPAIRED: 4" SLAB W/
CONTROL JOINTS TO MATCH
EXISTING
SIDEWALK TO SLOPE AWAY
FROM RETAINING WALL
TOWARD VEGETATED STRIP
1/4" PER FT



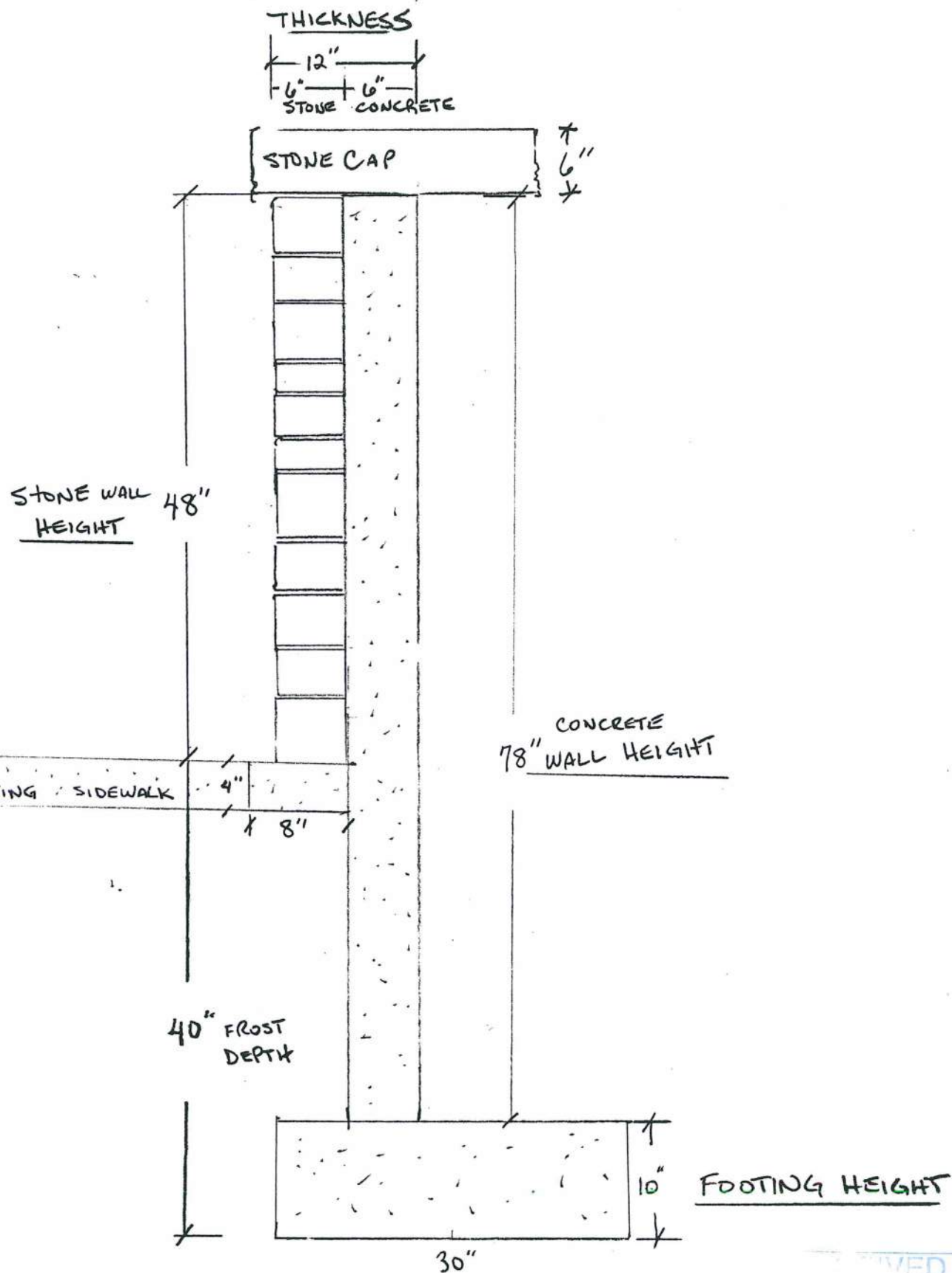
LANDSCAPING MIN SLOPE
1/2" PER FOOT OVER FIRST
10 FEET
6" FND WALL W/ #4 @12" O/C
VERTS CENTERED IN WALL
HORIZONTAL BARS: #4@12" O.C.
DOWELS W/ STD HOOK
TO MATCH VERTS



CONCRETE NOTES:
1. FOR WALL AND SIDEWALK, USE PARK
CITY MUNICIPAL EXTERIOR CONCRETE
MIX AVAILABLE AT LOCAL CONCRETE
RETAILER
2. f_c = MIN 2500 PSI IN DESIGN
3. f_y = 60 KSI DEFORMED REINFORCING
STEEL

FOUNDATION (PERFORATED
DRAIN TILE WITH FABRIC
AND CLEAN GRAVEL
TRENCH) DRAIN TO
DAYLIGHT OR STORM
30"x10" FTG w/ (4) #4 CONT.

CANTILEVERED RETAINING WALL



APPROX 8-10' WIDE CANTILEVERED RETAINING WALL

1" = 1'

517 PARK AVE

TIM LEE

5-23-18

MAY 23 2018

4' high
x 10 wide

40 SF x \$250

\$10,000 ←



WILD COUNTRY ENGINEERING

April 9, 2018

Tim Lee
517 Park Ave
Park City, UT 84060
435-901-0299
timmylee57@gmail.com

Re.: Lee Retaining Wall
Park City, UT

Dear Mr. Lee:

This letter is to confirm that Wild Country Engineering is under contract to provide engineering for replacing a portion of failing retaining wall supporting the front lawn and separating it from the sidewalk at 517 Park Ave in Park City, Utah. See the enclosed preliminary sketch. Engineering calculations and accompanying retaining wall drawings are scheduled to be complete in approximately two to three weeks.

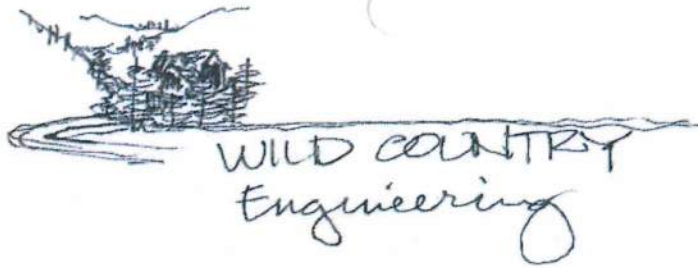
If you have any questions or need additional information, please do not hesitate to call or email. Thank you.

Respectfully,

Stacy Warmack, S.E.
Project Manager



PO Box 102, Heber, UT 84032
Tel 801-867-0692 Fax 877-556-5696

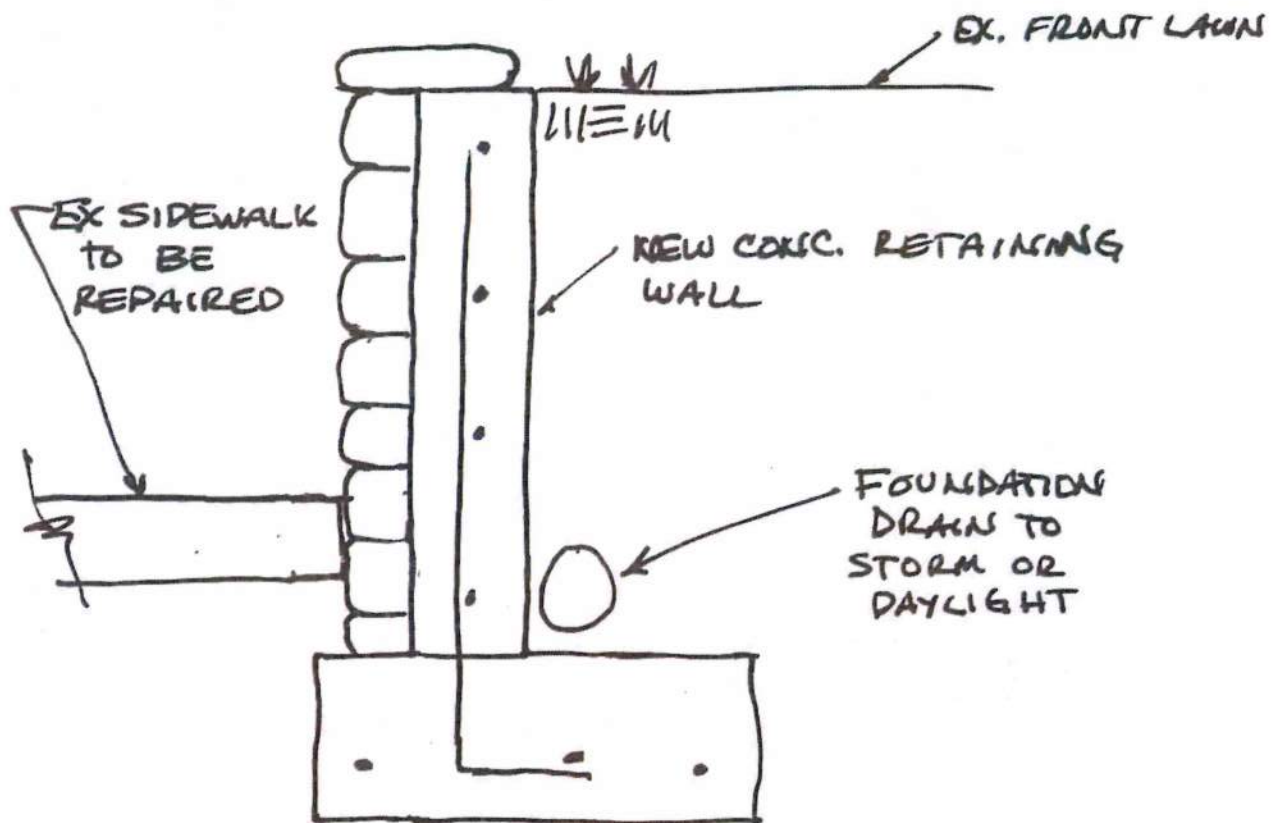


LEE RETAINING WALL
517 PARK AVE.

18001.008

APRIL - 2018

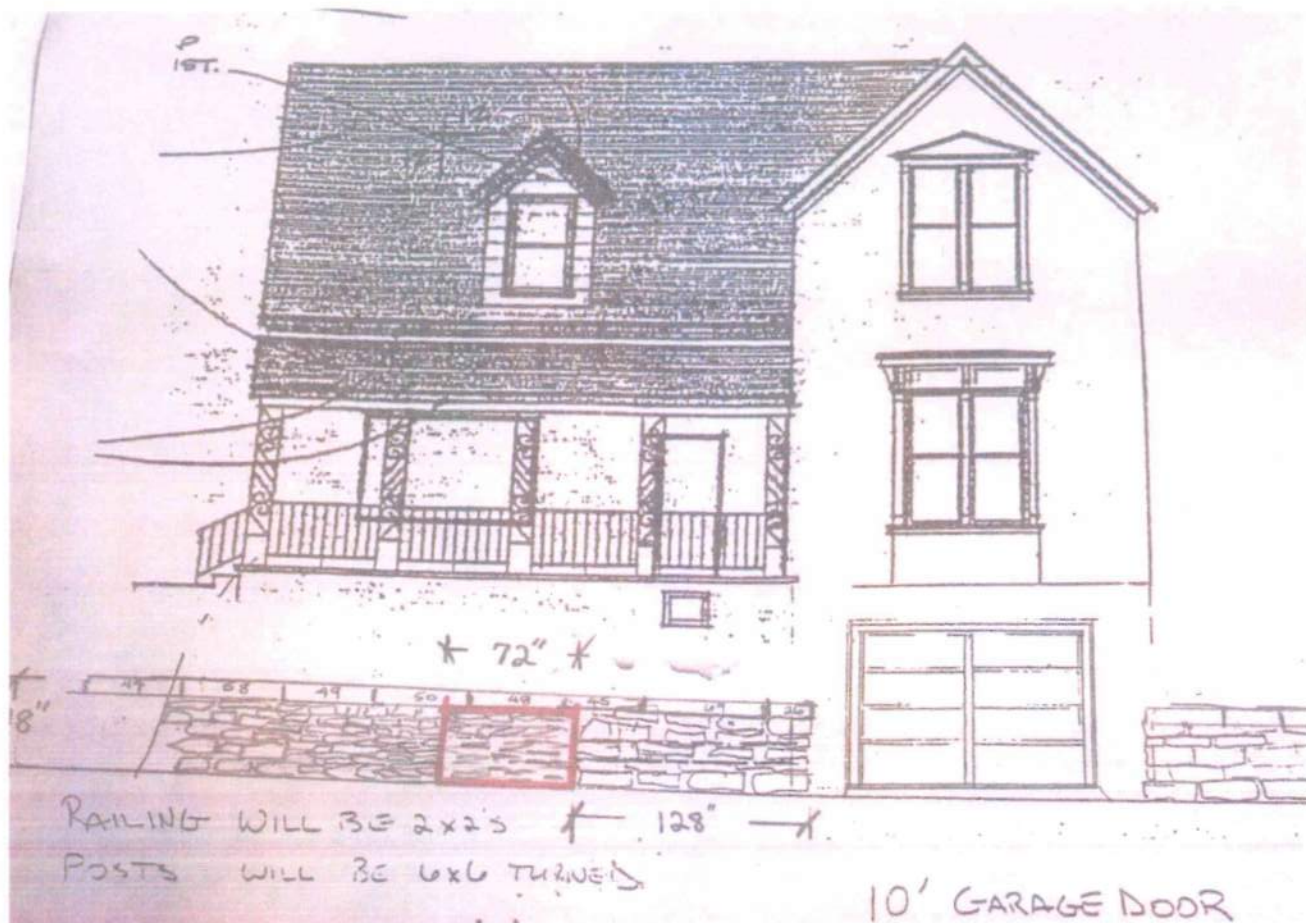
PRELIMINARY SKETCH - RETAINING WALL REPAIR



* FINAL CONFIGURATION TBD
FOR ILLUSTRATION ONLY
NOT FOR CONSTRUCTION



From: Timmy Lee timmylee57@gmail.com
 Subject:
 Date: April 3, 2018 at 1:49 PM
 To: timmylee57@gmail.com



517 PARK AVE

PROPOSED GARAGE ADDITION: HOUSE WILL NOT BE RAISED

SCALE 1/8" = 1'-0"

9-5-92

SEP 15 1992

NEW 1/2 SHEET ROCK THROUGHOUT

NEW BRICK WALL

NEW 2x10 FLOOR FRAMING

stacy@wildcountryeng.com

This Wall in File: c:\users\stacy warmack\google drive\2018 files\18001-misc\008-lee retaining wall\

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Cantilevered Retaining Wall

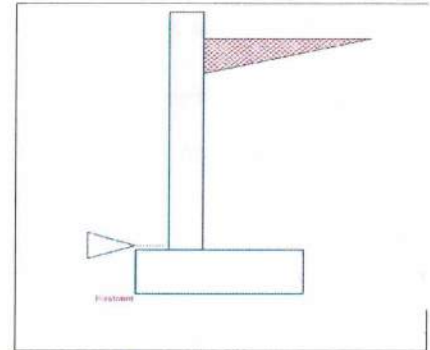
Code: IBC 2015,ACI 318-14,ACI 530-13

Criteria

Retained Height	=	4.00 ft
Wall height above soil	=	0.50 ft
Slope Behind Wall	=	0.00
Height of Soil over Toe	=	0.00 in
Water height over heel	=	0.0 ft

Soil Data

Allow Soil Bearing	=	1,500.0 psf
Equivalent Fluid Pressure Method		
Active Heel Pressure	=	40.0 psf/ft
	=	
Passive Pressure	=	250.0 psf/ft
Soil Density, Heel	=	110.00 pcf
Soil Density, Toe	=	0.00 pcf
Footings Soil Friction	=	0.400
Soil height to ignore for passive pressure	=	12.00 in



Surcharge Loads

Surcharge Over Heel	=	0.0 psf
Used To Resist Sliding & Overturning		
Surcharge Over Toe	=	100.0
Used for Sliding & Overturning		

Lateral Load Applied to Stem

Lateral Load	=	0.0 #/ft
...Height to Top	=	0.00 ft
...Height to Bottom	=	0.00 ft
Load Type	=	Wind (W) (Service Level)
Wind on Exposed Stem	=	0.0 psf (Service Level)

Adjacent Footing Load

Adjacent Footing Load	=	0.0 lbs
Footing Width	=	0.00 ft
Eccentricity	=	0.00 in
Wall to Ftg CL Dist	=	0.00 ft
Footing Type	=	Line Load
Base Above/Below Soil at Back of Wall	=	0.0 ft
Poisson's Ratio	=	0.300

Axial Load Applied to Stem

Axial Dead Load	=	0.0 lbs
Axial Live Load	=	0.0 lbs
Axial Load Eccentricity	=	0.0 in

Design Summary

Wall Stability Ratios

Overturning	=	2.41 OK
Slab Resists All Sliding !		

Total Bearing Load	=	1,360 lbs
...resultant ecc.	=	5.66 in

Soil Pressure @ Toe	=	1,165 psf OK
Soil Pressure @ Heel	=	0 psf OK
Allowable	=	1,500 psf

Soil Pressure Less Than Allowable

ACI Factored @ Toe	=	1,631 psf
ACI Factored @ Heel	=	0 psf
Footing Shear @ Toe	=	0.2 psi OK
Footing Shear @ Heel	=	4.4 psi OK
Allowable	=	75.0 psi

Sliding Calcs

Lateral Sliding Force	=	467.2 lbs
-----------------------	---	-----------

Vertical component of active lateral soil pressure IS considered in the calculation of soil bearing pressures.

Load Factors

Building Code	IBC 2015,ACI
Dead Load	1.200
Live Load	1.600
Earth, H	1.600
Wind, W	1.000
Seismic, E	1.000

Stem Construction

Bottom

Design Height Above Ftg	ft =	Stem OK 0.00
Wall Material Above "Ht"	=	Concrete
Design Method	=	LRFD
Thickness	=	6.00
Rebar Size	=	# 4
Rebar Spacing	=	12.00
Rebar Placed at	=	Center

Design Data

fb/FB + fa/Fa	=	0.274
---------------	---	-------

Total Force @ Section

Service Level	lbs =	
Strength Level	lbs =	512.0

Moment....Actual

Service Level	ft-# =	
Strength Level	ft-# =	682.7

Moment.....Allowable

	=	2,487.6
--	---	---------

Shear.....Actual

Service Level	psi =	
Strength Level	psi =	14.2

Shear.....Allowable

	psi =	75.0
--	-------	------

Wall Weight

	psf =	75.0
--	-------	------

Rebar Depth 'd'

	in =	3.00
--	------	------

Masonry Data

f'm	psi =	
Fs	psi =	
Solid Grouting	=	
Modular Ratio 'n'	=	
Short Term Factor	=	
Equiv. Solid Thick.	=	
Masonry Block Type	=	Medium Weight
Masonry Design Method	=	ASD

Concrete Data

f'c	psi =	2,500.0
Fy	psi =	60,000.0

stacy@wildcountryeng.com

This Wall in File: c:\users\stacy warmack\google drive\2018 files\18001-misc\008-lee retaining wall\

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Cantilevered Retaining Wall

Code: IBC 2015, ACI 318-14, ACI 530-13

Concrete Stem Rebar Area Details

Bottom Stem	Vertical Reinforcing	Horizontal Reinforcing
As (based on applied moment) :	0.0566 in ² /ft	
(4/3) * As :	0.0754 in ² /ft	Min Stem T&S Reinf Area 0.648 in ²
200bd/fy : 200(12)(3)/60000 :	0.12 in ² /ft	Min Stem T&S Reinf Area per ft of stem Height : 0.144 in ² /ft
0.0018bh : 0.0018(12)(6) :	0.1296 in ² /ft	Horizontal Reinforcing Options :
	=====	One layer of : Two layers of :
Required Area :	0.1296 in ² /ft	#4@ 16.67 in #4@ 33.33 in
Provided Area :	0.2 in ² /ft	#5@ 25.83 in #5@ 51.67 in
Maximum Area :	0.4064 in ² /ft	#6@ 36.67 in #6@ 73.33 in

Footing Dimensions & Strengths

Toe Width	=	0.50 ft
Heel Width	=	2.00
Total Footing Width	=	2.50
Footing Thickness	=	10.00 in
Key Width	=	0.00 in
Key Depth	=	0.00 in
Key Distance from Toe	=	0.00 ft
f'c =	2,500 psi	Fy = 60,000 psi
Footing Concrete Density	=	150.00 pcf
Min. As %	=	0.0018
Cover @ Top	2.00	@ Btm = 3.00 in

Footing Design Results

	Toe	Heel
Factored Pressure	= 1,631	0 psf
Mu' : Upward	= 189	277 ft-#
Mu' : Downward	= 39	763 ft-#
Mu: Design	= 151	486 ft-#
Actual 1-Way Shear	= 0.17	4.38 psi
Allow 1-Way Shear	= 75.00	75.00 psi
Toe Reinforcing	=	None Spec'd
Heel Reinforcing	=	None Spec'd
Key Reinforcing	=	None Spec'd

Other Acceptable Sizes & Spacings

Toe: #4@ 11.11 in, #5@ 17.22 in, #6@ 24.44 in, #7@ 33.33 in, #8@ 43.89 in, #9@ 5
Heel: Not req'd: Mu < phi*5*lambda*sqrt(f'c)*Sm
Key: No key defined

Min footing T&S reinf Area	0.54	in ²
Min footing T&S reinf Area per foot	0.22	in ² /ft
If one layer of horizontal bars:	If two layers of horizontal bars:	
#4@ 11.11 in	#4@ 22.22 in	
#5@ 17.22 in	#5@ 34.44 in	
#6@ 24.44 in	#6@ 48.89 in	

Summary of Overturning & Resisting Forces & Moments

.....OVERTURNING.....				RESISTING.....					
Item		Force lbs	Distance ft	Moment ft-#		Force lbs	Distance ft	Moment ft-#	
Heel Active Pressure	=	467.2	1.61	752.7	Soil Over Heel	=	660.0	1.75	1,155.0
Surcharge over Heel	=				Sloped Soil Over Heel	=			
Surcharge Over Toe	=				Surcharge Over Heel	=			
Adjacent Footing Load	=				Adjacent Footing Load	=			
Added Lateral Load	=				Axial Dead Load on Stem	=			
Load @ Stem Above Soil	=				* Axial Live Load on Stem	=			
	=				Soil Over Toe	=			
					Surcharge Over Toe	=	50.0	0.25	12.5
					Stem Weight(s)	=	337.5	0.75	253.1
					Earth @ Stem Transitions	=			
					Footing Weight	=	312.5	1.25	390.6
					Key Weight	=			
					Vert. Component	=			

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS considered in the calculation of Overturning Resistance.

stacy@wildcountryeng.com

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Cantilevered Retaining Wall

Code: IBC 2015,ACI 318-14,ACI 530-13

Tilt

Horizontal Deflection at Top of Wall due to settlement of soil

(Deflection due to wall bending not considered)

Soil Spring Reaction Modulus 250.0 pci

Horizontal Defl @ Top of Wall (approximate only) 0.058 in

The above calculation is not valid if the heel soil bearing pressure exceeds that of the toe,
because the wall would then tend to rotate into the retained soil.

stacy@wildcountryeng.com

This Wall in File: c:\users\stacy warmack\google drive\2018 files\18001-misc\008-lee retaining wall\

RetainPro (c) 1987-2016, Build 11.16.03.31

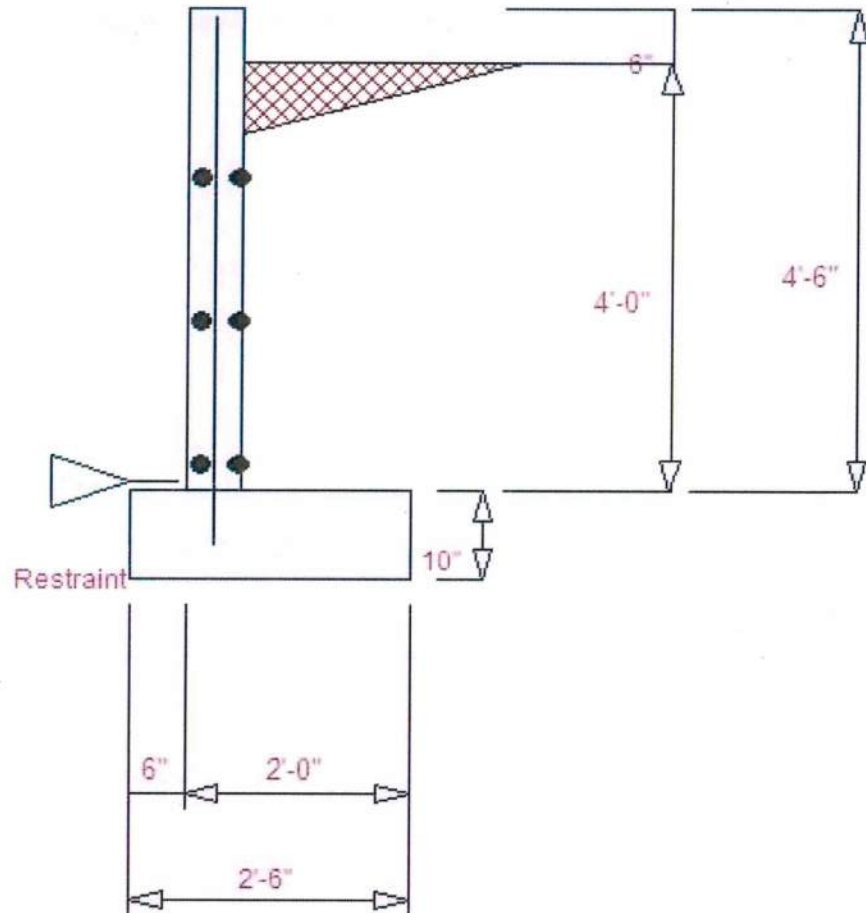
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Cantilevered Retaining Wall

Code: IBC 2015,ACI 318-14,ACI 530-13

6" w/ #4 @ 12"



stacy@wildcountryeng.com

This Wall in File: c:\users\stacy warmack\google drive\2018 files\18001-misc\008-lee retaining wall\

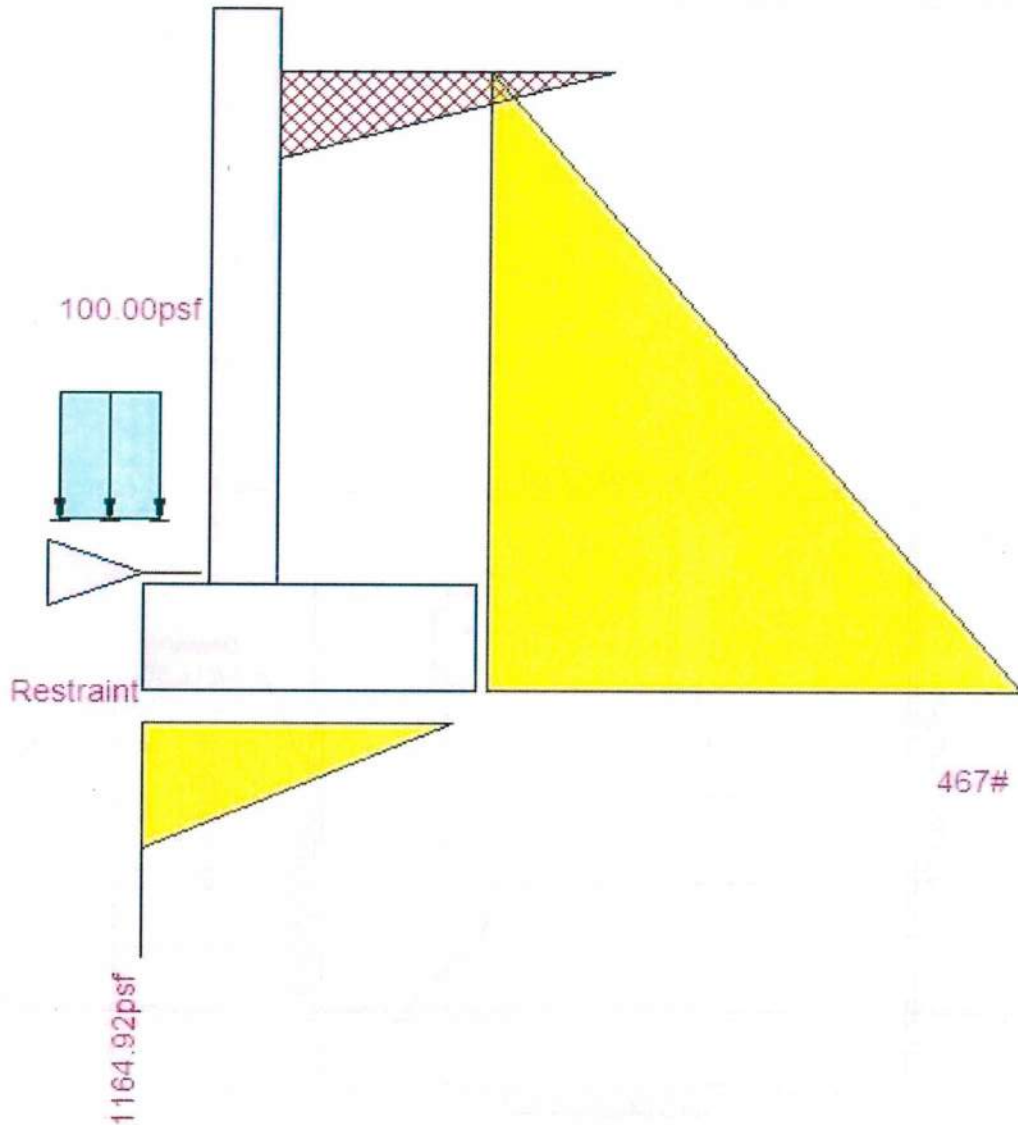
RetainPro (c) 1987-2016, Build 11.16.03.31

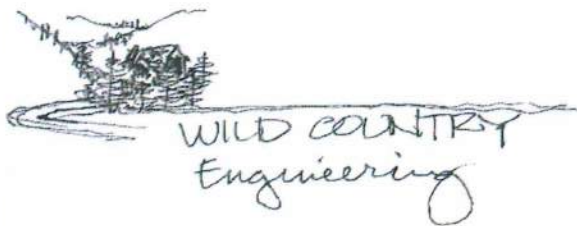
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Cantilevered Retaining Wall

Code: IBC 2015, ACI 318-14, ACI 530-13

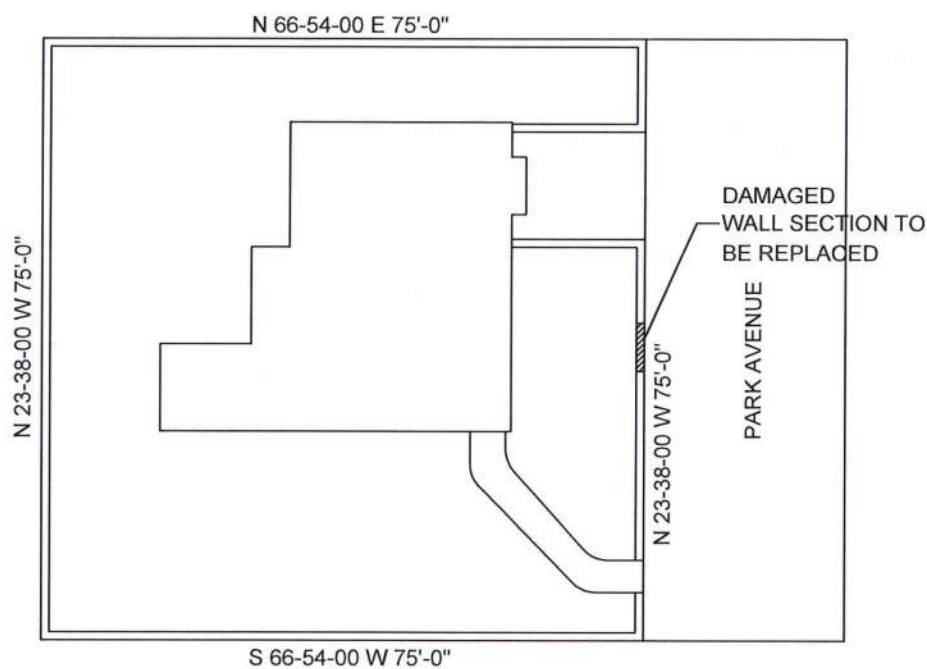




Wild Country Engineering
PO Box 102
Heber City, UT 84032
Ph: 801-867-0692
Stacy Warmack, S.E.

Project
Tim Lee
517 Park Ave.
Park City UT

Date May-2018 Project No. 18001.008
Sheet
SITE PLAN



SITE PLAN
SCALE: NTS

ATTACHMENT 3: COPY OF HISTORIC SITES FINANCIAL GUARANTEE FORM

HISTORIC SITES FINANCIAL GUARANTEE

Planning Project # PL-17-03623

Address: 517 Park Ave, Park City, UT

Landmark Site ☒ Significant Site ☐

Preservation Plan includes:

- ☐ Full Reconstruction
☐ Full Panelization
☐ Partial Panelization: How many facades _____
☒ Historic stone wall repair.

Square footage of Historic Structure _____ x \$ _____/s.f. = \$ _____

Square footage of Historic Structure porch _____ x \$ _____/s.f. = \$ _____

Square footage of Historic Accessory Structure _____ x \$ _____/s.f. = \$ _____

Square footage of Historic Site Improvement 40 SF x \$250/s.f. = \$10,000.00

Salvaged Material _____ \$ _____

TOTAL GUARANTEE AMOUNT

\$10,000.00

Method of Guarantee:

- ☒ Cash
☐ Letter of Credit
☐ Escrow
☐ Other (Lien)

Planner: _____ Date _____

Planning Director (or designee) _____ Date _____

Chief Building Official (or designee) _____ Date _____



Planning Department

December 8, 2022

Jeff Love
PO Box 1836
Park City, UT 84060

CC: Caitlyn Barhorst

NOTICE OF PLANNING DEPARTMENT ACTION

Description

Address: 509 Park Avenue

Zoning District: Historic Residential (HR-1)

Application: Historic District Design Review

Project Number: PL-22-05313

Action: APPROVED WITH CONDITIONS (See Below)

Date of Final Action: December 8, 2022

Action Taken

Staff reviewed this Historic District Design Review (HDDR) Application for compliance with the Land Management Code (LMC) Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*. Staff reviewed the non-Historic Site in accordance with LMC §15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts*, and LMC Chapter 15-2.2, *Historic Residential (HR-1) Zoning District*. On December 8, 2022, the Planning Director approved plans for the project located at 509 Park Avenue subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

1. The Site is located at 509 Park Avenue on vacant Lot No. 3 of the Bardsley Plat Amendment.
2. The Site is in the Historical Residential (HR-1) Zoning District.
3. The Applicant proposes to construct a new Single-Family Dwelling.
4. The Design Review Team and Planning Staff reviewed 509 Park Avenue's HDDR Application for compliance with LMC Chapter 15-13, *Design Guidelines for Historic Districts and Historic Sites*.

5. The application was reviewed per LMC § 15-13-8, *Design Guidelines for New Residential Infill Construction in Historic Districts* and LMC Chapter 15-2.2, *Historic Residential (HR-1) Zoning District*.
6. Staff published notice on the City's website and posted notice to the property on November 22, 2022.
7. Staff mailed courtesy notices to the property owners within 100 feet on November 22, 2022.
8. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to Chapter 15-2.2, *Historic Residential (HR-1) Zoning District*.
2. The proposal meets the criteria for the *Design Guidelines for New Residential Infill Construction in Historic Districts* outlined in LMC § 15-13-8.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved December 8, 2022, by the Planning Department. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop-work order.
2. If the Applicant does not obtain a complete building permit within one (1) year of the date of this approval, this HDDR approval will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
3. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
4. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior construction.
5. Receipt and approval of a Construction Mitigation Plan (CMP) by the Building Department is a precondition to the issuance of any building permit. The CMP shall consider and mitigate the impacts to the existing neighboring structures, and existing infrastructure/streets from the construction. All anticipated road closures shall be described and permitted in advance by the Building Department.
6. The City Engineer shall review and approve all grading, utility installations, public improvements, drainage plans, and flood plain issues for compliance with City and Federal standards, and this is a precondition to building permit issuance.
7. The designer, architect, and/or applicant shall be responsible for coordinating the approved architectural drawings and documents with the approved construction

- drawings and documents. The overall aesthetics of the approved HDDR architectural plans shall take precedence. Any discrepancies found among these documents that would cause a change in the approved construction drawings shall be reviewed and approved by Planning Staff prior to construction.
8. Residential fire sprinklers are required for all new construction on this Lot, per requirement of the Chief Building Official.
 9. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance and therefore not regulated by the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
 10. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
 11. The Applicant shall complete recordation of the Bardsley Plat Amendment with the County prior to issuance of a Building Permit.
 12. The Applicant shall maintain the natural grade under the front stairway and any retaining wall over four feet in the Front Setback shall require an Administrative Conditional Use Permit. Only the driveway and garage shall alter the natural grade.
 13. The Applicant shall integrate the existing retaining wall into the final design to mitigate the changes to topography north of the driveway.
 14. New construction activity shall not physically damage nearby Historic Sites.
 15. New materials should reflect the character of the Historic District.
 16. No doors or windows may be vinyl or aluminum. All new doors and windows shall be aluminum-clad wood.
 17. Synthetic building materials shall not be used unless the materials are made of a minimum of 50% recycled and/or reclaimed material.
 18. All exterior wood shall have an opaque rather than transparent finish. When possible, low-VOC (volatile organic compound) paints and finishes shall be used. Rustic, unfinished wood is inappropriate.
 19. All exterior lighting, on porches, decks garage doors, entryways, etc. shall be down directed and fully shielded to prevent glare onto adjacent property and public Rights-of-Way and shall comply with the City's outdoor lighting code in LMC § 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.
 20. Construction waste should be diverted from the landfill and recycled when possible.
 21. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved by the Planning Department in writing to be removed, the Significant Vegetation shall be replaced with

equivalent landscaping in type and size. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.

22. The Applicant shall identify all Significant Vegetation on the final landscaping plan.
23. The existing historic retaining wall shall be surveyed by a Historic Preservation Professional prior to disturbing the site and provide a Historic Preservation Plan to the Planning Department for any renovation or disassembly/reassembly of the historic retaining wall.
24. Textured and poured paving materials shall be considered for the driveway.
25. No more than two feet (2') of the foundation shall be visible above Final Grade on the secondary and tertiary facades; No more than eight inches (8") of foundation shall be visible above Final grade on the primary façade.
26. Following construction of the foundation, the site shall be returned to original grade and blended with the grade of adjacent sites to avoid creating the need for retaining walls. The site shall be re-graded, so all water drains away from the structure.
27. Downspouts shall be located away from architectural features and shall be visually minimized when viewed from the primary public Right-of-Way.
28. All proposed mechanical equipment and hot tubs shall meet all setback requirements per LMC § 15-2.2-3 and shall be screened. All proposed mechanical equipment, utility systems, and service equipment shall be noted and shown in plan on the construction documents. If the equipment is located on a secondary façade, it shall be placed behind the midpoint of the structure or in a location that is not visible from the primary public Right-of-Way. Ground-level equipment shall be screened using landscape elements such as low fences, low stone walls, or perennial plant materials.
29. Per LMC § 15-2.2-3(K), Site plans and Building designs must resolve snow release issues to the satisfaction of the Chief Building Official.

If you have questions or concerns regarding the action taken on your application or the contents of this Final Action Letter, please contact the project Planner, Spencer Cawley at (435)615-5065, or spencer.cawley@parkcity.org.

Sincerely,



Gretchen Milliken,
Planning Director

**PHYSICAL CONDITIONS REPORT
&
HISTORIC PRESERVATION PLAN**

**INFORMATION GUIDE
AND APPLICATIONS**

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



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: 517 PARK
ADDRESS: 517 PARK AVENUE, PARK CITY, UT 84060

TAX ID: PC-73 OR
SUBDIVISION: _____ OR
SURVEY: PARK CITY SURVEY LOT #: 4-5 BLOCK #: _____
HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Jeff Love
MAILING ADDRESS: P.O. Box 1836
Park City, Ut. 84060
95 King Rd.

PHONE #: (435-602-0138) - FAX #: () -
EMAIL: jtllove4798@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Caitlyn Barhorst
PHONE #: (806) 559 - 8079
EMAIL: caitlyn@uncommonarch.com

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

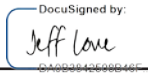
ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant:  _____
 Name of Applicant: Jeff Love
 Mailing Address: P.O. Box 1836 Park City, Ut. 84060
 Phone #: (435-602-0138 - Fax #: () -
 Email: jtlove4798@gmail.com
 Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Jeff Love
 Mailing Address: P.O. Box 1836
 Park City, Ut.
 84060
 Street Address/ Legal: 95 King rd.
 Description of Subject Property: 517 Park Ave. returning 4 unit structure back to A SFH

Signature:  _____ Date: 7/11/2023

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

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

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

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: Retaining Walls, Stone

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The existing stone retaining wall at the front of the property was repaired in 2018 following an emergency HDDR approval and building permit. As the original home was accessed by a staircase leading to the center of the front porch which has been removed, it is evident that the center portion of the stone was patched following the removal of the staircase. The current stone steps that the house is accessed from are located on the neighboring lot. New stone steps are proposed to be constructed in the location the original staircase would have been.

Describe any deficiencies:

Existing Condition: ☐ Excellent

☐ Good

☒ Fair

☒ Poor

There are sections of the stone wall that have failed and is structurally unstable.

Photo Numbers: 1,2,3,4

Illustration Numbers: _____

Element/Feature: Stair and railing

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

Estimated date of construction: _____

Describe existing feature:

The staircase was originally not in the current location. The staircase appears to date from circ. 1930s.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____



517







PRIVATE
PROPERTY

1.1
Historic Site

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: _____
 517 PARK AVE

NAME: _____

ADDRESS: 517 Park Avenue _____

TAX ID: PC-73 _____ OR

SUBDIVISION: _____ OR

SURVEY: Park City Survey LOT #: 4-5 BLOCK #: _____

APPLICANT INFORMATION

NAME: Jeff Love _____

PHONE #: (435-602-0138) - FAX #: () -

EMAIL: jtlove4798@gmail.com _____

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: Retaining walls and stair

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 stone staircase leading up from the retaining wall is proposed to be reconstructed in its original centered location using the curved stones and steps from the non-historic property at 509 Park Avenue. The staircase will jog, as shown on the proposed site plan, and lead to the reconstructed staircase leading to the porch. The stone retaining wall will be fully reconstructed using the existing stone as the facing for the new concrete retaining wall.

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

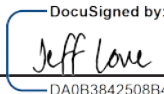
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling 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:  DA0B3842508B46F... Date: 7/11/2023

Name of Applicant: Jeff Love



THIS AREA HAS
BEEN RE-STACKED
AND GIVES
EVIDENCE TO A
POSSIBLE
ORIGINAL
LOCATION OF THE
STAIRCASE



STONE STEPS AND
CURVED STONES
TO BE RE-USED

LOCATION OF NEW
STAIRCASE

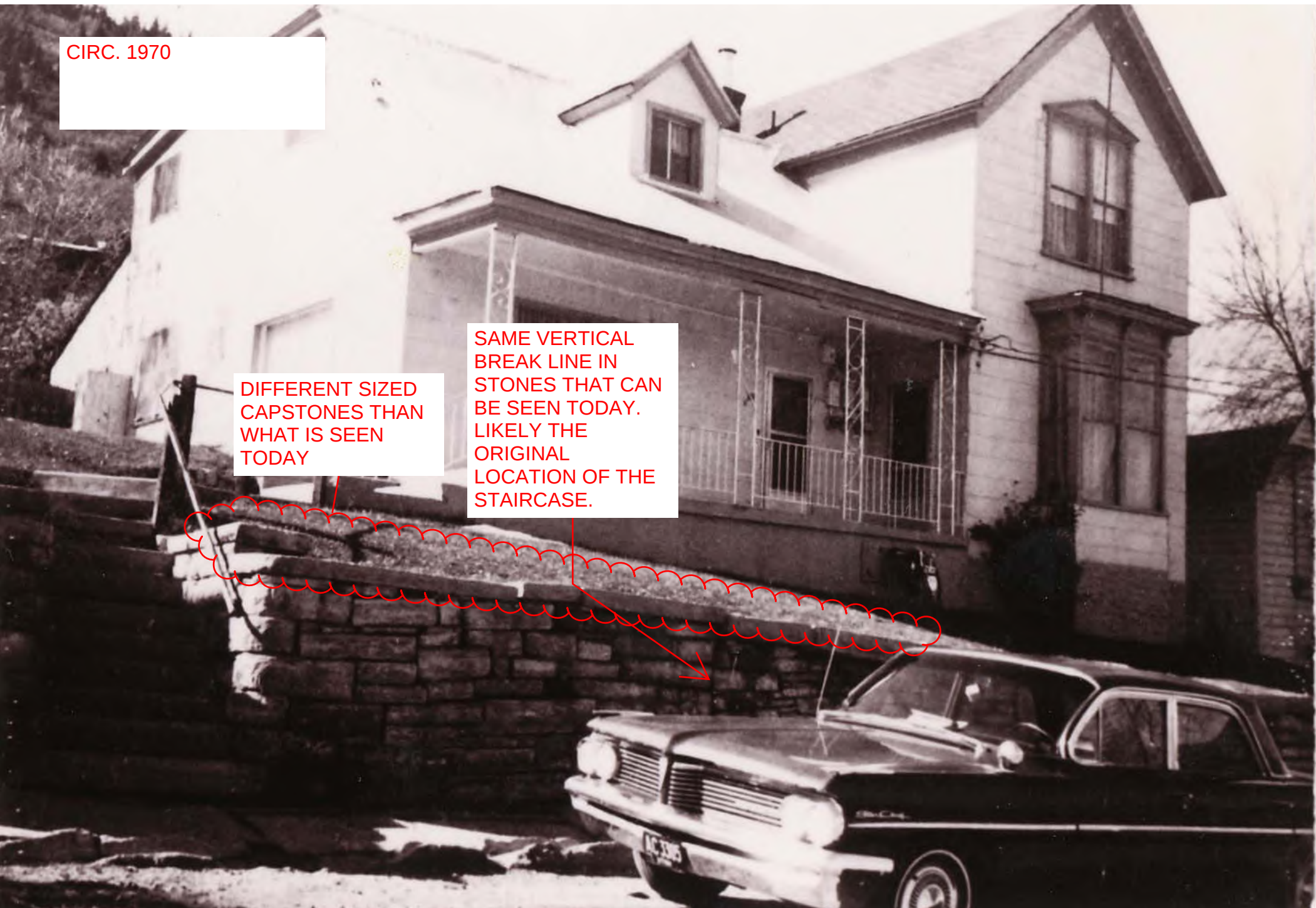


THIS ENTIRE SECTION APPEARS TO HAVE BEEN RE-STACKED AND IS VENEERED TO A CONCRETE RETAINING WALL. IT IS LIKELY PART OF PL-17-03623 APPROVAL.

CIRC. 1970

DIFFERENT SIZED
CAPSTONES THAN
WHAT IS SEEN
TODAY

SAME VERTICAL
BREAK LINE IN
STONES THAT CAN
BE SEEN TODAY.
LIKELY THE
ORIGINAL
LOCATION OF THE
STAIRCASE.



CIRC. 2006



Historic Preservation Board Staff Report



Subject: 1304 Park Avenue
Application: PL-23-05744
Author: Rebecca Ward
Date: August 2, 2023
Type of Item: Modification to Panelization Denial

Recommendation

(I) Review the requested modification to the Historic Preservation Board denial of full panelization of the Landmark Historic Structure at 1304 Park Avenue, (II) conduct a public hearing, and (III) consider approving the modification to allow full panelization due to the collapsed roof and structural damage based on the Final Action Letter according to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined Exhibit A.

Description

Applicant: David and Malu Schuelke
Jonathan DeGray, Applicant Representative

Location: 1304 Park Avenue

Zoning District: Historic Residential-Medium Density

Historic Designation: Landmark Historic Site

Reason for Review: The Historic Preservation Board reviews and takes Final Action on Disassembly and Reassembly (panelization) of Historic Structures.¹

Summary

1304 Park Avenue is a one-story T/L cottage with a gabled roof that was constructed in c.1885 and is a Landmark Historic Site on Park City's Historic Sites Inventory (HSI) ([HSI Form](#)). According to the Historic Site Form, the home was originally constructed as a hall and parlor type house but received a wing addition in c. 1907.

This site was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. It was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity.

¹ Land Management Code Section [15-11-14](#)



1304 Park Avenue - front - looking northeasterly



Figure 1. 1941 Summit County Tax Photograph



Figure 2. 2018 Photograph

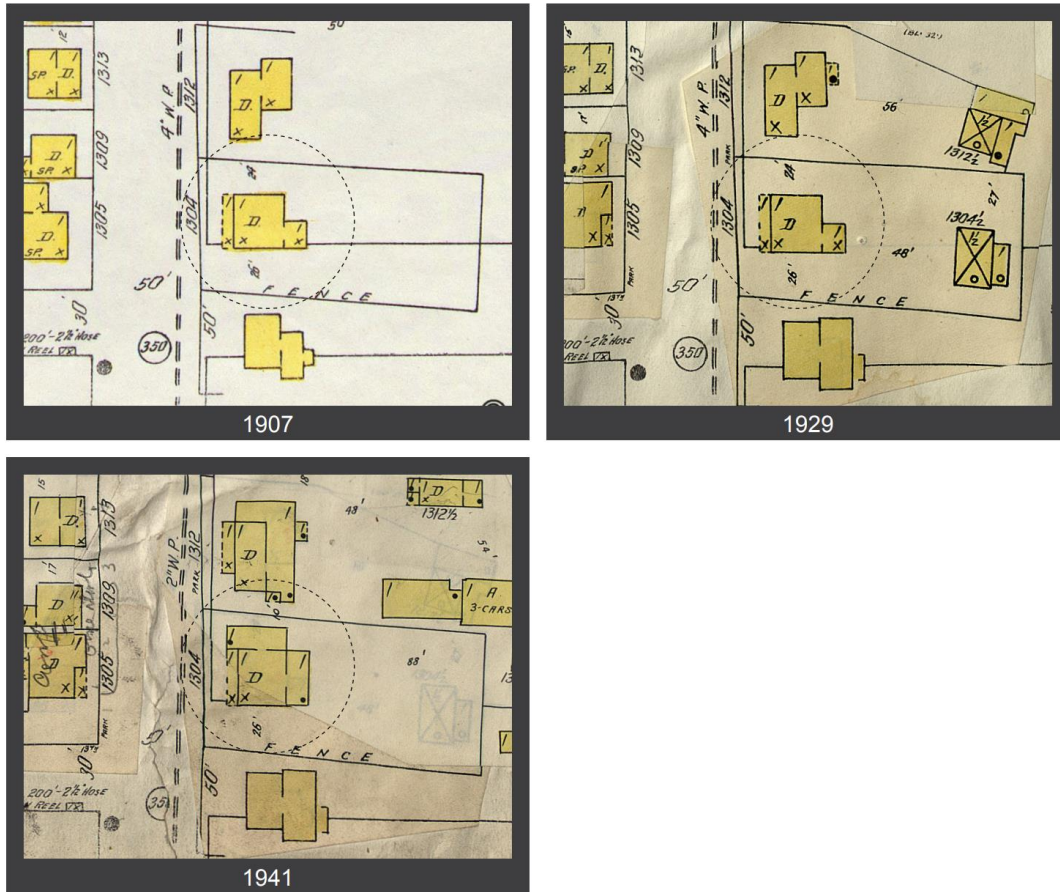


Figure 3. Sanborn Map History

The Design Review Team provided input on a Historic District Design Review (HDDR) Pre-Application for basement and rear additions to the Landmark Historic Structure on November 17, 2022, December 1, 2022, January 19, 2022, and April 6, 2022.

On March 29, 2022, the Applicant submitted a complete HDDR Application to the Planning Department proposing to panelize the Landmark Historic Structure to accommodate the structural upgrades and basement and rear addition. The Chief Building Official and Planning Director visited the site and determined the Landmark Historic Structure was not hazardous or dangerous as defined in the International Building Code and could be temporarily lifted to accommodate a basement addition.

On May 4, 2022, the Historic Preservation Board (HPB) denied panelization of the Landmark Historic Structure and directed the Applicant to return to the HPB with a modified proposal ([Staff Report](#); [Minutes](#), p. 9).

The Applicant modified their proposal to partially panelize the Landmark Historic Structure. On July 6, 2022, the HPB denied the partial panelization, but approved removal of Panel D and the non-historic siding material from the south façade to facilitate the lifting of the entire Historic Form at 1304 Park Avenue, including the 1885

form and the 1929/1941 form ([Staff Report](#); [Minutes](#), p. 7). On November 2, 2022, the HPB approved the final action letter for the July 6, 2022 decision ([Staff Report](#); [Minutes](#), p. 5).

During the winter of 2022-2023 the property owner did not ensure snow was removed from the Landmark Historic Structure. On April 3, 2023, due to heavy snowfall, the roof of the Landmark Historic Structure collapsed, causing significant structural damage, shown in the Park City Fire District photo below in [a Town Lift article](#):



Park Ave. home roof collapse Photo: PCFD

The Park City Fire District and Building Department worked with the property owner to stabilize the structure. On July 6, 2023, the Applicant submitted a modification application proposing full panelization of the Landmark Historic Structure.

Analysis

(I) Staff recommends the Historic Preservation Board approve the full panelization of the Landmark Historic Structure.

Pursuant to Land Management Code (LMC) Section [15-11-14](#), the Historic Preservation Board reviews Applications for the disassembly and reassembly (panelization) of Historic Structures based on the following criteria:

- A licensed structural engineer has certified the Historic Building cannot reasonably be moved intact

Staff recommends the following Conditions of Approval for compliance with LMC [Chapter 15-11](#) *Historic Preservation* and [Section 15-13-2](#) *Design Guidelines for Historic Residential Sites*:

- 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 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 advanced approval by the Historic Preservation Planner.
- 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 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.
- The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
- Prior to submitting a building permit application, the Applicant shall record with Summit County Financial Guarantee documents in a form approved by the City Attorney's Office to ensure compliance with the conditions and terms of the Historic Preservation Plan and Historic District Design Review approvals.
- 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.
- Panelization shall be done using recognized preservation methods.
- The Applicant shall submit measured drawings of the Landmark Historic Structure to be disassembled/reassembled to the Historic Preservation Planner prior to submitting a building permit application.
- 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 prior to submittal of a building permit application.

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

Department Review

The Design Review Team, Planning Department, Executive Department, and City Attorney's Office reviewed this staff report.

Notice

Staff published notice on the Utah Public Notice and City websites on July 14, 2023. Staff mailed courtesy notice to property owners within 300 feet on July 13, 2023. Staff posted notice to the property on July 14, 2023, 2021. The Park Record published notice on July 19, 2023. LMC [§ 15-1-21](#).

Public Input

There was no public input received at the time this Staff Report was published.

Alternatives

- The HPB may approved the panelization;
- The HPB may deny the panelization and direct staff to make Findings for the denial; or
- The HPB may request additional information and continue the discussion to a later date.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: July 2, 2023 Engineering Letter

Exhibit C: Updated Draft Historic Preservation Plan

Exhibit D: July 28, 2023 Chief Building Official Determination



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

RE: PANELIZATION APPROVAL

The Historic Preservation Board of Park City, Utah, met on August 2, 2023, for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 1304 Park Avenue
Project Number: PL-23-05744
Type of Item: Panelization
Hearing Date: August 2, 2023

The Historic Preservation Board conducted a public hearing and approved panelization (disassembly and reassembly) of the Landmark Historic Structure at 1304 Park Avenue, based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

Background

1. 1304 Park Avenue is a one-story T/L cottage with a gabled roof that was constructed in c.1885 and is a Landmark Historic Site on Park City's Historic Sites Inventory.
2. The home was originally constructed as a hall and parlor type house. A wing addition was constructed in c. 1907.
3. 1304 Park Avenue was listed on the National Register of Historic Places in 1984 as part of the Park City Mining Boom Era Residences Thematic District. The Historic Site was built within the historic period, defined as 1872 to 1929 in the district nomination, and retains its historic integrity.
4. On October 14, 2021, the Applicant submitted a Historic District Design Review Pre-Application for a basement and rear addition and foundation upgrade.
5. The Design Review Team provided input on the Pre-Application on November 17, 2021, December 1, 2021, and January 19, 2022.
6. On March 29, 2022, the Applicant submitted a complete Historic District Design

Review Application for 1304 Park Avenue to panelize the structure to accommodate a basement and rear addition and foundation upgrade.

7. The Design Review Team provided input on the Historic District Design Review Application on April 6, 2022.
8. As part of the Historic District Design Review application, the Applicant proposed full panelization of the Landmark Historic Structure.
9. On May 4, 2022, the Historic Preservation Board (HPB) denied panelization of the Landmark Historic Structure and directed the Applicant to return to the HPB with a modified proposal.
10. On July 6, 2022, the Applicant modified their proposal to partially panelize the Landmark Historic Structure. The HPB denied the partial panelization, but approved removal of Panel D and the non-historic siding material from the south façade to facilitate the lifting of the entire Historic Form at 1304 Park Avenue, including the 1885 form and the 1929/1941 form.
11. On November 2, 2022, the HPB approved the final action letter for their July 6, 2022 decision.
12. The property owner did not manage heavy snow accumulation on the Landmark Historic Structure during the winter of 2022-2023.
13. On April 3, 2023, due to heavy snowfall, the roof of the Landmark Historic Structure collapsed.
14. The Park City Fire District and Building Department worked with the property owner to stabilize the structure.
15. On July 6, 2023, the Applicant submitted a modification application proposing full panelization of the Landmark Historic Structure.

Panelization

16. On July 2, 2023, Shen Engineers, Inc. submitted a letter recommending full panelization due to the collapsed roof and current compromised condition finding “[t]he integrity of the house is totally lost.”
17. Due to the collapsed roof, the structural integrity of the Landmark Historic Structure is compromised. Panelization will allow for preservation of as much remaining historic material as possible.
18. On July 28, 2023, the Chief Building Official issued a determination finding the Landmark Historic Structure is hazardous or dangerous pursuant to International Building Code Section 116.1, the site and structural conditions preclude lifting or moving the structure, and the physical conditions of existing materials will prevent temporarily lifting the Structure.
19. The Applicant proposes panelization of five panels.

Conclusion of Law

1. The proposal meets the criteria outlined in Land Management Code Section 15-11-14 *Disassembly And Reassembly Of A Historic Building Or Historic Structure*.

Conditions of Approval

1. The applicant is responsible for notifying the Building and Planning Departments 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.
4. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the 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 advanced approval by the Historic Preservation Planner.
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 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.
6. 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.
7. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
8. Prior to submitting a building permit application, the Applicant shall record with Summit County Financial Guarantee documents in a form approved by the City Attorney's Office to ensure compliance with the conditions and terms of the Historic Preservation Plan and Historic District Design Review approvals.
9. 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.
10. Panelization shall be done using recognized preservation methods.
11. The Applicant shall submit measured drawings of the Landmark Historic Structure to be disassembled/reassembled to the Historic Preservation Planner prior to submitting a building permit application.
12. 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.
13. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments prior to submittal of a building permit application.
14. Structures shall be disassembled in the largest workable pieces possible.
15. 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.

16. Important architectural features of a Historic Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
17. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
18. Wall panels shall be protected with rigid materials, such as sheets of plywood, when there is risk of damage during the disassembly/storage/reassembly process.
19. 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.
20. New foundations and additions shall follow the Design Guidelines.
21. The original orientation and siting shall be replicated as closely as possible. 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 planning@parkcity.org or call 435-615-5060.

Sincerely,

Randy Scott, Historic Preservation Board Chair

4157 S. Fortuna Way,
Millcreek, Utah 84124
801.230.4996

July 2, 2023

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

Subject: Note on Penalizing Existing House at
1304 Park Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on June 30, 2023 with the architect Jon DeGray.

The main purpose of the site visit this time is to figure out if it's possible to lift the existing house or to penalize it.

As a structural engineer, what we suggest the house to be lifted or to be penalized is based on the integrity of the existing house or the safety of the construction condition.

This time, when we visited the job site, we noticed that the existing house was temporarily braced around the perimeters. But we also noticed that the existing roof was totally collapsed during the past heavy snow winter. The house may fall down when it's windy or a little vibrating. The integrity of the house is totally lost.

Even though the temporary bracing is in place, because of the existing exterior walls are all over one foot leaning out of the vertical line, any vibrating will cause the wall falling.

The construction condition of the site is bad because of the above reasons. We suggest no construction crews are allowed or the construction activities are extremely limited at the job site including the process to penalize the house.

Because of the lacks of the house integrity and the safety, we strongly suggest penalizing the existing house.

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.
4157 S. Fortuna Way
Millcreek, Utah 84124

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: Dave and Malu Schuelke

ADDRESS: 1304 Park Ave

TAX ID: SA-275-A _____ 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:

Existing cotton woods and maples have been evaluated by an arborist. Their report indicates the trees along Park Ave. are at the end of there live cycle and will not survive the construction of a new foundation for the historic home. The landscape plan will propose adequate replacement trees to off set this lose.
The 6' privacy fence will be rebuilt.

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:

Due to the roof collapse this winter, We now propose to panelize the 5 walls identified on the accompanying panel plan. The walls will be braced and stored off site. Once the building is framed, they will be brought back and installed in there original locations over a code compliant structural frame.

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 roof collapsed this winter due to the high snow fall totals we recieved in town.

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:

There is no chimney on the original building and none is planned in the historic form

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 walls identified in the panelization plan will be braced, moved off site and stored in an approved location. They will be returned to the site and installed over the new structural frame.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
 ☐ Reconstruction ☐ Rehabilitation

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

Foundation

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

There is no foundation below the existing historic form. A new code compliant 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 front porch will be reconstructed to match existing. The decorative columns and corbals will be removed and a more accurate period correct detailing provided.

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 none-historic front door will be replaced with a period correct door.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Windows

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

The only historic windows are the two units on either side of the front door, west elevation. These will be evaluated to see if they can be saved.
All other openings have a variety of none-historic window types.
All units will be replaced with paint grade double hung windows per the proposed plans

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
 ☒ Reconstruction ☐ Rehabilitation

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

Existing gas fired forced air heater 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:

None-historic additions to the rear of the home will be removed

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.

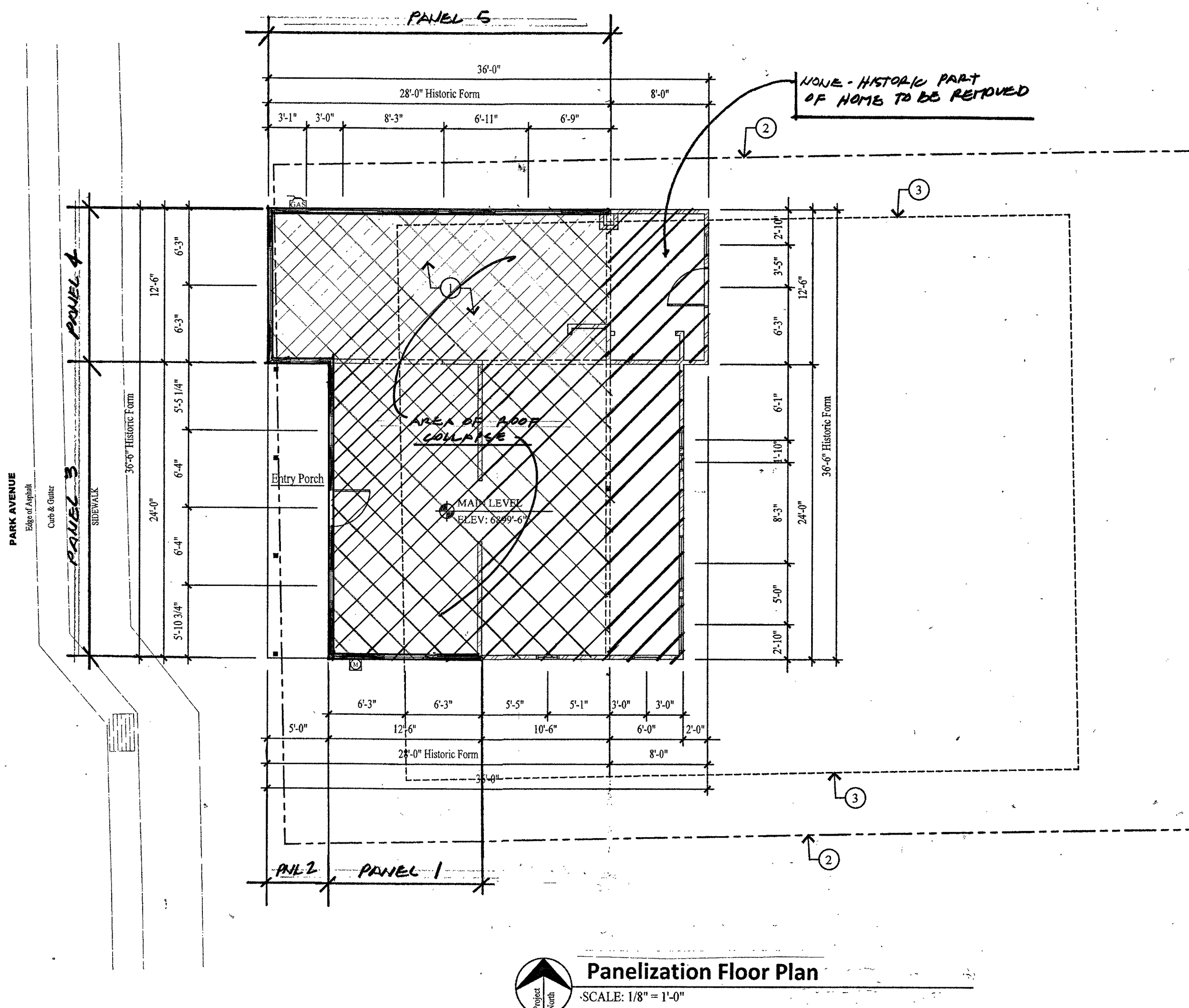
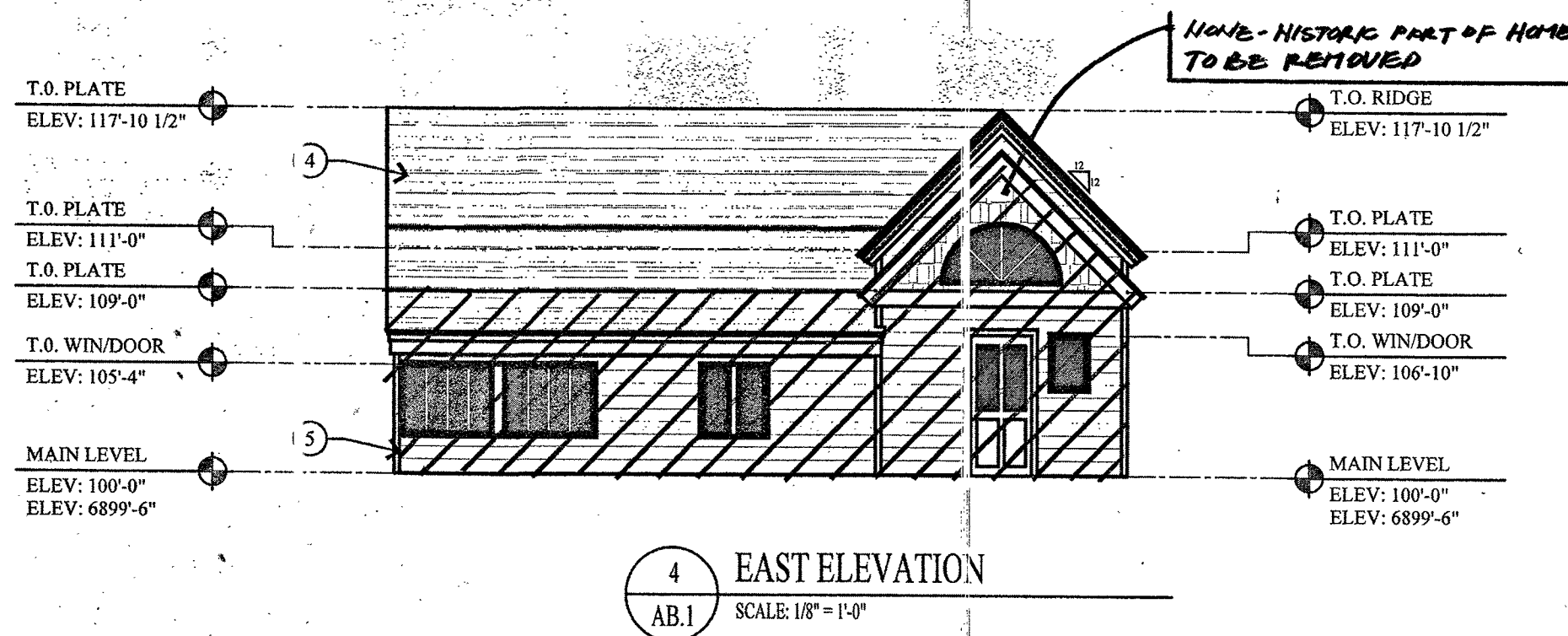
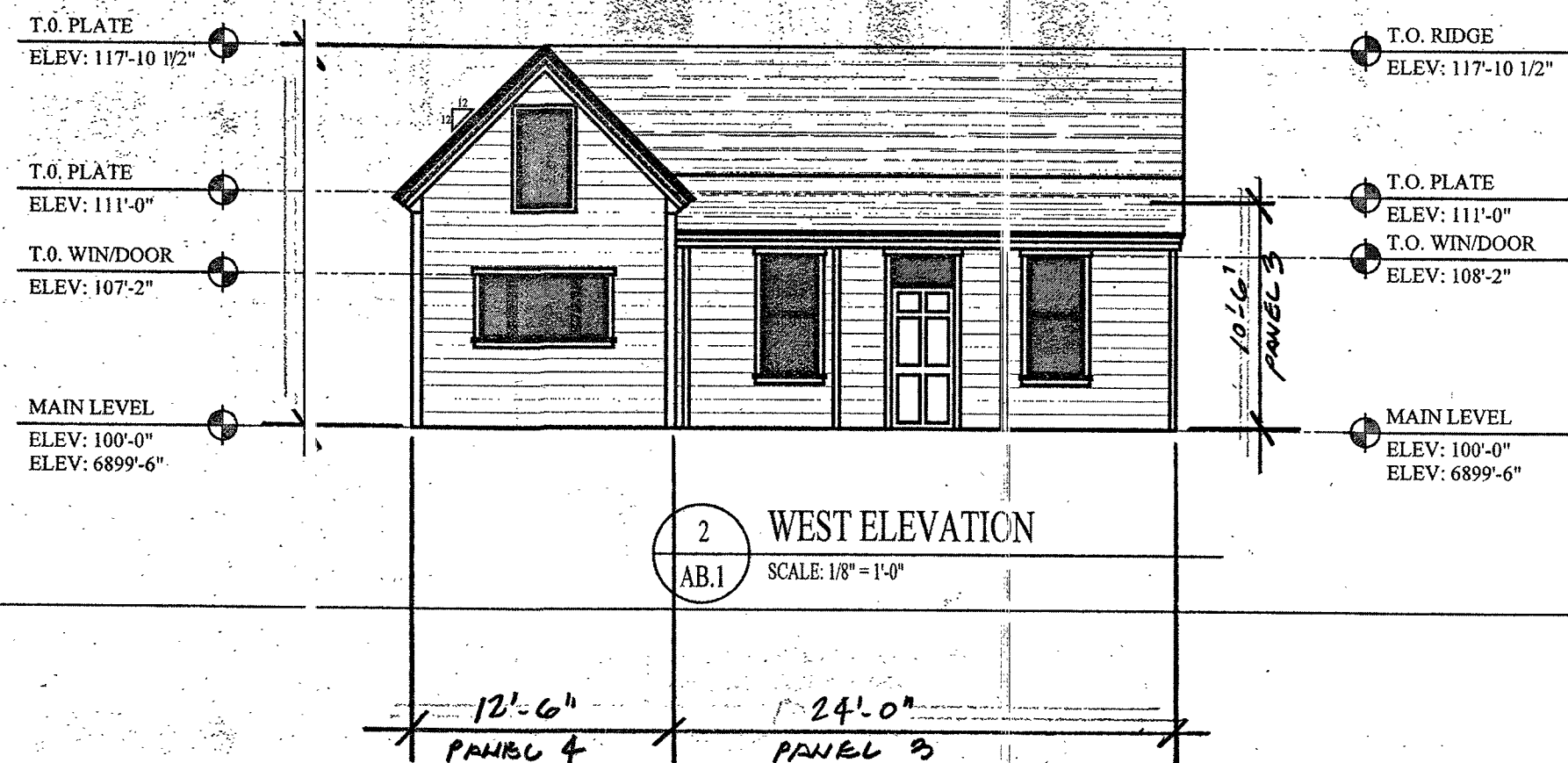
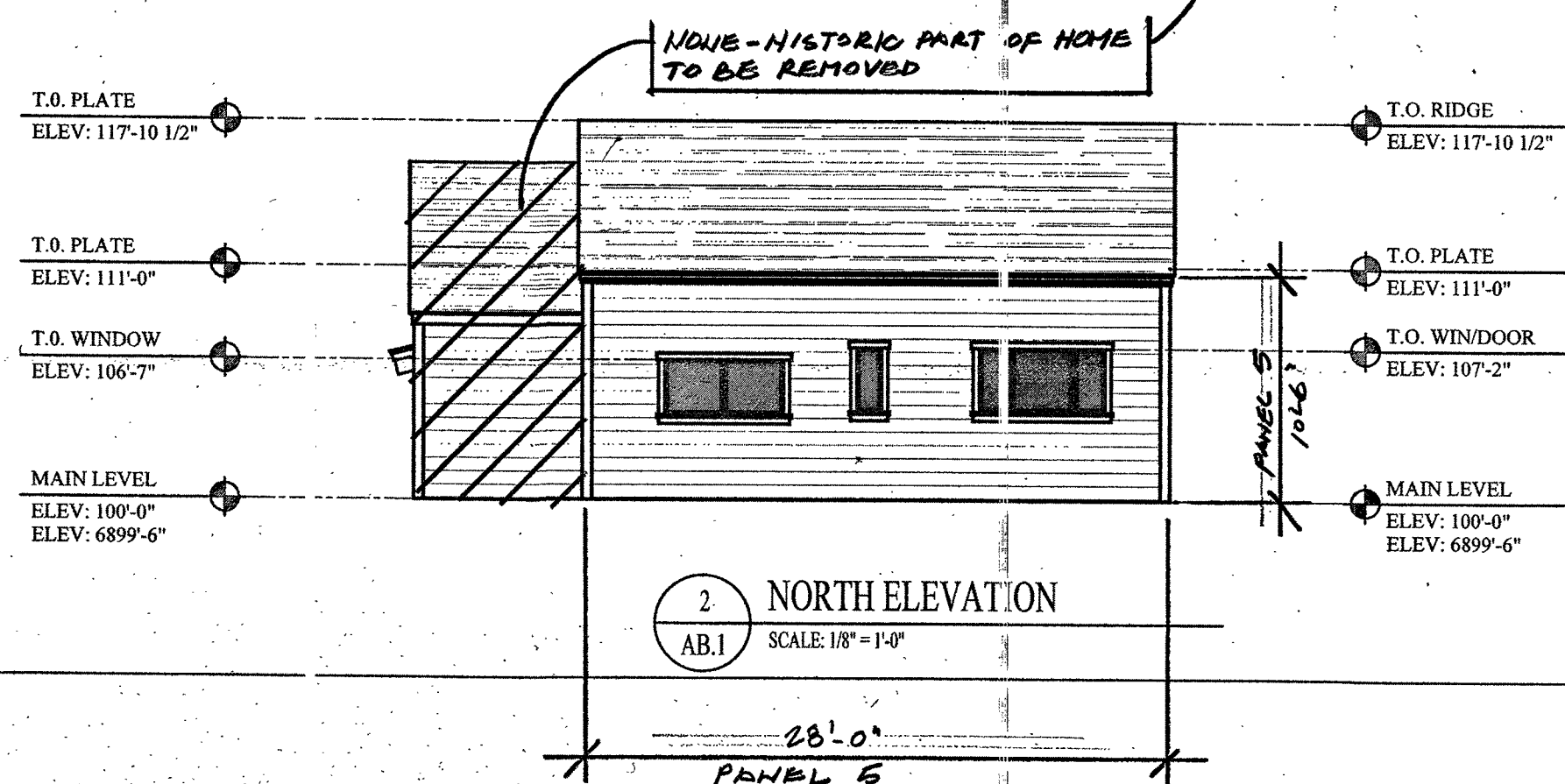
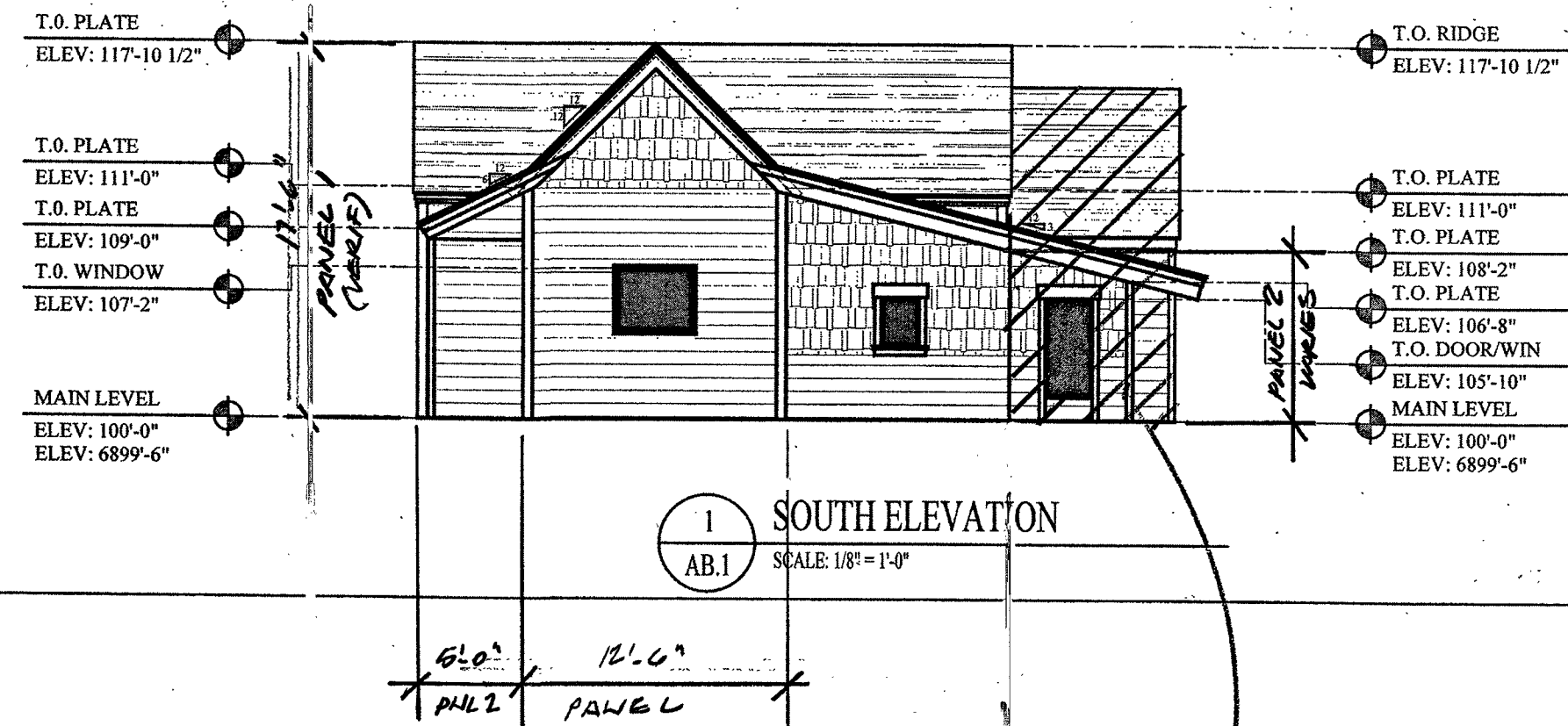
7. ACKNOWLEDGMENT OF RESPONSIBILITY

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: _____

Name of Applicant: Jonathan DeGray - Architect

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTAL IN THE DESIGN OF THE PROJECT AND ARE THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED.



WALL LEGEND

 EXISTING FRAMED WALL

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

KEY NOTES

- ① HATCHED AREA INDICATES LOFT ABOVE.
- ② PROPERTY LINE
- ③ SET BACK LINE
- ④ ASPHALT COMPOSITE SHINGLES ON PLYWOOD SHEATHING ON 2x4 ROOF JOISTS @ 24" O.C.
- ⑤ 1x8 HORIZONTAL LAP SIDING

Jonathan DeGray

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

PHONE: SCHUELKE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
304 PARK AVENUE, PARK CITY, UTAH 84060

Panelization

REVISIONS:
REV. 6.30.23
(ADDF COLLAPSE)

DATE: MARCH 24, 2022

PROJECT NUMBER: 2202-01

SHEET NUMBER:

A0.3

Notice of Official Determination



Property Address: 1304 Park Avenue

Landmark Historic Structure

Description: Chief Building Official Determination

Date of Action: July 28, 2023

ACTION TAKEN

1304 Norfolk Avenue is designated a Landmark Historic Site on the Park City Historic Sites Inventory. On July 6, 2022, the Historic Preservation Board approved partial panelization of the Landmark Historic Structure (removal of Panel D), and removal of the non-historic siding material from the south façade to facilitate the lifting of the entire Historic Form at 1304 Park Avenue, including the 1885 form and the 1929/1941 form for structural upgrades, and a basement and rear addition (PL-21-05028).

The property owner did not ensure snow was removed from the Landmark Historic Structure during the winter of 2022-2023. On April 3, 2023, due to heavy snowfall, the roof of the Landmark Historic Structure collapsed, causing significant structural damage.

The Applicant submitted a modification to the Historic Preservation Board's July 6, 2022 approval requesting full panelization.

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
 - A problematic site or structural conditions that preclude temporarily lifting or moving the Structure as a single unit, or
 - The physical conditions of existing materials prevent temporarily lifting or moving the Structure and the applicant demonstrates panelization will result in the preservation of a greater amount of historic material, or
 - All other alternatives have been shown to result in additional damage or loss of historic materials.

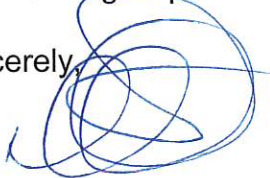
On July 2, 2023, the Applicant submitted a report from Shen Engineers, Inc., Structural/Seismic Consultants, indicating “[t]he integrity of the house is totally lost.”

On July 28, 2023, the Chief Building Official determined that the Landmark Historic is hazardous or dangerous pursuant to International Building Code Section 116.1 and the site and structural conditions preclude lifting or moving the Structure; the physical conditions of existing materials will prevent temporarily lifting the Structure.

The Historic Preservation Board shall ultimately decide the appropriate method of preservation and rehabilitation for the Landmark Historic Structures at 1304 Park 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.

Sincerely,

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke, positioned to the right of the word "Sincerely,".

Dave Thacker, Chief Building Official

Historic Preservation Board Staff Report



Subject: 1002.5 Norfolk Avenue
Application: PL-23-05715
Author: Rebecca Ward
Date: August 2, 2023
Type of Item: Modification to Temporary Relocation and Partial Panelization

Recommendation

(I) Review the Applicant's proposal to modify the Temporary Relocation and partial panelization of 1002.5 Norfolk Avenue, a Landmark Historic Site, for full panelization, (II) conduct a public hearing, and (III) consider denying full panelization pursuant to the Findings of Fact, Conditions of Approval, and Conclusions of Law outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Geoff Sloan
Location: 1002.5 Norfolk Avenue
Zoning District: Historic Residential – 1
Adjacent Land Uses: Single-Family Dwellings
Reason for Review: The Historic Preservation Board reviews Disassembly and Reassembly (Panelization)

Summary

On October 6, 2021, the Historic Preservation Board (HPB) approved Temporary Relocation and partial panelization to accommodate an addition and rehabilitation of the [Landmark Historic Structure](#) at 1002.5 Norfolk Avenue.

The Applicant requested a modification to the approval for Deconstruction and Reconstruction or full panelization. On September 7, 2022, the HPB denied the applicant's modification request. The Applicant again requests the HPB consider modifying the approval for Temporary Relocation and partial panelization to allow for full panelization.

Background

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.



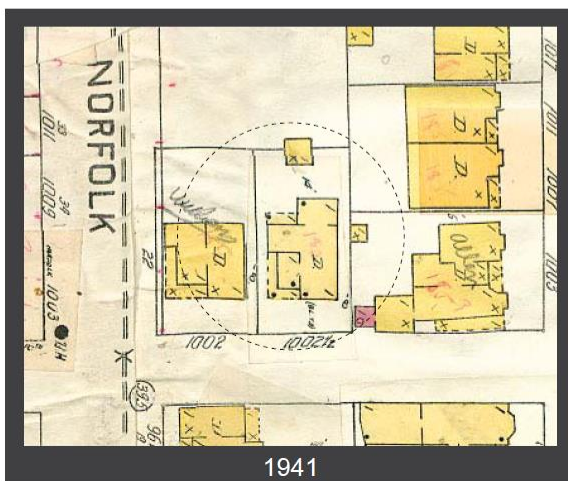
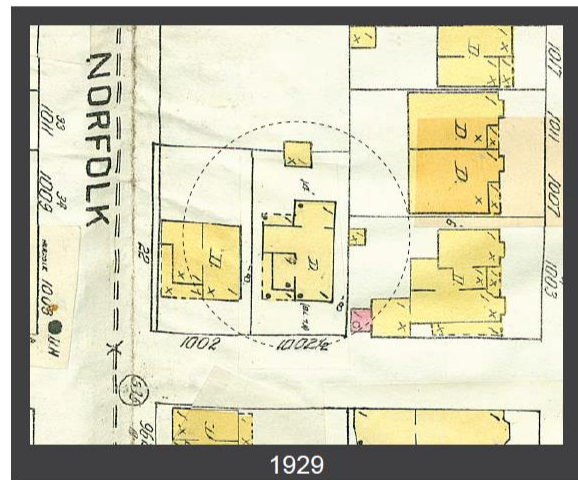
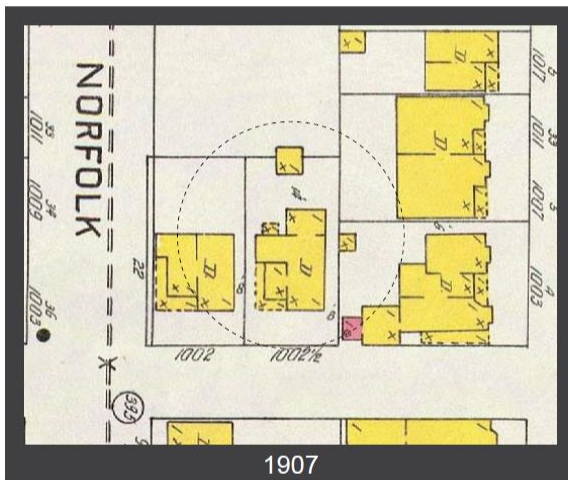
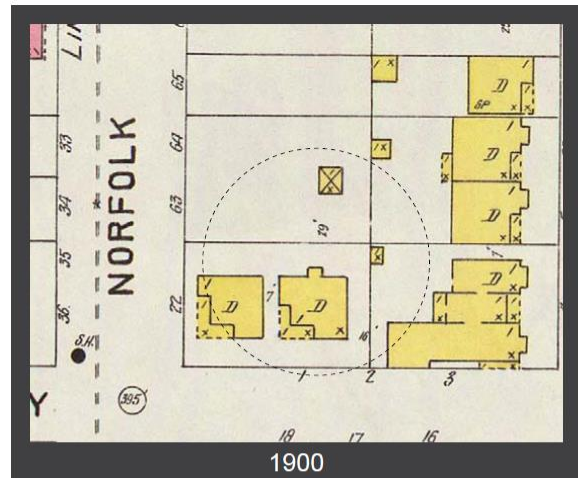
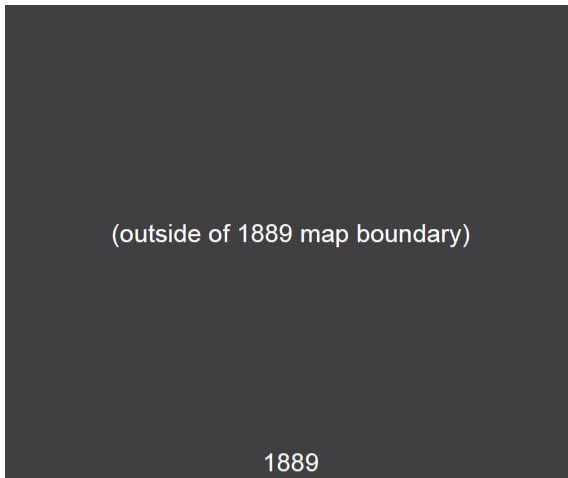
Circa 1941 Summit County Tax Photograph



1002 ½ Norfolk Avenue. Southeast oblique. November 2013.



1002 ½ Norfolk Avenue. South elevation. November 2013.



The HPB first reviewed panelization of 1002.5 Norfolk Avenue on August 4, 2021. The HPB discussed the challenges of the site but did not support panelization. The HPB approved Material Deconstruction of a portion of the rear façade to accommodate an addition, but continued the discussion of possible partial panelization and shifting the Landmark Historic Structure to accommodate construction ([Staff Report](#); [Minutes](#), p. 9).

On October 6, 2021, the HPB approved Temporary Relocation and partial panelization of the Landmark Historic Structure to accommodate the proposed addition ([Staff Report](#); [Minutes](#), p. 3).

On August 17, 2022, the Applicant submitted a modification application to request the HPB review possible Deconstruction and Reconstruction or full panelization of the Landmark Historic Structure at 1002.5 Norfolk Avenue. The HPB visited the site on September 7, 2022, and denied the proposal ([Staff Report](#); [Minutes](#), p. 6). The Applicant again requests the HPB consider full panelization to accommodate the proposed addition.

Analysis

Staff finds no changes to the analysis outlined in the September 7, 2022 Staff Report and requests the HPB please review the following:

- [Staff Report](#) (Exhibit B)
- [July 28, 2021 Chief Building Official and Planning Director Determination](#) (Exhibit C)
- [September 28, 2021 Chief Building Official and Planning Director Determination](#) (Exhibit D)

On July 28, 2023, the Chief Building Official confirmed there are no changes to the September 28, 2021 Determination.

The Applicant requests the HPB review reports from Shen Engineers, Inc. dated February 19, 2021 (Exhibit E), August 5, 2021 (Exhibit F), and July 2, 2023 (Exhibit G). The Applicant submitted a full panelization plan (Exhibit H).

Department Review

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

Notice

Staff published notice on the Utah Public Notice and City websites on July 14, 2023. Staff mailed courtesy notice to property owners within 300 feet on July 13, 2023. Staff posted notice to the property on July 14, 2023, 2021. The Park Record published notice on July 19, 2023. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The HPB may deny the full panelization;
- The HPB may approve the full panelization and direct staff to make Findings for the approval; or

- The HPB may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: September 7, 2022 Staff Report

Exhibit C: July 28, 2021 Chief Building Official and Planning Director Determination

Exhibit D: September 28, 2021 Chief Building Official and Planning Director
Determination

Exhibit E: February 19, 2021 Engineering Report

Exhibit F: August 5, 2021 Engineering Report

Exhibit G: July 2, 2023 Engineering Report

Exhibit H: Full Panelization Plan



August 2, 2023

Geoff Sloan
Big-D Construction
Re: 1002.5 Norfolk Avenue

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Description

Address: 1002.5 Norfolk Avenue, a Landmark Historic Site

Zoning District: Historic Residential – 1

Application: Modification to Temporary Relocation and Partial Panelization

Project Number: PL-23-05715

Action: DENIED

Date of Final Action: August 2, 2023

Project Summary: On October 6, 2021, the Historic Preservation Board approved Temporary Relocation and partial panelization to accommodate an addition and rehabilitation of the Landmark Historic Structure (PL-21-04761). On September 7, 2022, the Applicant requested a modification for Deconstruction and Reconstruction or full panelization (PL-22-05352). The HPB denied this modification. The Applicant again requests the HPB approve a modification to allow full panelization.

Action Taken

On October 6, 2021, the Historic Preservation Board approved Temporary Relocation and partial panelization to accommodate an addition and rehabilitation of the Landmark Historic Structure at 1002.5 Norfolk Avenue. The Applicant requests a modification to the approval to allow for full panelization. On August 2, 2023 the Historic Preservation Board denied the approval based on the following:

Findings of Fact

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. The Historic Preservation Board (HPB) first reviewed panelization of 1002.5 Norfolk Avenue on August 4, 2021. The HPB discussed the challenges of the site but did not support panelization. The HPB approved Material Deconstruction of a portion of the rear facade to accommodate an addition but continued the discussion of possible partial panelization and shifting the Landmark Historic Structure to accommodate construction.
4. On October 6, 2021, the HPB reviewed and approved the proposal for Temporary Relocation and partial panelization.
5. On August 17, 2022, the Applicant submitted a modification application to request the Historic Preservation Board review full panelization of the Landmark Historic Structure at 1002.5 Norfolk Avenue.
6. The HPB reviews proposals to panelize (disassembly and reassembly) Historic Structures pursuant to LMC § 15-11-14:

In approving a [Historic Site] design review Application involving Disassembly and Reassembly of the [Historic Building] on a [Landmark Site], the [HPB] shall find the project complies with the following criteria:

- i. A licensed structural engineer has certified that the [Historic Building] cannot reasonably be moved intact; and
- ii. At least one of the following:

The proposed Disassembly and Reassembly will abate demolition of the [Historic Building]; or

The [Historic Building is] found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116. 1 of the International Building Code; or

The [HPB] 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.
7. On February 19, 2021, the Applicant completed a Structural Engineer Report.
8. On July 28, 2021, the Planning Director and Chief Building Official issued a Notice of Official Determination, finding: "the Landmark Historic Structure is not in a state of disrepair that merits demolition; the Landmark Historic 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. 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."
9. On September 28, 2021, the Planning Director and Chief Building Official issued a second Notice of Official Determination, finding: "the physical conditions of existing materials will not prevent temporarily moving the Structure; and the applicant has alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure while building the proposed addition."
10. On August 29, 2022, the Planning Director and Chief Building Official visited the site and found no change in circumstances that would modify their Notices of Official Determination.
11. The Applicant submitted an updated Engineering Report on July 2, 2023 finding the integrity of the house is totally lost.
12. On July 28, 2023, the Chief Building Official confirmed no changes to the August 29, 2022 determination.

Conclusions of Law

1. The proposal to fully panelize 1002.5 Norfolk Avenue, a Landmark Historic Structure, does not meet the Land Management Code criteria outlined in Section 15-11-14.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,



Randy Scott, Historic Preservation Board Chair

Planning Commission Staff Report



Subject: 1002.5 Norfolk Avenue
Application: PL-22-05352
Author: Rebecca Ward
Date: September 7, 2022
Type of Item: Modification to Temporary Relocation and Partial Panelization

Recommendation

(I) Review the Applicant's proposal to modify the Temporary Relocation and partial panelization of 1002.5 Norfolk Avenue, a Landmark Historic Site, (II) conduct a public hearing, and (III) consider denying the modification to Deconstruct and Reconstruct, and (IV) consider denying the modification for full panelization pursuant to the Findings of Fact, Conditions of Approval, and Conclusions of Law outlined in the draft Final Action Letter (Exhibit A).

Description

Applicant: Terence Scheckter,
represented by Billy Smith with Big-D Construction

Location: 1002.5 Norfolk Avenue, a Landmark Historic Structure

Zoning District: Historic Residential – 1

Adjacent Land Uses: Single-Family Dwellings

Reason for Review: The Historic Preservation Board reviews Deconstruction and Reconstruction of an Existing Historic Building¹ and Disassembly and Reassembly (Panelization)²

HPB Historic Preservation Board

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

Background

The HPB first reviewed panelization of 1002.5 Norfolk Avenue on August 4, 2021. The HPB discussed the challenges of the site but did not support panelization. The HPB approved Material Deconstruction of a portion of the rear façade to accommodate an addition, but continued the discussion of possible partial panelization and shifting the Landmark Historic Structure to accommodate construction ([Staff Report](#); [Minutes](#), p. 10).

¹ LMC [§ 15-11-15](#)

² LMC [§ 15-11-14](#)

On October 6, 2021, the HPB again reviewed and approved the proposal for Temporary Relocation and partial panelization ([Staff Report](#); [Minutes](#), p. 3).

On August 17, 2022, the Applicant submitted a modification application to request the Historic Preservation Board review possible Deconstruction and Reconstruction or full panelization of the Landmark Historic Structure at 1002.5 Norfolk Avenue (Exhibit B, Applicant's Proposal). The Historic Preservation Board (HPB) is scheduled to visit the site at 4:00 PM on September 7, 2022.

Analysis

The Applicant brings two proposals to the HPB: (I) Deconstruction and Reconstruction, or (II) Disassembly and Reassembly (full panelization).

(I) The proposal to Deconstruct and Reconstruct 1002.5 Norfolk Avenue does not meet the Land Management Code criteria outlined in Section 15-11-15.

The HPB reviews proposals to Deconstruct and Reconstruct Historic Structures pursuant to LMC [§ 15-11-15](#):

In approving an Application for Reconstruction of the [Historic Building] on a [Landmark Site] the [HPB] shall find the project complies with the following criteria:

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

On February 19, 2021, the Applicant completed [a Structural Engineer Report](#). This same 2021 report is submitted by the Applicant for the modification request to Deconstruct and Reconstruct the Landmark Historic Structure (Exhibit B, p. 2).

On July 28, 2021, the Planning Director and Chief Building Official issued a [Notice of Official Determination](#), finding:

“the Landmark Historic Structure is not in a state of disrepair that merits demolition; the Landmark Historic 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. 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” (Exhibit C).

On September 28, 2021, the Planning Director and Chief Building Official issued a [second Notice of Official Determination](#), finding:

“the physical conditions of existing materials will not prevent temporarily moving the Structure; and the applicant has alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure while building the proposed addition” (Exhibit D).

The Determination supports Temporary Relocation and partial panelization as recommended by the HPB on August 4, 2021.

On August 29, 2022, the Planning Director and Chief Building Official visited the site and found no change in circumstances that would alter their Notices of Official Determination. Therefore, staff recommends the HPB deny the Applicant’s request to Deconstruct and Reconstruct the Landmark Historic Structure.

(II) The proposal to fully panelize the Landmark Historic Structure does not meet the Land Management Code criteria outlined in Section 15-11-14.

The HPB reviews proposals to fully panelize (disassembly and reassembly) Historic Structures pursuant to LMC [§ 15-11-14](#):

In approving a [Historic Site] design review Application involving Disassembly and Reassembly of the [Historic Building] on a [Landmark Site], the [HPB] shall find the project complies with the following criteria:

- 1. A licensed structural engineer has certified that the [Historic Building] cannot reasonably be moved intact; and*
- 2. At least one of the following:*
 - a. The proposed Disassembly and Reassembly will abate demolition of the [Historic Building]; or*
 - b. The [Historic Building 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 [HPB] 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:*
 - 1) If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or*

- 2) *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*
- 3) *All other alternatives have been shown to result in additional damage or loss of historic materials.*

Please see the information in Analysis Section I above outlining the Applicant's Structural Engineer Report and the Planning Director and Chief Building Official Determinations regarding the Historic Structure. On July 28, 2021, the Planning Director and Chief Building Official issued a [Notice of Official Determination](#), finding:

"the Landmark Historic Structure is not in a state of disrepair that merits demolition; the Landmark Historic 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"

In addition to finding the Historic Structure does not meet the criteria for full panelization, the Planning Director and Chief Building Official find Temporary Relocation and partial panelization as approved by the HPB allows the Applicant to move forward with the addition and rehabilitation of the Landmark Historic Structure. Therefore, staff recommends the HPB deny the Applicant's request for full panelization.

Department Review

The Planning Department, Engineering Department, and City Attorney's Office reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on August 24, 2022. Staff mailed courtesy notice to property owners within 300 feet on August 24, 2022. The *Park Record* published notice on August 24, 2022.³

Public Input

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

Alternatives

- The Historic Preservation Board may approve the Deconstruction and Reconstruction or full panelization;
- The Historic Preservation Board may deny the Deconstruction and Reconstruction and/or full panelization; or
- The Historic Preservation Board may request additional information and continue the discussion to a date certain.

³ LMC [§ 15-1-21](#).

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Applicant's Submittal

Exhibit C: July 28, 2021 Planning Director and Chief Building Official Determination

Exhibit D: September 28, 2021 Planning Director and Chief Building Official
Determination

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.

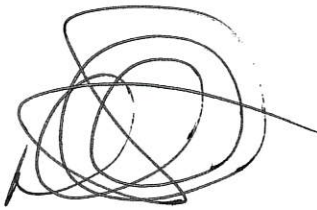
Land Management Code Section 15-11-14 establishes the criteria for panelization as follows:

- 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
 - A problematic site or structural conditions that preclude temporarily lifting or moving the Structure as a single unit or
 - The physical conditions of existing materials prevent temporarily lifting or moving the Structure and the applicant demonstrates panelization will result in the preservation of a greater amount of historic material or
 - All other alternatives have been shown to result in additional damage or loss of historic materials.

On February 19, 2021, the Chief Building Official and Planning Director visited the site and determined that the Landmark Historic Structure is not in a state of disrepair that merits demolition; the Landmark Historic 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. 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

NOTICE OF OFFICIAL DETERMINATION

Project Address: 1002.5 Norfolk Avenue

Project Description: PL-21-04761

Date: September 28, 2021



PLANNING DEPARTMENT

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 Temporary Relocation and Panelization of a portion of the West Elevation to accommodate construction of the addition in the rear of the property.

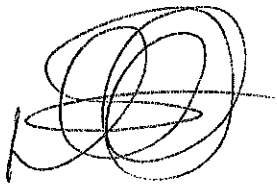
Land Management Code Section 15-11-13 establishes the criteria for Relocation And/Or Reorientation Of A Historic Building Or Historic Structure as follows:

1. For either a Landmark or Significant Site all the following shall be met:
 1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 2. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. Landmark structures shall only be permitted to be relocated on its existing site if:
 1. the relocation will abate demolition; or
 2. the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.

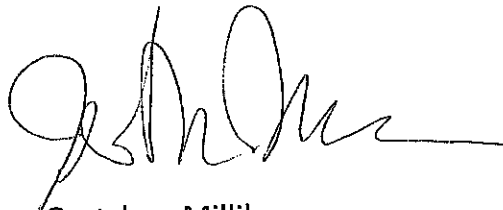
On February 19, 2021, the Chief Building Official and Planning Director visited the site of 1002.5 Norfolk Avenue and determined that the physical conditions of existing materials will not prevent temporarily moving the Structure; and the applicant has alternatives to lift, preserve, and rehabilitate the Landmark Historic Structure while building the proposed addition.

On August 4, 2021, the Historic Preservation Board determined that Temporary Relocation and Partial Panelization is a more appropriate course of action for the Landmark Structure. The Chief Building Official and Planning Director support this treatment of the historic structure. The Temporary Relocation and partial Panelization will abate a hazardous condition and enhance the preservation of the structure.

Sincerely

A handwritten signature consisting of several overlapping loops and a horizontal line extending to the right.

Dave Thacker
Chief Building Official

A handwritten signature that starts with a large 'G' and ends with a long horizontal line.

Gretchen Milliken
Planning Director

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
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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

Shen Engineers, Inc.

Jonathan DeGray - Architect

Henry Shen

4157 S. Fortuna Way,
Millcreek, Utah 84124
801.230.4996

July 2, 2023

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

Subject: Note on Penalizing Existing House at
1002.5 Norfolk Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building on June 30, 2023 with the architect Jon DeGray and the general contractor from Big D. This is the third site visit to the house.

The main purpose of the site visit this time is to figure out if it's possible to lift the existing house or to penalize it.

As a structural engineer, what we suggest the house to be lifted or to be penalized is based on the integrity of the existing house or the safety of the construction condition.

This time, when we visited the job site, we noticed that the existing house was temporarily braced or shored around the perimeters. Feels like the shoring work is professional. But we also noticed that the existing roof was totally removed and the exterior walls were only built with 1x12 vertical planks and they may fall down when it's windy or a little vibrating. The integrity of the house is totally lost.

Even though the temporary bracing or shoring is in good condition. Because of the existing base brick/rock walls were loose and the bracings don't have firm bearing support, with any heavy rain, once the bearing is losing, the house may fall by the lack of bracing support.

The construction condition of the site is bad because of the above reasons. We suggest no construction crews are allowed or the construction activities are extremely limited at the job site— even though on the process to penalize the house.

Because of the lacks of the house integrity and the safety, we strongly suggest penalizing the existing house.

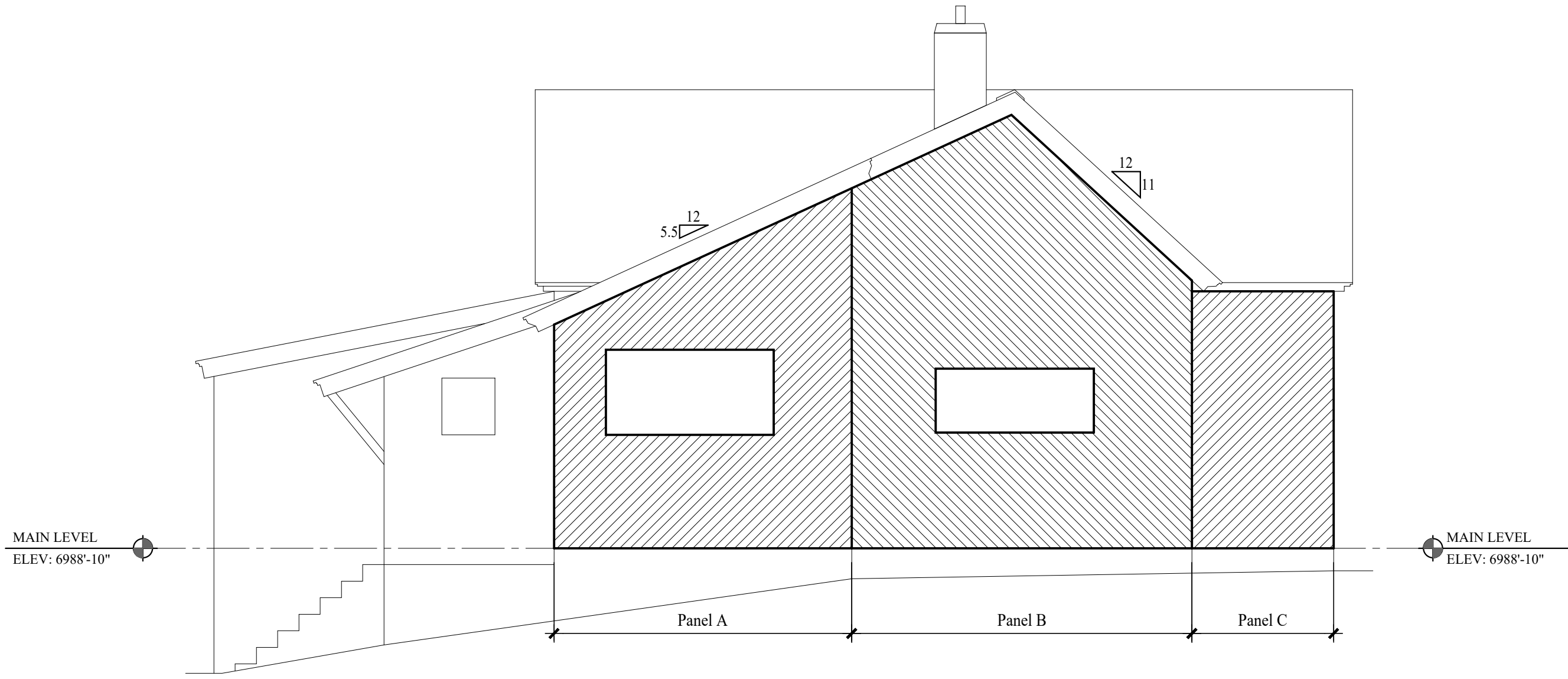
We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,

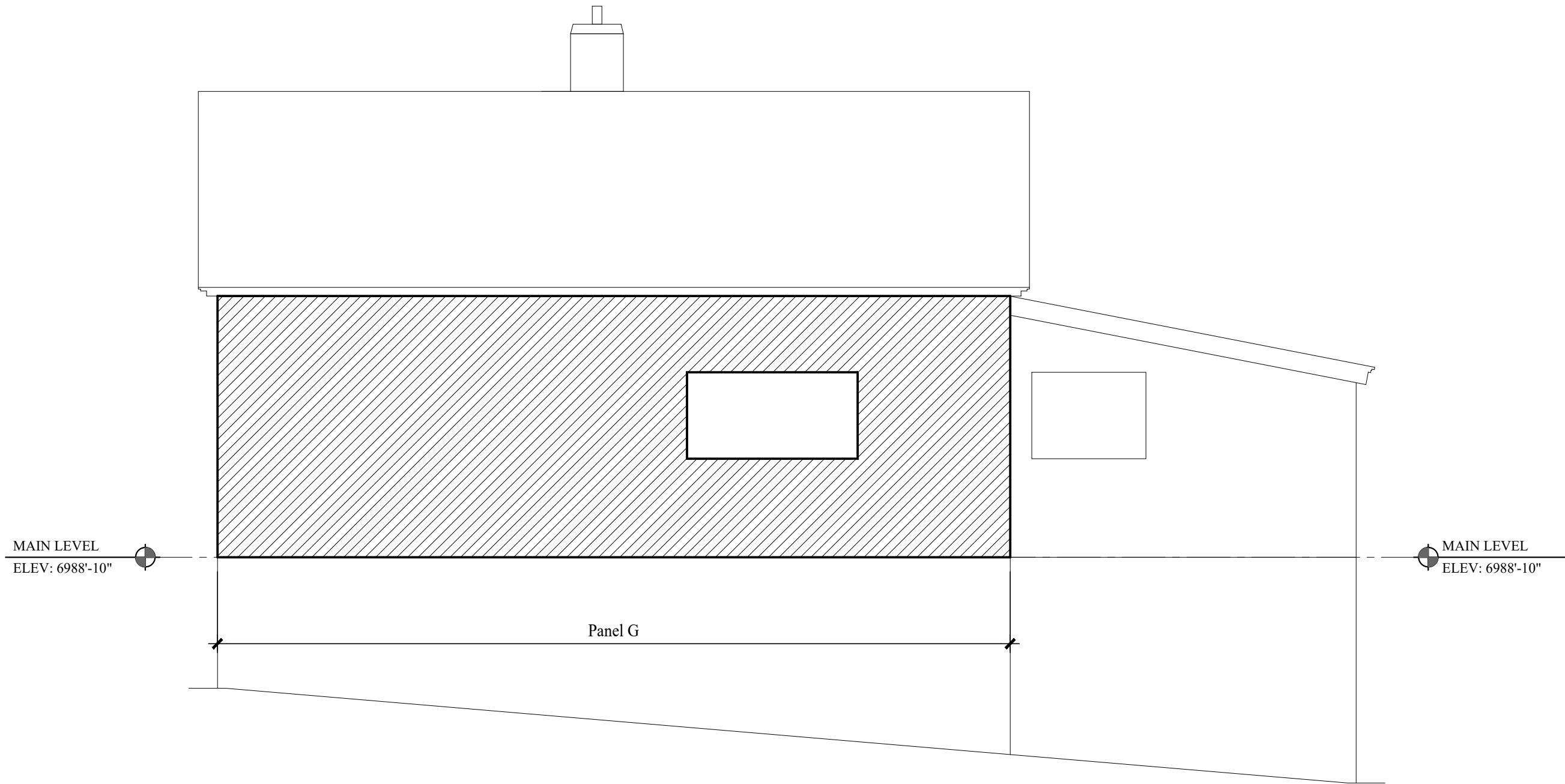
Henry Shen

Henry Shen, SE,
Shen Engineers, Inc.
4157 S. Fortuna Way
Millcreek, Utah 84124

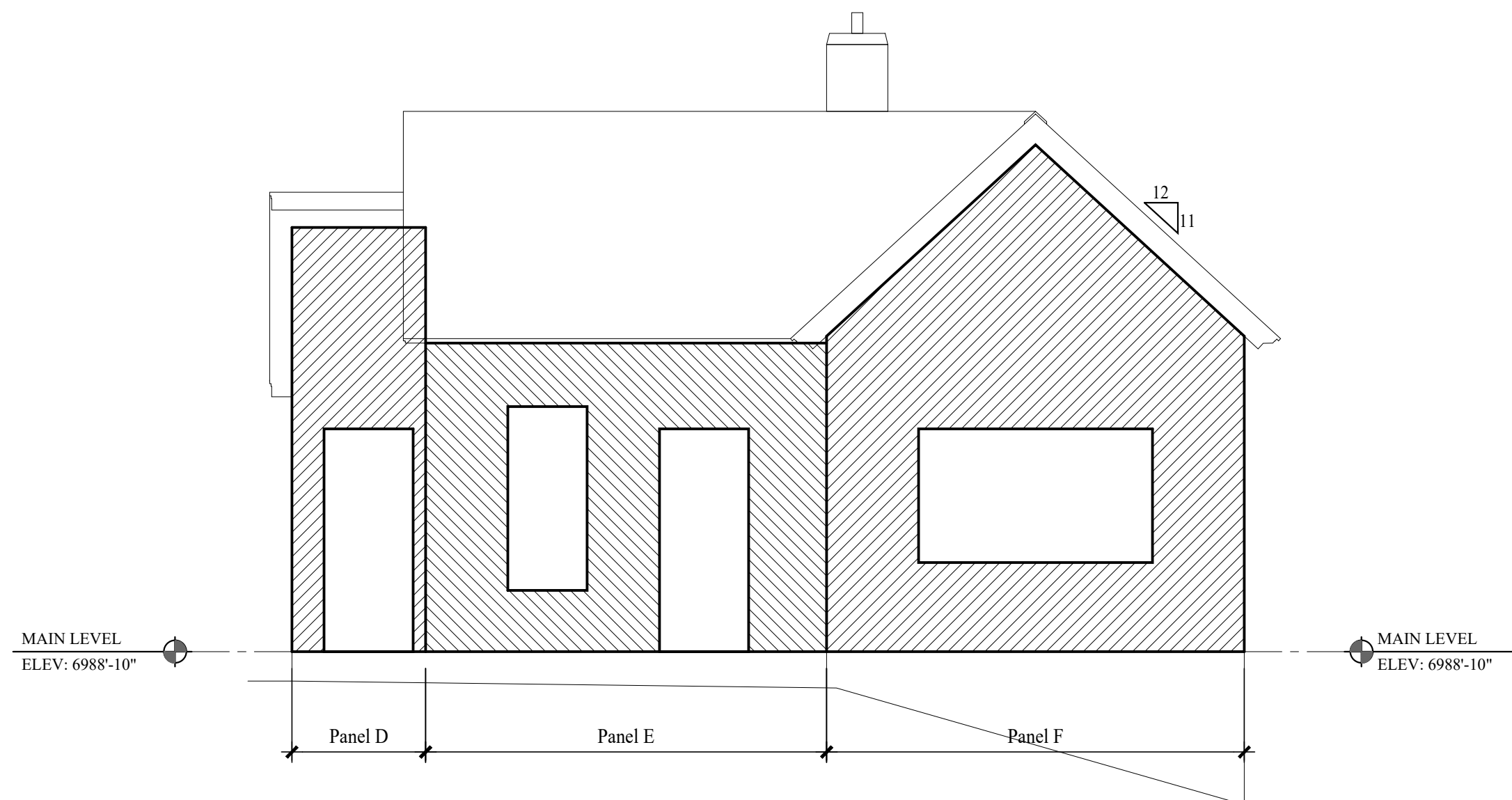
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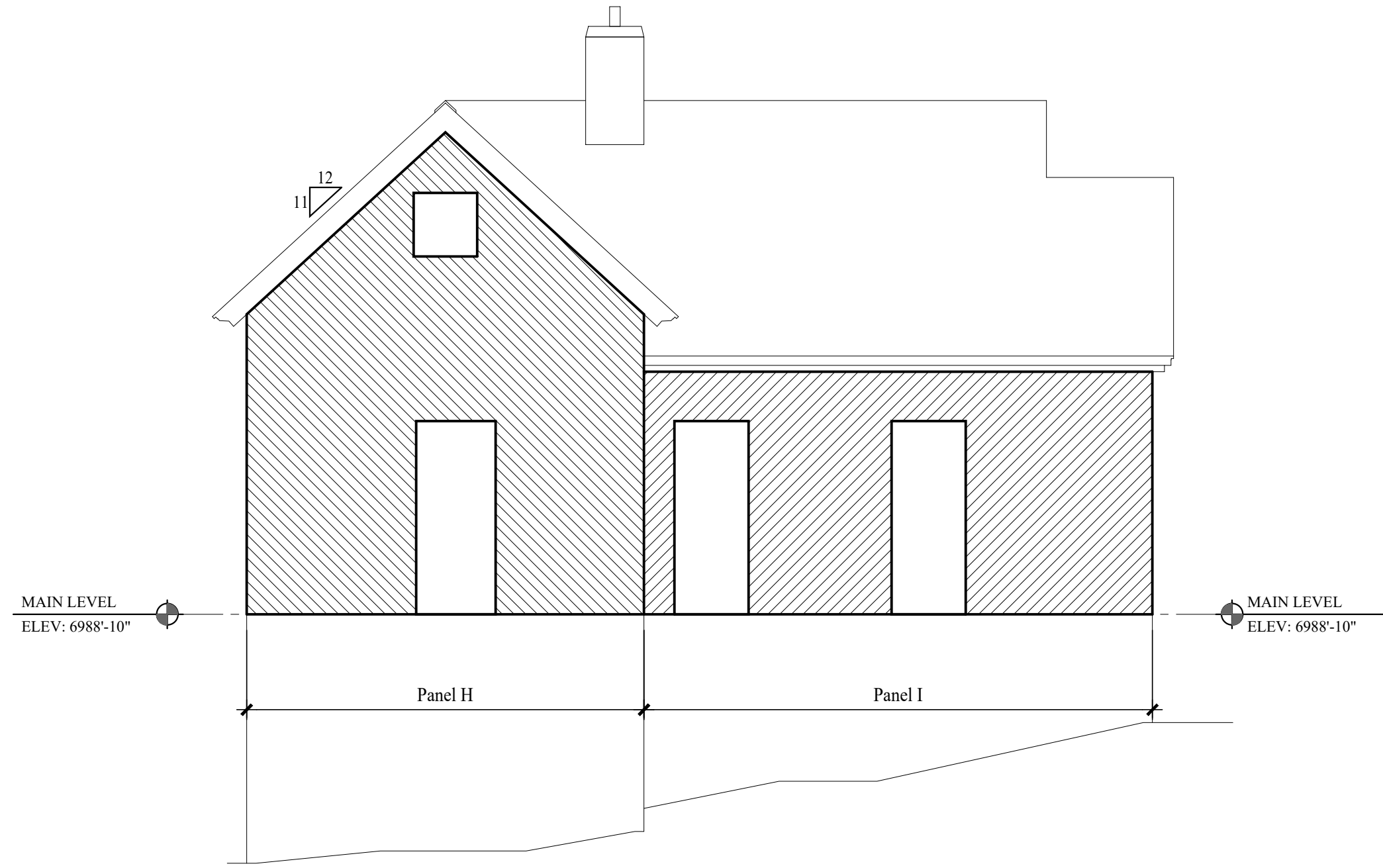
1 PANEL A @ WEST ELEVATION
EX.1 SCALE: 1/4" = 1'-0"



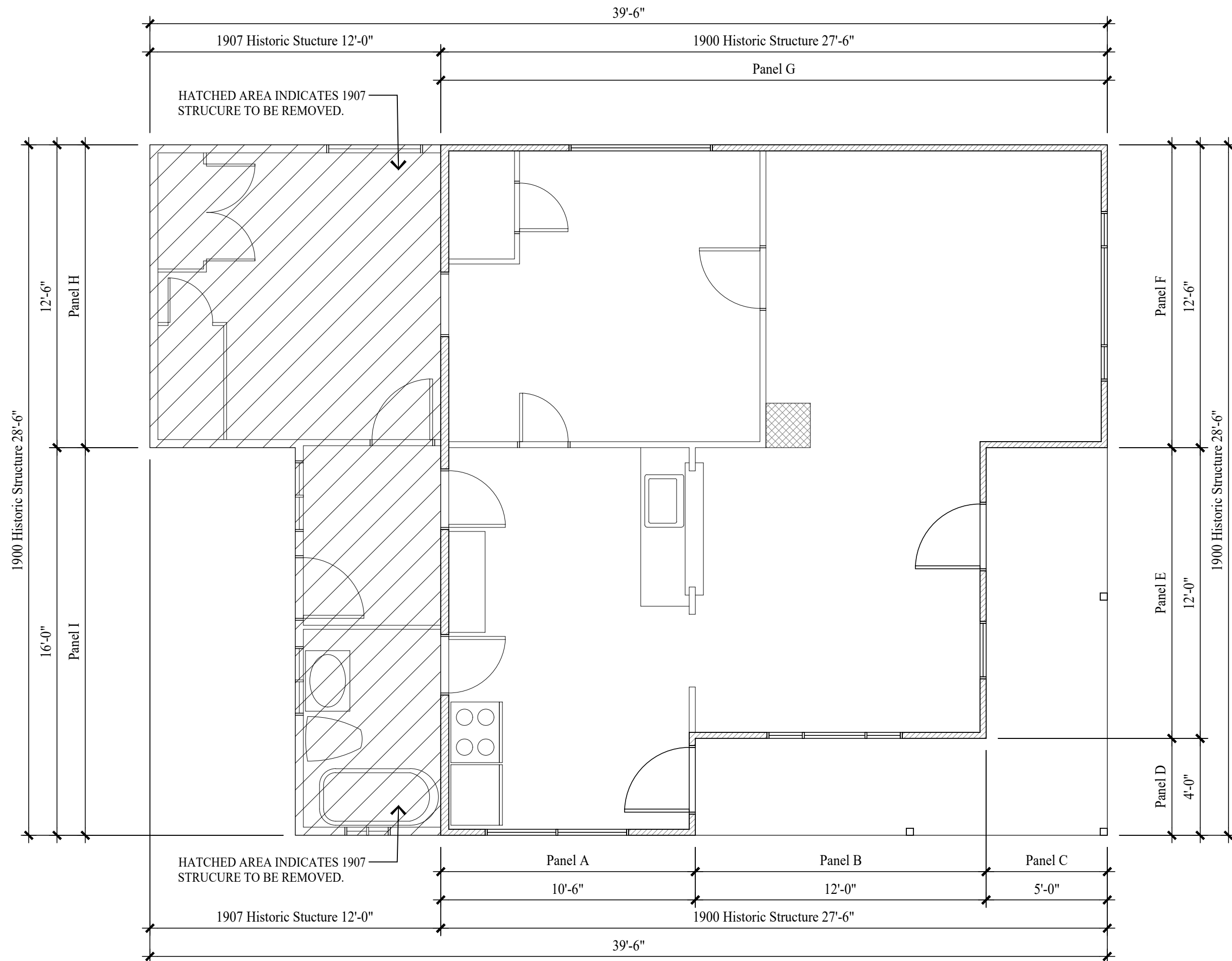
2 NO PANELS @ EAST ELEVATION
EX.1 SCALE: 1/4" = 1'-0"



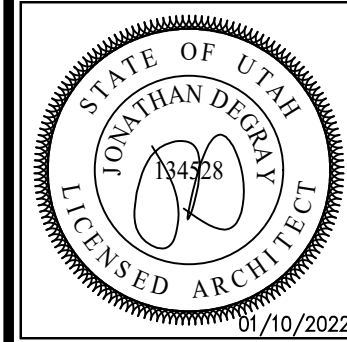
3 PANEL B @ SOUTH ELEVATION
EX.1 SCALE: 1/4" = 1'-0"



4 PANEL C @ 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. 435-649-7263, E-mail: degrayarch@westoffice.net

SHEET DESCRIPTION:
PROJECT DESCRIPTION:

1002.5 NORFOLK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
PANELIZATION PLAN

REVISIONS:
A AUGUST 16, 2022

DATE:
JANUARY 10, 2022

PROJECT NUMBER:
2011-01

SHEET NUMBER:
EX.1