



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
June 3, 2020**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, June 3, 2020.

MEETING CALLED TO ORDER AT 5:00 PM.

1.ROLL CALL

2.MINUTES APPROVAL

- 2.A. Consideration to Approve the Historic Preservation Board Meeting Minutes from March 4, 2020.
[HPB Minutes 03.04.2020_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

- 5.A. Land Management Code (LMC) Amendment – Proposal to amend the LMC to address inconsistencies and amend prohibited siding and roofing materials. The proposed LMC amendments would affect LMC 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, 15-2.6, 15-4, 15-5-5, and 15-15.
(A) Public Hearing(B) Possible Recommendation to the Planning Commission on June 24, 2020 and the City Council on July 16, 2020
[LMC Amendments Continuation report for 6.10.2020 HPB](#)

6.REGULAR AGENDA

- 6.A. 1162 Woodside Avenue – Historic District Design Review
Historic Preservation Board Review for Material Deconstruction of Landmark of Historic Site – The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic Foundation for the construction of a basement and removal of four feet (4'-0") of the Historic rear wall to accommodate a New Addition.
(A) Public Hearing (B) Possible Action
[1162 Woodside Avenue Staff Report](#)
[Exhibit A: Existing Plans and Elevations](#)

Exhibit B: Proposed Plans and Elevations
Exhibit C: Historic Preservation Plan
Exhibit D: Historic Site Inventory Form

7.ADJOURN

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

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

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MARCH 4, 2020

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, Tana Toly

EX OFFICIO: Bruce Erickson, Hannah Tyler, Caitlyn Barhorst, Mark Harrington

ROLL CALL

Chair Stephens called the meeting to order at 5:00 p.m. and noted that all Board Members were present except Jack Hodgkins, who was excused.

ADOPTION OF MINUTES

February 5, 2020

MOTION: Board Member Holmgren moved to APPROVE the minutes of February 5, 2020 as written. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Director Erickson reported that last week the City Council approved the HPB recommendation to change material deconstruction to an Administrative position.

Director Erickson stated that the Grant Program would be coming forward this week. The City Council was providing more funding than what was previously authorized.

Director Erickson noted that the IT Department had completed setting up new technology. He explained that changes and noted that the HPB meeting was screening live. The mics on the dais were hot mics. He reminded the Board Members to always speak directly into their microphones.

REGULAR AGENDA

- 5.A. 440 Main Street – Historic Preservation Board Review of Material Deconstruction of a Landmark Historic Site – The Applicant is proposing to rehabilitate the Landmark Historic Structure following the Material

Deconstruction of the Historic Main Street Façade and non-historic rear façade.
(Application PL-18-04052)

Planner Laura Kuhrmeyer reviewed the application for material deconstruction at 440 Main Street. She noted that the front façade facing Main Street is the historic façade that is proposed to be modified. The applicant was only proposing to push back the non-historic front door. Changes were being proposed for the rear façade, but the rear façade is non-historic.

Planner Kuhrmeyer stated that there was little photographic evidence of the original historic entrance. She presented a 1930s photos showing that the entrance was recessed at some point. Another photo from the 1940s was shadowed and it was difficult to determine how it actually looked at that time.

Planner Kuhrmeyer showed slides of the existing facade and the existing floor plan; as well as the new plan being proposed. She indicated the door that would be pushed back and noted that the change was minor.

The Staff supported pushing the door back so it would not open onto Main Street. It is also consistent with other designs seen in similar buildings on Main Street. Planner Kuhrmeyer reiterated that the rear side would be also be changed, but the rear has non-historic material from a 1980s addition. None of the doors and windows are historic and no changes were being proposed. The storefront facade would remain essentially the same; however, orange panels over the front door on the Main Street façade will be removed to return to the original design.

The Staff recommended that the HPB conduct a public hearing and approve the requested material deconstruction.

Chair Stephens assumed the purpose was to accommodate a new retail tenant in the lower level consistent with the intent of Swede Alley becoming more of a commercial use. Jonathan DeGray, the project architect, stated that the proposed Swede Alley elevation is to accommodate an entrance to a sub-leased space. The current owner has renovated the building. The bottom floor is still unfinished and does not yet have a tenant. The idea of modifying the entrance on Main Street was to get rid of the non-historic door on the front façade. The proposal would retain the opening but allow people to walk in from the sidewalk and have the opportunity to go to either the upstairs leased space or the downstairs leased space from the foyer instead of dealing with an airlock door, which is unnecessary in that location. Mr. DeGray stated that opening would not be modified by removing the door. It would also create a safer condition because there is an existing step in front of the historic door that does not meet Code. It would remove an improper landing in front of the current door.

Chair Stephens did not believe there was much of a change on the Swede Alley side. He noted that there was a lot of mechanical on the back.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Hodgkins moved to APPROVE the material deconstruction for 440 Main Street as outlined and in accordance with the Findings of Fact, Conclusions of Law, and Conditions of Approval as found in the Staff report. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 440 Main Street

1. The property is located at 440 Main Street. The Legal Description is Lot A 440 Main Street Plat Amendment.
2. On July 11, 2019, the Park City Council approved Ordinance 2019-39, approving the 440 Main Street Plat Amendment; it was recorded on October 2, 2019. The Conditions of Approval of this plat amendment continue to apply.
3. On August 29, 2019, the Planning Department received a complete Historic District Design Review (HDDR) for the remodel of an existing Historic Commercial Structure at 440 Main Street.
4. A public hearing was held for the HDDR application on September 12, 2019.
5. The property is located in the Historic Commercial Business (HCB) zoning district and is subject to all requirements of the Park City Land Management Code (LMC) and all the guidelines of the Historic District Design Guidelines.
6. This site is listed as Landmark on the Historic Sites Inventory (HSI).
7. The current building was constructed circa 1900. However, a previous building first appears on the Sanborn Fire Insurance Map in 1889.
8. In 1882, the lot was purchased by Edward and Joseph Theriot, who built a one-story building with a basement (see 1889 Sanborn Map), which housed two businesses and had a canopy over its Main Street façade.
9. In 1891, the building was torn down by First National Bank to construct a new Park City branch. The new bank building was completed in 1891.
10. The building was a casualty of the Great Fire of June 21, 1898. Reconstruction was not completed until 1902.
11. In 1905, the building was bought by the City Attorney and turned into a law office.
12. The building was turned into a restaurant in 1910 by Joe Julian. The building has housed various businesses and restaurants since.

13. In 1988, an addition was constructed on the rear (Swede Alley) side of the building, adding approximately 1,241 square feet to the footprint.

14. Based on our records, the building was reroofed in 1999 and 2001.

15. In 2011, Shane Barber applied for and received a Historic District Grant in the amount of \$7,660. The scope of work included removing the siding and trim below the windowsill on the Main Street side and replace with like material and repainting the building front. Based on our records, it appears the work was not completed and the grant expired.

16. In 2015, Jennifer Barber applied for a Historic District Grant, but the application was withdrawn on March 26, 2015. A Historic District Design Review was approved in March 2015 and the scope of work included: reframing the front wall where needed, installing new insulated glass windows, and replacing wood paneled kick-plate in kind. The scope also included removing the bump-out at the base of the storefront, beneath the glass windows and returning the flat appearance of the façade. The primary façade components (window/door configurations, wall planes, recesses, steps, and entryways) were retained in the original location.

17. The Historic Structure has received various alterations during and outside of the Historic period. The building has also undergone many interior remodels, but overall, the building has retained its historical appearance.

18. The applicant is proposing to: modify the storefront (west – Main Street) Historic façade to include a recessed entryway; remove paneling that covers the historic window openings above the storefront door; and modify the rear (east – Swede Alley) non-historic façade to allow for a more commercial entrance.

19. The proposed scope of work mitigates any impact that will occur to the Historic significance of the Site.

20. The Historic Main Street elevation is to remain with the exception of a modified front door area and approximately 41.65 square feet will be impacted. While there is little photographic evidence of the original Historic storefront, the photograph below (Figure 5) shows a recessed entryway was present in the 1930s. The 1940s tax photograph shows the front façade, but the shadows make it difficult to determine what the front entryway looked like at that time.

21. Staff finds the proposed front door alteration is consistent with the Design Guidelines. Per LMC §15-13-3(B)(2)(d)(5), if historic recessed entry has been lost during a previous renovation, reconstruction should be considered. Further, per LMC §15-13-3(B)(2)(d)(8), if no evidence of the historic door appearance is available, new doors should be similar in materials and configuration to historic doors on commercial buildings of similar period. Additionally, the proposed design would move the front door back so that it does not open onto the Main Street public sidewalk.

22. The Swede Alley, rear façade is non-historic and will be completely remodeled. The proposed commercial entry would be consistent with the Park City General Plan (Goal 16, City Implementation Strategies 16.11) by improving Swede Alley as a secondary retail location.

23. Staff finds the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the Historic Structure

24. There are no existing Historic doors or windows. All doors and windows have been replacement at a time outside the Historic period. The Physical Conditions Report notes there are no Historic doors remaining. A new door, consistent with the style and dimensions, will be installed on the storefront façade, to be approved by the Historic Preservation Planner prior to installation. As the Physical Conditions report notes, there are proposed changes to the windows on the storefront façade. The only window changes are on the rear, non-historic façade.

25. The HPB found compliance, as conditioned, with the LMC §15-13-3. Specifically,

A. The proposal complies with LMC §15-13-3(A) Universal Design Guidelines:

- 1) The site shall be used as it was historically.
- 2) The changes to the site or building that have acquired historic significance in their own right shall be retained and preserved.
- 3) The historic exterior features of the building shall be retained and preserved.
- 4) Distinctive materials, components, finishes, construction techniques, and examples of craftsmanship shall be retained and preserved.
- 5) Universal Design Guideline #5 is not applicable as no historic materials are being affected.
- 6) Non-historic alterations that have been made to elements of a property, such as window replacements, eave enclosures, or porch element substitutions that are in place prior to the adoption of these Design Guidelines may be maintained. However, if additional alterations to these elements are proposed, the elements must be brought into compliance with these Design Guidelines.
- 7) The Applicant is not proposing to introduce architectural elements or details that visually modify or alter the original building design without evidence of such elements existing historically. No photographic evidence is present of the circa 1940s modifications; however, staff finds the proposed front façade modification of the entrance door location is consistent with what would have been seen historically.
- 8) Chemical or physical treatments, if appropriate, shall be undertaken using recognized preservation methods. Treatments that cause damage to historic material shall not be used. Treatments that sustain and protect the historic building and its occupants, but do not alter appearance, are encouraged.

9) New construction, such as additions, exterior alterations, repairs, upgrades, etc. shall not destroy historic materials, features, and spatial relationships that characterize the historic site or historic building.

10) Universal Design Guideline #10 is not applicable as no new construction is proposed.

11) The proposed project must not cause the building, site, or Historic District to be removed from the National Register of Historic Places.

B. The proposal complies with Specific Design Guidelines for Historic Commercial Sites LMC §15-13-3(B)(1) Site Design:

a. Building Setback and Orientation. The Applicant has not proposed any changes to the existing setbacks of the building. While the original main entry may have been altered in the past, the Applicant proposes to re-introduce a recessed entryway, which is more consistent with what was seen historically.

b. Topography and Grading. The Applicant has not proposed any changes to topography or grading.

c. Landscaping and Vegetation. The Applicant has not proposed any changes to landscaping or vegetation.

d. Sidewalks, Plazas, and Other Street Improvements. The Applicant has not proposed any changes to sidewalks, plazas, or other street improvements.

e. Parking and Driveways. The Applicant has not proposed any changes to parking or driveways.

C. The proposal complies with Specific Design Guidelines for Historic Commercial Sites LMC §15-13-3(B)(2) Primary Structures:

a. Foundation. The Applicant has not proposed any changes to foundation.

b. Exterior Walls. The Applicant proposes to modify the Main Street façade to include a recessed front entryway. This is consistent with what was seen historically and a portion of a recessed entry can be seen in the circ. 1930s photograph. The Applicant also proposes to create a commercial entrance on the rear non-historic façade.

c. Roofs. The Applicant has not proposed any changes to roofs.

d. Storefronts. While little documentary evidence shows the historic recessed entry on the storefront, the Applicant is proposing an entryway that is similar to ones seen on other commercial buildings from a similar period. The Applicant is not proposing any changes to the window configuration on the storefront.

e. Doors (Not Included in Storefronts). There are no historic doors on the rear façade, as it is a non-historic addition. The proposed doors, as conditioned, will be similar to those found historically in Park City and will be similar in size, location, and type to those on the Historic structure.

- f. Windows (Not Included in Storefronts). There are no historic windows on the rear façade. The proposed windows, as conditioned will be similar in location, size, scale, type, and glazing pattern to those seen on the Historic structure.
- g. Gutters. The Applicant has not proposed any changes to gutters.
- h. Historic Balconies/Porticos. There are no historic balconies or porticos.
- i. Decks, Fire Escapes, and Exterior Staircases. There are no historic decks, fire escapes, or exterior staircases.
- j. Chimneys and Stovepipes. There are no historic chimneys or stovepipes.
- k. Architectural Features. There are no proposed changes to the architectural features (eaves, brackets, cornices, moldings, trim work, decorative shingles) on the Main Street façade. The Applicant proposes to add corbel detailing on the rear façade.

D. Specific Design Guidelines for Historic Commercial Sites LMC §15-13-3(B)(3) Mechanical Equipment, Communications, and Service Areas is not applicable as there are no proposed changes to these items.

E. Specific Design Guidelines for Historic Commercial Sites LMC §15-13-3(B)(4) Additions to Primary Structures is not applicable as there are no proposed additions at this time.

26. The HPB made the following findings with respect to Material Deconstruction Review Checklist Criterion:

- A. Criterion 1: The proposed work is not Routine Maintenance.
- B. Criterion 2: The proposed Material Deconstruction is required for renovation of the building.
- C. Criterion 3: The proposed work does not damage or destroy the exterior architectural features.
- D. Criterion 4: The proposed work mitigates any impacts that will occur to the visual character of the neighborhood; Historical significance of the Structure; architectural integrity of the Structure; and structural stability. All proposed Material Deconstruction complies with applicable Design Guidelines.
- E. Criterion 5: The proposed work will not compromise the historical importance of other structures on the property and on adjacent properties.
- F. Criterion 6: All additions to the Structure have been found to be noncontributory to the historic integrity or historical significance of the structure or site.

Conclusions of Law – 440 Main Street

1. The proposal complies with the Land Management Code (LMC) requirements pursuant to 15-2.6 Historic Commercial Business (HCB) District.
2. The proposal complies with the Land Management Code (LMC) requirements pursuant to 15-13-3 Design Guidelines for Historic Commercial Sites.

3. The proposal meets the criteria for Material Deconstruction pursuant to LMC §15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 440 Main Street

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal submitted on January 22, 2020. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. The applicant is responsible for notifying the Planning and Building Departments if changes are made.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
4. Should any Historic material be discovered while deconstructing the storefront, the Physical Conditions Report and Preservation Plan shall be amended to document the condition of the storefront materials and provide an updated scope of work to the satisfaction of the Historic Preservation Planner.
5. All windows and doors shall be compliant with Design Guidelines for Historic Commercial Sites.
6. All windows on the non-historic addition will be aluminum-clad wood or wood material. No vinyl or aluminum windows are permitted.

5.B. Land Management Code) LMC) Amendment – Amending the LMC to Remove the Requirement that Solar Energy Systems Shall be at Least One Foot (1') from the Eave of a Roof by Amending LMC 15-5-5(G)(3)(b).
(Application PL-20-04463)

Planner Liz Jackson presented proposed Land Management Code Amendments for Pitched Roof Solar Energy Systems within the Historic Districts. Within LMC Section 15-5-5(G)(3)(b), the Staff was proposing to remove the requirement that pitched roof solar energy systems be at least one foot from the eave of a roof. Some from the design community, solar professionals, and City Staff believe there is no reason to have that requirement from design a standpoint or a safety standpoint. The second proposal was to modify the images and provide examples to show that the solar systems can now go to the roof eave.

Planner Jackson provided an example showing how the solar system can go to the edge of the roof eave.

Board Member Hodgkins asked if the Staff made it clear that the solar system could only go to the edge and not hang over; or whether they were only removing

the 1' buffer. Planner Jackson replied that for now it could only go to the edge of the eave. Director Erickson stated that Planner Jackson had worked closely with the Building Department, particularly on roof drainage to make sure it would not create an ice dam at the end of the solar. He was comfortable with the proposal to remove the 1' buffer requirement. Director Erickson clarified that they heard conflicting interpretations from the Fire Marshall and the Fire District about the difficulty of climbing over solar panels on a roof to fight a roof fire. However, that was not the case and the Building Official and the Fire Marshall had signed off on Planner Jackson's recommendation.

The Staff recommended that the Historic Preservation Board review the proposed Land Management Code Amendments to address pitched roof-mounted Solar Energy Systems in the Historic Districts by amending LMC 15-5-5 - Architectural Design Guidelines, open a public hearing, and consider forwarding a positive recommendation to Planning Commission and City Council on the proposed Amendments.

Planner Tyler pointed out that the language in the Code only allows solar panels on gable roofs that do not face the right-of-way. A flat porch roof would need to comply with the flat roof ordinance, which requires a 4' distance from the end of the eave, which would only provide a smaller array.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

MOTION: Board Member Beatlebrox moved to forward a POSITIVE recommendation to the Planning Commission and the City Council on the proposed amendments to LMC 15-5-5(G)(3)(b) to remove the requirement that Solar Energy Systems shall be at least one-foot from the eave of a roof as outlined in the draft ordinance. Board Member Hodgkins seconded the motion.

VOTE: The motion passed unanimously.

The Historic Preservation Board Meeting adjourned at 6:18 p.m.

Approved by _____
Douglas Stephens, Chair
Historic Preservation Board

Historic Preservation Board Staff Report

Subject: Land Management Code Amendments to Historic Districts (LMC Chapter 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, and 15-2.6), Supplemental Regulations (LMC Chapter 15-4), Architectural Design Guidelines (LMC Section 15-5-5), and Defined Terms (LMC Chapter 15-15)

Author: Laura Kuhrmeyer, Planner

Date: June 3, 2020

Type of Item: Legislative – LMC Amendment

Summary Recommendation

Staff recommends continuing this item to the July 1st meeting to allow Staff to do additional research and analysis on the proposed Amendments and properly notice the item.

Description

Project Name: Land Management Code (LMC) Amendments in Chapter 15-2.1 Historic Residential-Low Density (HRL) District, 15-2.2 Historic Residential (HR-1) District, 15-2.3 Historic Residential (HR-2) District, 15-2.4 Historic Residential-Medium Density (HRM) District, 15-2.5 Historic Recreation Commercial (HRC) District, 15-2.6 Historic Commercial Business (HCB) District, 15-4 Supplemental Regulations, Architectural Review (LMC 15-5-5) Architectural Design Guidelines, and 15-15 Defined Terms.

Applicant: Planning Department

Proposal Affected Land Management Code Chapters:

- 15-2.1 Historic Residential-Low Density (HRL)
- 15-2.2 Historic Residential (HR-1)
- 15-2.3 Historic Residential (HR-2)
- 15-2.4 Historic Residential-Medium Density (HRM)
- 15-2.5 Historic Recreation Commercial (HRC)
- 15-2.6 Historic Commercial Business (HCB)
- 15-4 Supplemental Regulations
- 15-5-5 Architectural Design Guidelines
- 15-15 Defined Terms

Reason for Review: LMC Amendments within the Historic Districts require Historic Preservation Board review, Planning Commission review and City Council review and action.

Executive Summary

Staff has proposed Land Management Code Amendments that will address inconsistencies, and amend prohibited siding and roofing materials. The proposed LMC amendments would affect LMC 15-2.1, 15-2.2, 15-2.3, 15-2.4, 15-2.5, 15-2.6, 15-4, 15-5-5, and 15-15.

Recommendation

Staff recommends continuing this item to the July 1st meeting to allow Staff to do additional research and analysis on the proposed Amendments and properly notice the item.

Historic Preservation Board Staff Report

Subject: Material Deconstruction
Application: PL-19-04142
Author: Caitlyn Barhorst
Date: June 3, 2020
Type of Item: Administrative



Summary Recommendation

Staff recommends the Historic Preservation Board review the proposal, hold a public hearing, and consider approving the Material Deconstruction of the Landmark Historic Site located at 1162 Woodside Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Description

Applicant: Tucker Perkins, represented by Andrew Foster of Park City Design Build
Location: 1162 Woodside Avenue
Zoning District: Historic Residential (HR-1) District
Historic Designation: Landmark
Reason for Review: Land Management Code (LMC) [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction

Acronyms

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

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

Executive Summary

The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic Foundation for the construction of a basement and removal of four feet (4'-0") of the Historic rear wall to accommodate a New Addition.

Background

On May 8, 2020, the Planning Department received a complete Historic District Design Review application. The property located at 1162 Woodside Avenue is designated as Landmark of the Park City Historic Sites Inventory (HSI) (see [Historic Site Form](#)). The subject property is located in the Historic Residential (HR-1) Zoning District. The following is a list of relevant applications for the proposed project:

Planning Applications:

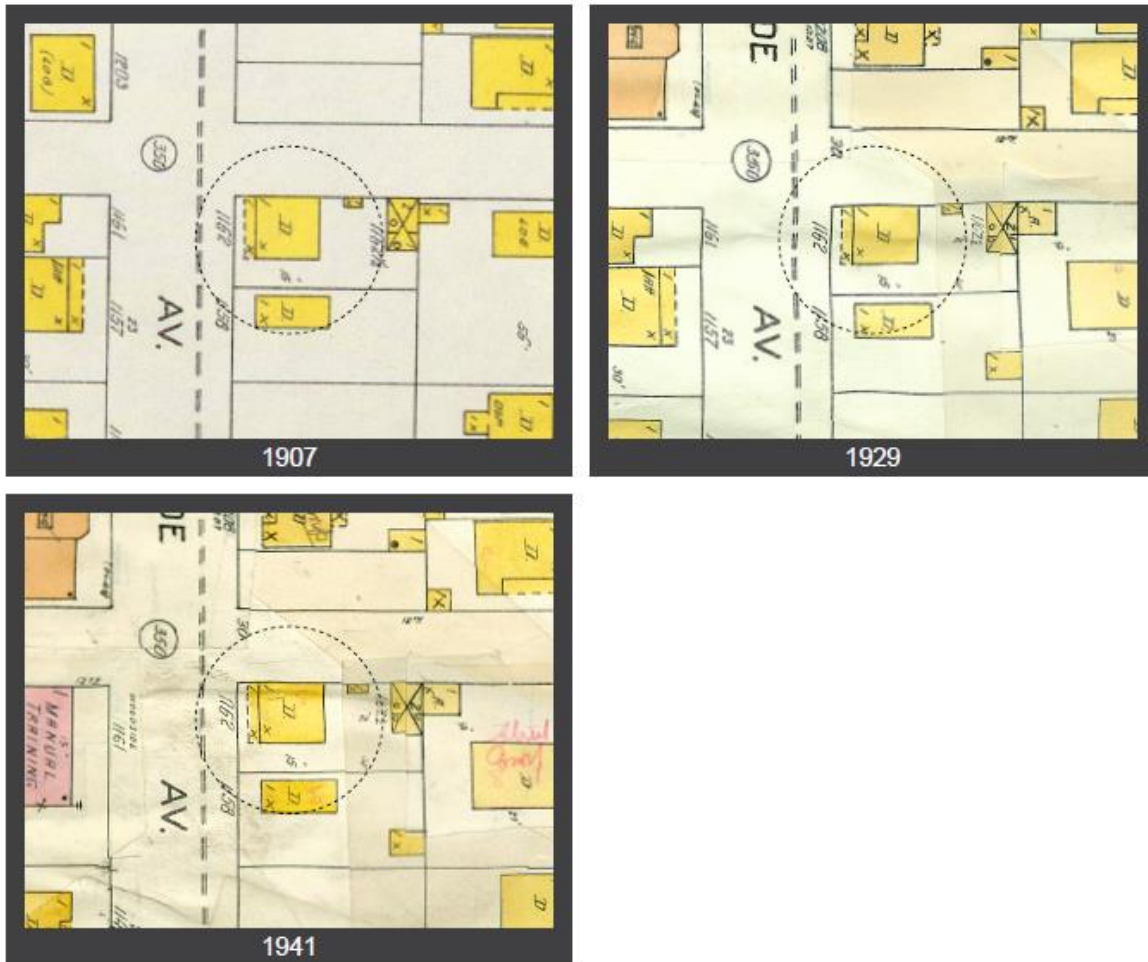
Permit Number	Application Type	Review Authority	Review Status
PL-19-04142	Historic District Design Review	Planning Department Staff	Under Review*
PL-20-04522	Plat Amendment	Planning Commission and City Council	Under Review
PL-20-04523	Conditional Use Permit for an exception to the Building Setback	Planning Commission	Under Review

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

History of Development on the Site

The property was outside of the Sanborn Fire Insurance Map boundary until 1907. The title transaction from 1904 refers to the “Frame House on Lot 17” which likely means it was built by that time.

Figure 1: Sanborn Fire Insurance Map of the one-story structure with a full-width front porch.

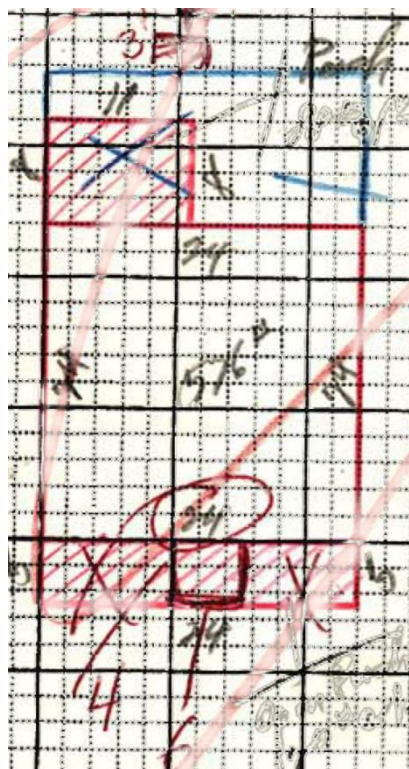


The one-story frame pyramid roof house has gone through many alterations in the past. Based on information from the tax cards, the full-width front porch was removed circ. 1949 and the rear shed addition was constructed in 1956. The 1968 tax card shows a small 6ftx4ft front porch, which was removed and replaced with a full-width porch by the time the 1982 photo was taken. The house was clad in asbestos shingle siding circ. 1958 and the Historic wood siding was restored when the house received a grant from the city in 1990. The metal roof was added at this time as well.

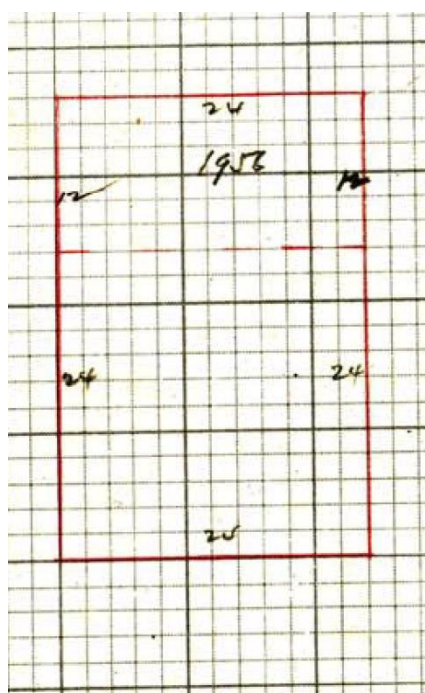
The non-historic front façade alterations consist of major window and door modifications. The windows were changed from the square casements with transom windows seen in the circ. 1940 tax photo to horizontal picture windows as seen in the 1982 photograph. The door location was also altered, shifting the opening to the north, which is reflected in the location of the small porch drawn on the 1968 tax card. It is likely the picture windows were added at this time as well, as the entire front façade would have been altered similar to other 1960s ranch-style modifications seen in Park City at the time. The picture windows were replaced with double-hung windows at the time of the 1990 grant project.

Some of the Historic window openings on the north and south elevations were either enclosed or modified as well, likely at the time the asbestos siding was added circ. 1949 as the photographs from the 1990 grant application show the asbestos siding intact reflecting the north and south elevation window alterations.

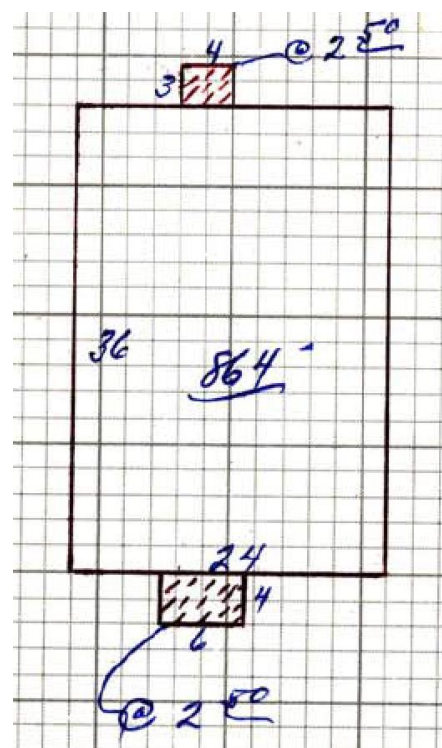
Figure 2: Tax assessment cards, from left to right: 1949, 1958, 1968.



Front porch removed



Rear addition added 1956



Front and rear porches added

Image 1: Tax Photo circ. 1940



Image 2: Circ. 1982 photograph



Image 3: Circ. 1990 photograph



Image 4: Circ. 1997 photograph



Image 5: 2020 photograph



Analysis

Per LMC [§ 15-11-12.5\(A\)\(2\)](#) Historic Preservation Board Review for Material Deconstruction:

- A. All Applications for Material Deconstruction involving any Building(s) (main, attached, detached, or public, Accessory Buildings and/or Structures designated to the Historic Sites Inventory as Landmark or Significant shall be subject to review and approval, approval with conditions, or denied by the following Review Authorities:

(...)

2. The Historic Preservation Board shall review the following:
 - a. Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades.

Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.

All Routine Maintenance as well as removing and replacing of non-historic features will be reviewed and approved by staff per LMC [§ 15-11-12.5\(A\)\(1\)](#). This includes historic window restoration, non-historic window replacement, chimney restoration, removal of the non-historic rear addition, non-structural re-roof, and siding restoration and replacement along the east elevation once the addition is removed.

The Historic Preservation Board shall review the following:

The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic foundation for the construction of a basement and removal of four feet (4'-0") of the Historic rear wall to accommodate a new Addition.

The following analysis breaks these two proposed items into 1. Historic foundation; and 2. Historic rear wall.

1. Historic foundation:

The applicant is not proposing to alter the existing USGS floor elevation of 6922'-0" after lifting the house to construct the new basement foundation; the floor elevation will remain the same once construction of the new foundation is complete. See Figures 3 and 4 below.

2. Historic rear wall:

The applicant is proposing the removal of four feet (4'-0") the Historic rear wall to accommodate a new addition, as seen in Figures 5 and 6.

Level 2 - EXISTING
6932' - 6"

Figure 7 - Proposed Front Elevation showing 6000 West Level at 6922' - 0"

The drawing shows a front elevation of a proposed two-story residence. Key features include a gabled roof with a central chimney, a dormer window on the left, and a multi-level side porch on the right. Dimensions are provided for setbacks, heights, and level elevations.

- SIDE SETBACKS:** Indicated by red dimension lines at the top, showing 8'-0" from the left property line and 8'-0" from the right property line.
- HEIGHT:** A dashed horizontal line indicates a "27' MAX HEIGHT".
- LEVEL 2:** Located at an elevation of 6932' - 0". It features a large window unit on the right side of the main facade.
- Level 1 - EXISTING:** Located at an elevation of 6922' - 0". This level includes a central entrance door, windows, and a balcony with a white railing.
- PATIO:** Located at an elevation of 6917' - 0" at the base of the existing level.
- Other Dimensions:** Various other dimensions are shown, such as 3'-0" for window widths, 6'-0 1/2" for balcony depth, and 6'-1 1/2" for another balcony section.

Figure 5: Floor plans of Historic Footprint showing non-historic feature to be removed.

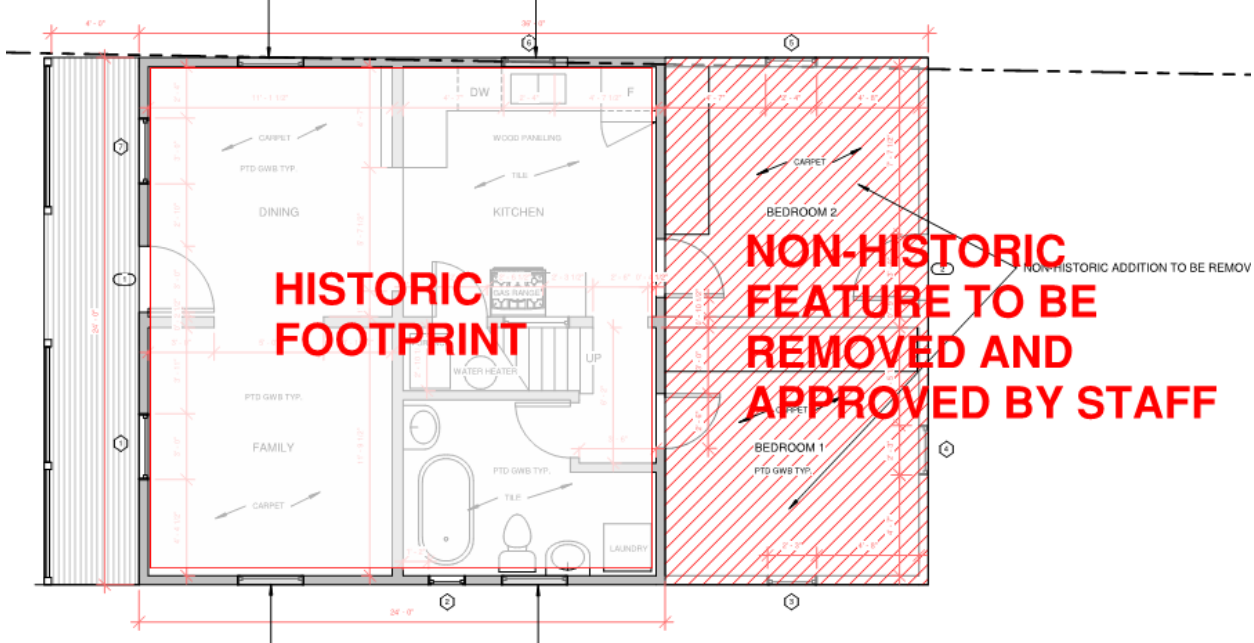
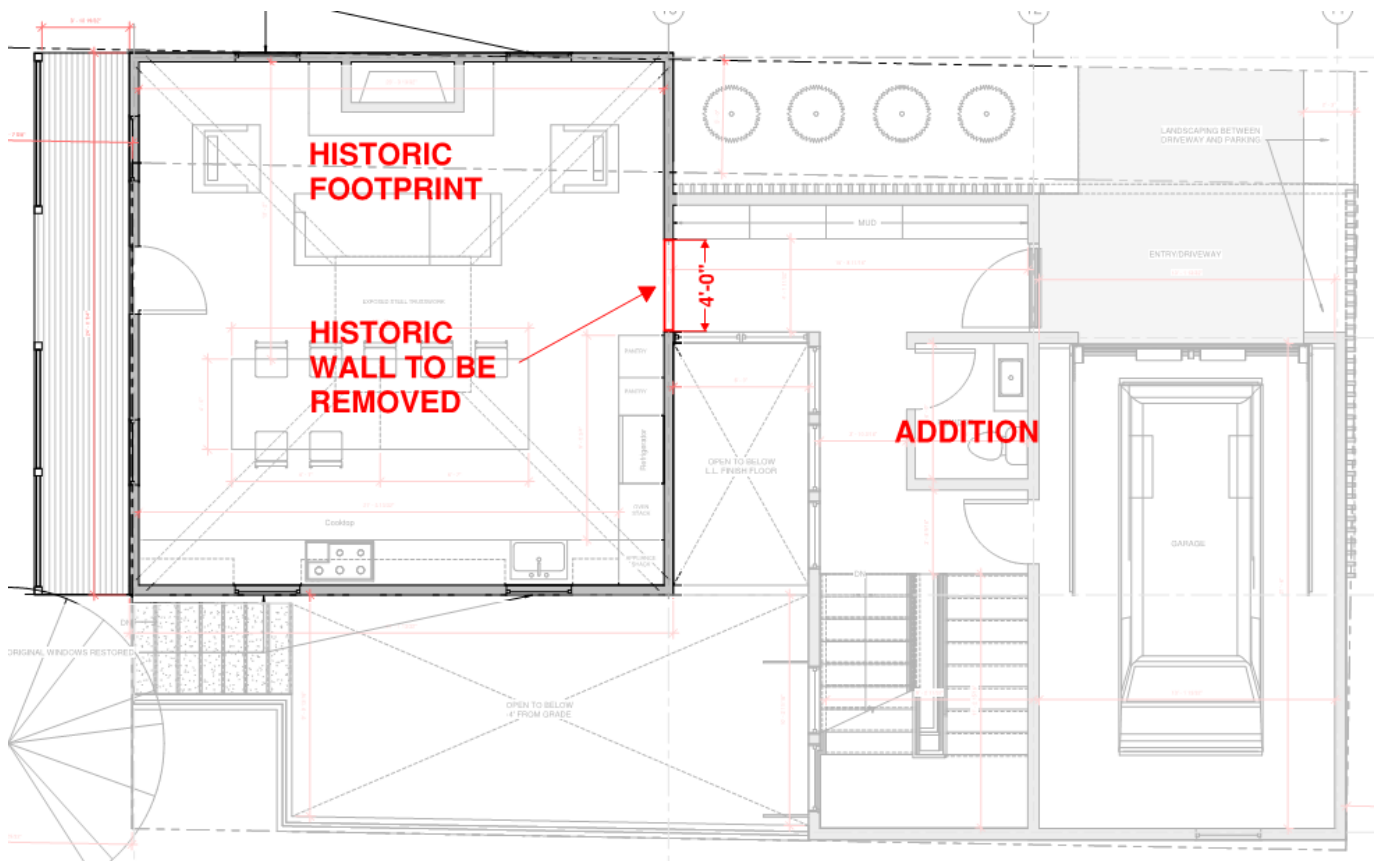


Figure 6: Proposed floor plan showing the four feet (4'-0") of Historic wall area to be removed to accommodate the new addition.



The proposed Material Deconstruction has been reviewed for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites based on the following applicable Design Guidelines:

1. Historic foundation:

B. Specific Guidelines:

2. Primary Structures

b. Foundation

(1) The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible.

Complies, The building orientation will remain the same as the historic placement; original grade will be returned at the perimeter of the site.

(2) A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.

Complies, The floor elevation will remain the same upon completion of the new basement foundation.

(3) A historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.

Complies, see Condition of Approval #13.

(4) Re-grade the site so that all water drains away from the structure and does not enter the foundation.

Complies, see Condition of Approval #13.

(5) 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.

Complies, see Condition of Approval #13.

(6) Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.

Complies, grade will be returned following construction. No incompatible retaining walls are proposed.

(7) The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.

Complies, the new foundation will be made of board formed concrete.

2. Historic rear wall:

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

(2) Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards,

cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.

Complies, the applicant is proposing to restore the exterior wall once the shed addition is removed. See Condition of Approval #4.

4. Additions to Primary Structures

a. Protection for Historic Structures and Sites

(1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.

Complies, the applicant desires to construct an addition to achieve additional square footage. The proposed rear wall removal is minor and located on a tertiary façade. The applicant has provided the City with several design concepts and the proposal before the Historic Preservation Board has been reviewed by the Design Review Team for compliance with the Design Guidelines for Historic Districts and Historic Sites – all other alternatives to an addition were considered.

(2) Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.

Complies, the addition is proposed on the tertiary façade.

(3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.

The Administrative Review of the Historic District Design Review will confirm compliance with this Design Guideline.

(4) Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.

Complies, the proposed addition does not obscure, detract from, or modify the historic roof form.

(5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material.

Complies, the applicant is proposing to remove only four feet (4') of the Historic rear wall.

(6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element.

Complies, the four feet (4') proposed to be removed is for the construction of the transitional element.

(7) Maintain and preserve additions to structures that are significant to the era/period of restoration.

Complies, there are no Historic additions on this Structure.

(8) In-line additions shall be avoided.

Complies, the proposed addition is not in line with the Historic Structure.

Department Review

The Design Review Committee, Development Review Committee, and Planning and Legal Departments 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 [date]. Staff mailed courtesy notice to property owners within 100 feet on [date]. The *Park Record* published notice on May 20, 2020. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Historic Preservation Board may approve the proposed Material Deconstruction of the Landmark Historic Site located at 1162 Woodside Avenue;
- The Historic Preservation Board may deny the proposed Material Deconstruction of the Landmark Historic Site located at 1162 Woodside Avenue; or
- The Historic Preservation Board may request additional information and continue the discussion to [date/date uncertain].

Exhibits

Exhibit A: Existing Plans and Elevations

Exhibit B: Proposed Plans and Elevations

Exhibit C: Historic Preservation Plan

Exhibit D: Historic Site Inventory Form

Findings of Fact

1. The property is located at 1162 Woodside Avenue.
2. The legal description of the property is all Lot 17 and North ½ Lot 18 of Block 5 of Snyder's Addition to Park City, SA-55.
3. The property is located in the Historic Residential (HR-1) Zoning District.
4. The property at 1162 Woodside Avenue is designated as Landmark on the Park City Historic Sites Inventory.
5. On May 8, 2020 the Planning Department received a complete Historic District Design Review application.
6. The applicant has submitted a Plat Amendment application (PL-20-04522) and a Conditional Use Permit application (PL-04523) that are currently under review.
7. The Historic Single-Family Dwelling was constructed circ. 1904.
8. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on [date]. Staff mailed courtesy notice to property owners within 100 feet on [date]. The *Park Record* published notice on May 20, 2020.

9. The maximum Building Footprint for this Lot is 1,200 square feet, and the proposed Footprint is 1,106 square feet.
10. The applicant has submitted a Conditional Use Permit application per LMC 15-2.2-4 Existing Historic Structures. The request is to construct a basement addition beneath the existing historic structure's footprint that currently does not meet setbacks. This application has not been approved at the time of writing this report.
11. The proposed addition complies with the required Front and Rear Setbacks. The minimum Front and Rear Setbacks are ten feet (10') each; the Applicant is proposing a ten foot (10') Rear Setback for the addition.
12. The proposal complies with the Side Setbacks. The south Side Setback is three feet (3') and the north Setback along 12th Street is five feet (5').
13. The proposal complies with LMC 15-2.2-5, with a maximum height of twenty-seven feet (27') from Existing Grade. The maximum height of the proposed structure is 27 feet (27').
14. The proposal complies with LMC 15-2.2-5(A), maximum interior height is thirty-five feet (35') as the proposed interior height is twenty-eight feet (28').
15. The proposal complies with LMC 15-2.2-5(B), ten foot (10') minimum horizontal step in the downhill façade.
16. The proposal complies with LMC 15-2.2-5(C) in that the Contributing Roof Form of the existing Historic Structure is between 7:12 and 12:12.
17. The Applicant is proposing Material Deconstruction for the Landmark Historic Site consisting of removal of the Historic foundation for the construction of a basement and removal of four feet (4'-0") of the Historic rear wall to accommodate a new Addition.
18. Per LMC [§ 15-11-12.5\(A\)\(2\)](#) Historic Preservation Board Review for Material Deconstruction The Historic Preservation Board shall review the Removal of Historic Material to Accommodate New additions, New Construction, or Structural Upgrades. Prior to issuance of a Building Permit for any Material Deconstruction work, the Review Authority shall review the proposed plans for compliance with the Land Management Code 15-13 Design Guidelines For Historic Districts and Historic Sites.
19. The applicant is not proposing to alter the existing USGS floor elevation of 6922'-0" after lifting the house to construct the new basement foundation; the floor elevation will remain the same once construction of the new foundation is complete
20. The applicant is proposing the removal of four feet (4'-0") the Historic rear wall to accommodate a new addition.
21. The proposed Material Deconstruction has been reviewed for compliance with LMC [§ 15-13-2](#) Design Guidelines for Historic Residential Sites based on the following applicable Design Guidelines:
 1. Historic foundation:
 - B. Specific Guidelines:
 2. Primary Structures
 - b. Foundation
 - (1) The historic placement, orientation, and grade of a historic building shall be retained, as shall the original grade of the property where feasible.

Complies, the building orientation will remain the same as the historic

placement; original grade will be returned at the perimeter of the site.

(2) A new foundation shall not raise or lower a historic structure generally more than two (2) feet from its original floor elevation.

Complies, the floor elevation will remain the same upon completion of the new basement foundation.

(3) A historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.

Complies, see Condition of Approval #13.

(4) Re-grade the site so that all water drains away from the structure and does not enter the foundation.

Complies, see Condition of Approval #13.

(5) 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.

Complies, see Condition of Approval #13.

(6) Any re-grading of the site shall blend with grade of adjacent sites and shall not create the need for incompatible retaining walls.

Complies, grade will be returned following construction. No incompatible retaining walls are proposed.

(7) The form, material, and detailing of a new foundation shall be similar to the historic foundation (when extant) or similar to foundations of nearby historic structures.

Complies, the new foundation will be made of board formed concrete.

2. Historic rear wall:

B. Specific Guidelines:

2. Primary Structures

a. Exterior Walls

(2) Preserve and maintain historic exterior materials including wood siding (drop siding, clapboard, board and batten), frieze boards, cornices, moldings, shingles, etc., as well as stone and masonry. Repair deteriorated or damaged historic exterior materials using recognized preservation methods appropriate to the specific material.

Complies, the applicant is proposing to restore the exterior wall once the shed addition is removed. See Condition of Approval #4.

4. Additions to Primary Structures

a. Protection for Historic Structures and Sites

(1) Additions to historic buildings should be considered only when it is demonstrated that the new use of the building cannot be accommodated by solely altering interior spaces.

Complies, the applicant desires to construct an addition to achieve additional square footage. The proposed rear wall removal is minor and located on a tertiary façade. The applicant has provided the City with several design concepts and the proposal before the Historic Preservation Board has been reviewed by the Design Review Team

for compliance with the Design Guidelines for Historic Districts and Historic Sites – all other alternatives to an addition were considered.

(2) Additions to historic structures shall be considered with caution and shall be considered only on non-character defining facades, usually tertiary and occasionally secondary facades. Additions shall not compromise the architectural character of historic structures. Additions to the primary façades of historic structures are inappropriate.

Complies, the addition is proposed on the tertiary façade.

(3) Additions should be visually subordinate to historic buildings when viewed from the primary public right-of-way.

The Administrative Review of the Historic District Design Review will confirm compliance with this Design Guideline.

(4) Additions to historic structures shall not be placed so as to obscure, detract from, or modify historic roof forms.

Complies, the proposed addition does not obscure, detract from, or modify the historic roof form.

(5) Additions to historic structures shall not contribute significantly to the removal or loss of historic material.

Complies, the applicant is proposing to remove only four feet (4') of the Historic rear wall.

(6) Where the new addition abuts the historic building, a clear transitional element between the old and the new should be designed and constructed. Minor additions, such as bay windows or dormers do not require a transitional element.

Complies, the four feet (4') proposed to be removed is for the construction of the transitional element.

(7) Maintain and preserve additions to structures that are significant to the era/period of restoration.

Complies, there are no Historic additions on this Structure.

(8) In-line additions shall be avoided.

Complies, the proposed addition is not in line with the Historic Structure.

- 2) The Design Review Committee, Development Review Committee, and Planning and Legal Departments reviewed this application.
- 3) Staff did not receive any public input at the time this report was published.

Conclusions of Law

1. The proposal complies with the Land Management Code requirements pursuant to LMC [§ 15-2.2](#) Historic Residential (HR-1) District.
2. The proposal complies with the Land Management Code requirements pursuant to LMC [§ 15-11-12.5](#) Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval

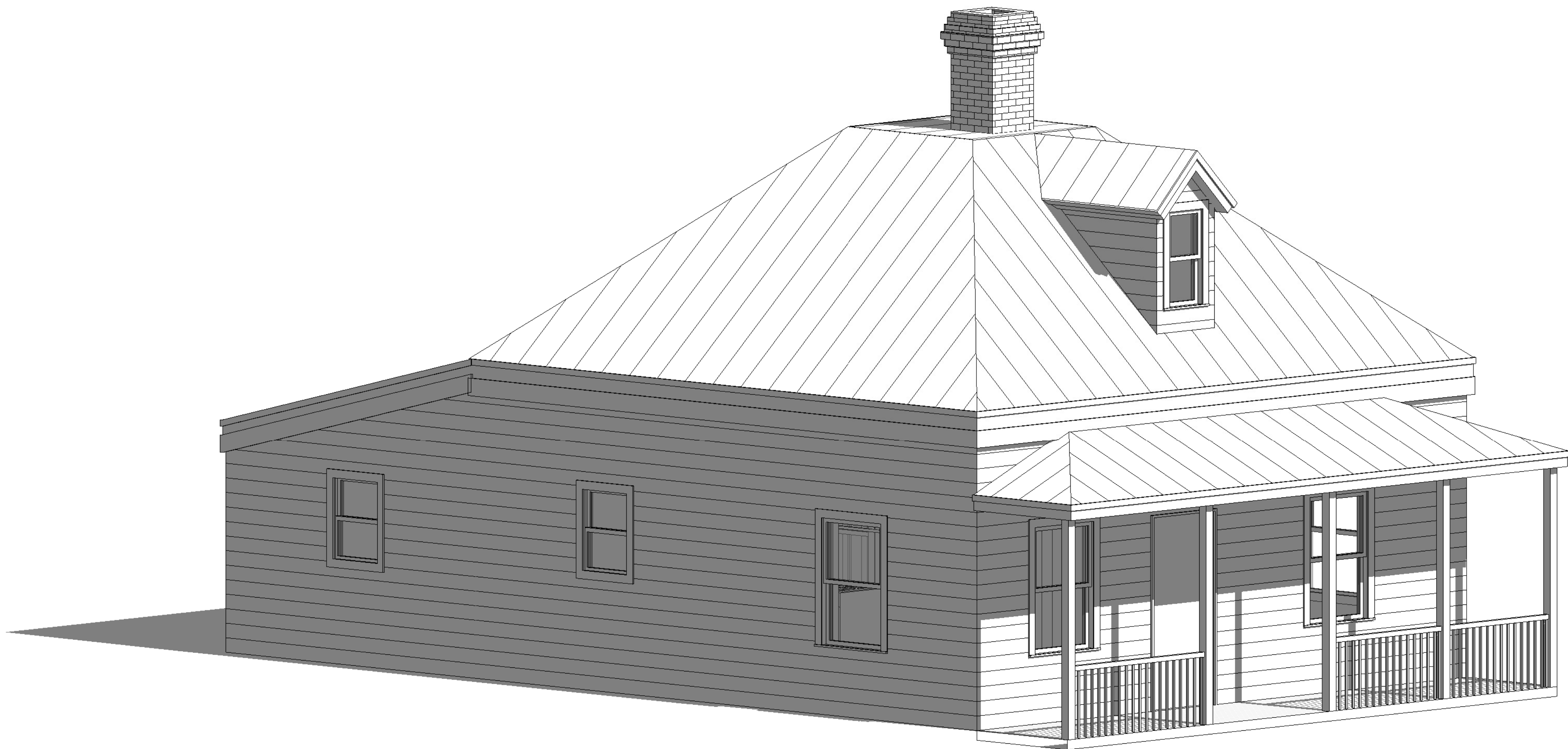
1. Final building plans and construction details shall reflect substantial compliance with the attached plans approved June 3, 2020 for the Material Deconstruction of the 4'

of the rear wall and removal of the foundation for the construction of the basement. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.

2. The applicant is responsible for notifying the Building Department prior to making any changes to the approved plans.
3. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or his/her designee prior to construction.
4. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
5. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
6. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
9. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
10. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
11. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.

12. Prior to removal of any Historic material which is required to be reused, the applicant shall document their location and condition.
13. The historic site shall be returned to original grade following construction of a foundation. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades. The site shall be re-graded so that all water drains away from the structure and does not enter the foundation. A plinth, or trim board at the base of the historic structure, shall be added to visually anchor the historic structure to the new foundation.

EXISTING HOUSE



PROJECT INFO

OWNER Perkins Family
ADDRESS 1162 Woodside Ave.
Park City, UT 84060
PARCEL ID SA-55
LOT SIZE .06 Acres

PROJECT TEAM

ARCHITECT Andrew Foster, Park City Design Build
435-901-8033 / andrew@parkcitydesignbuild.com
ENGINEER Pete Jarratt, Jarratt Engineering
435-640-5683 / pjarrattkar@gmail.com
SURVEYOR Ferrari Survey Inc.
435-640-0412
BUILDER Tall Pines Construction, Garrett Strong
435-640-5136

CODE

CODE 2015 IRC, AS AMENDED
CONSTRUCTION TYPE Type VB, Light wood framing with steel
ZONE TYPE HR-1
ZONE HEIGHT 27'
HISTORICAL LANDMARK STATUS

SHEET LIST

G1	COVER SHEET
C1	SITE PLAN
C2	SURVEY
A1	EXISTING FLOOR PLANS
A2	EXISTING ELEVATIONS
A3	ELEVATION PHOTOS
A4	WINDOW PHOTOS
A5	WINDOW ELEVATION
A6	DOOR ELEVATION
A7	INTERIOR PHOTOS
A8	DETAILS

THE USE OF THESE PLANS SHALL BE LIMITED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO REUSE OR MODIFICATION OF ANY PART OF THESE PLANS IS EXPRESSLY LIMITED. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PARK CITY DESIGN+BUILD. THE STATE OF UTAH VISUAL INSPECTION OF THESE PLANS DOES NOT CONSTITUTE AN AGREEMENT TO THESE RESTRICTIONS.

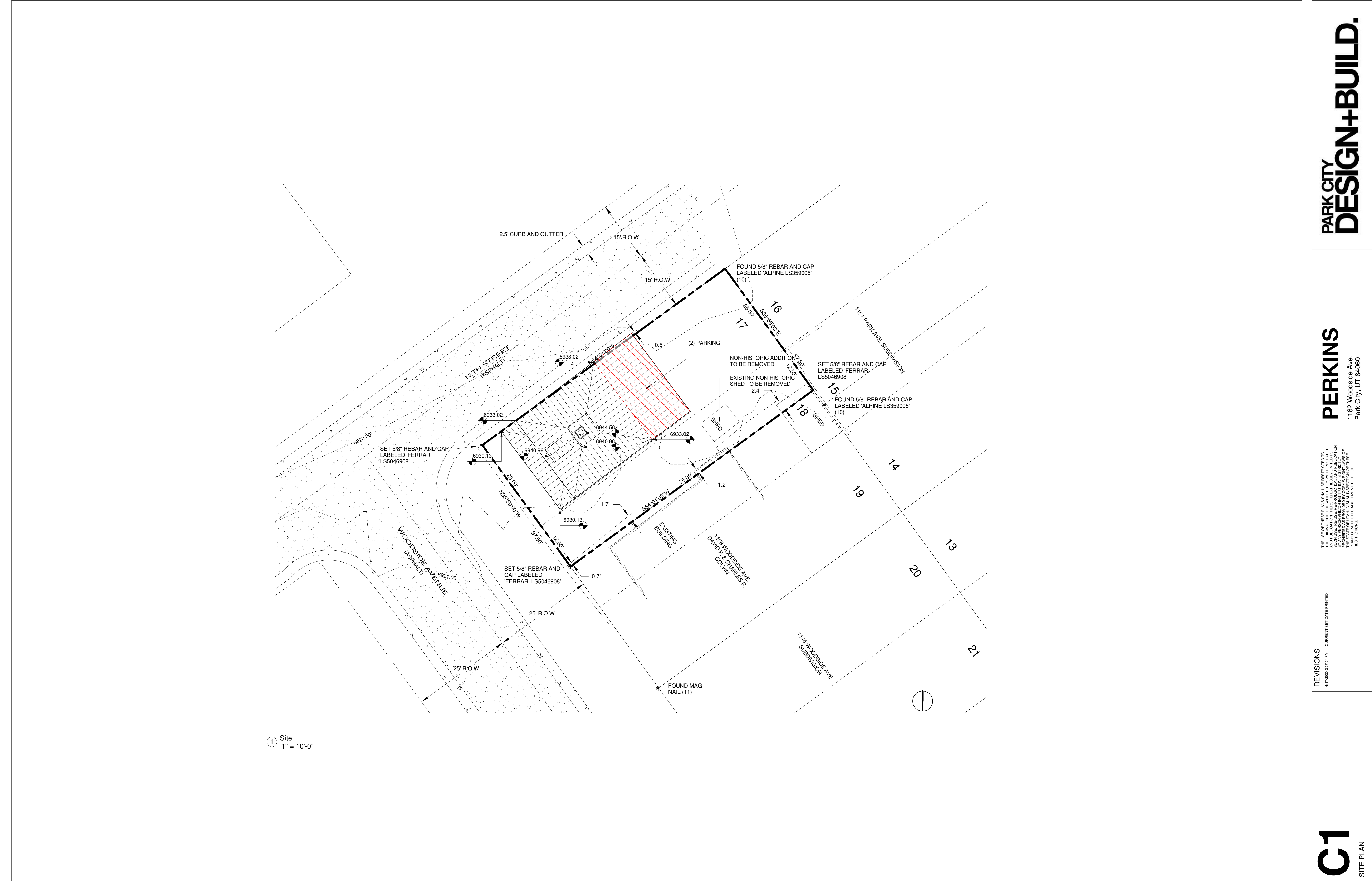
REVISIONS

4/20/2020 9:55:00 AM CURRENT SET DATE PRINTED

G1
COVER SHEET

PERKINS
1162 Woodside Ave.
Park City, UT 84060

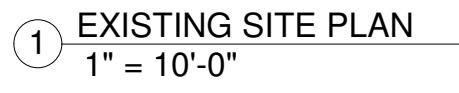
PARK CITY
DESIGN+BUILD.



REVISIONS	
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THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO REUSE OR MODIFICATION SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF PERKINS+TOWNE. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF UTAH. VISUAL INSPECTION OF THESE RESTRICTIONS.

PERKINS
1162 Woodside Ave.
Park City, UT 84060



GRAPHIC SCALE

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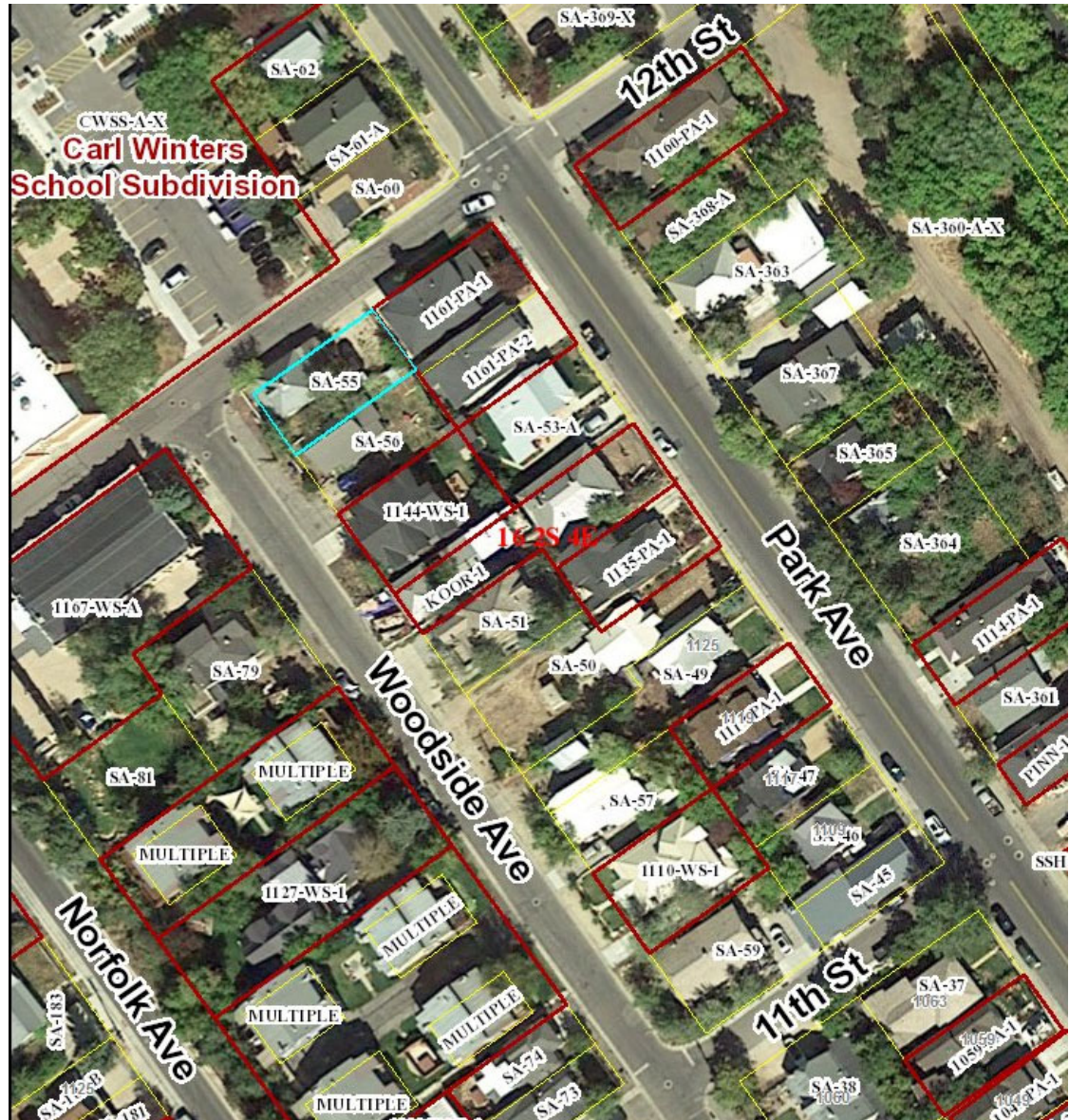
1 INCH = 10 FEET

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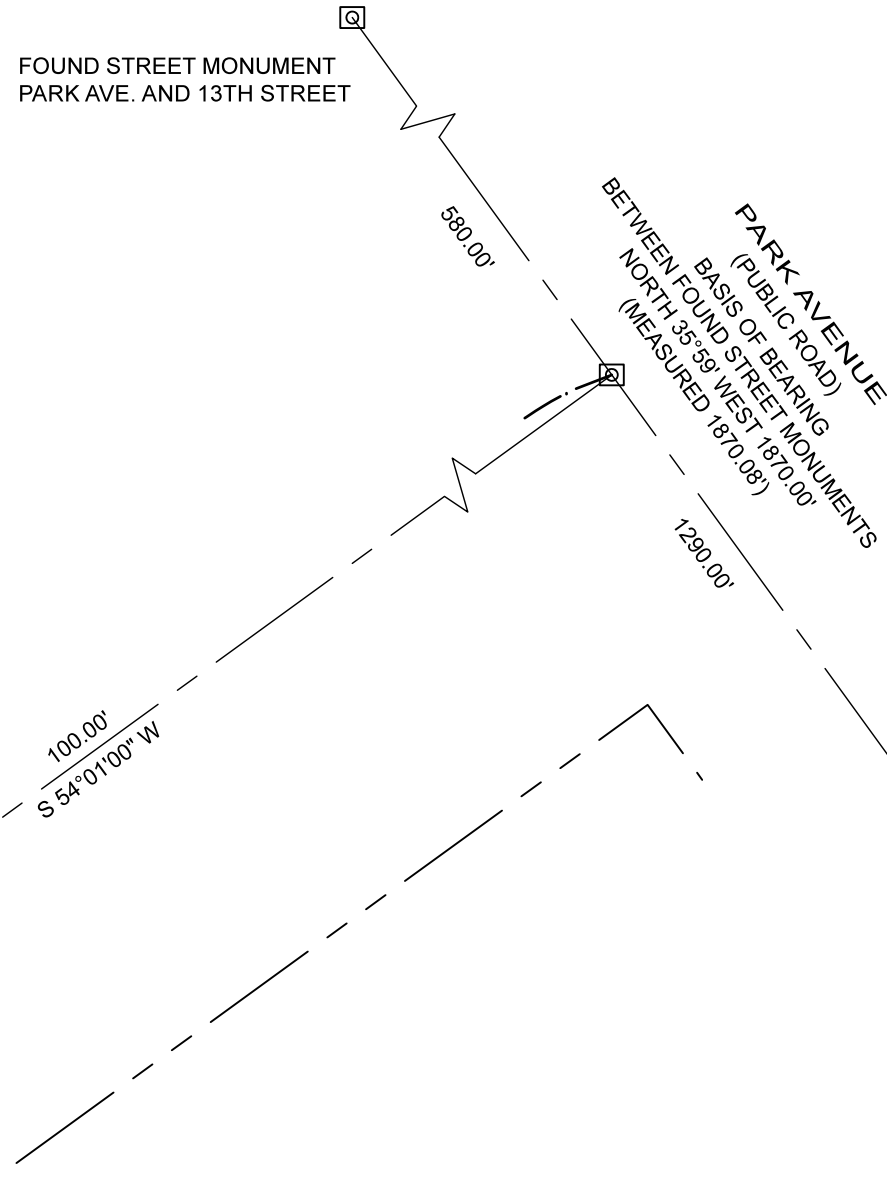
GREGORY J. FERRARO LS 5046908 EXPIRES
MARCH 31, 2021

1. THE PURPOSE OF THIS SURVEY IS LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF CHRIS PRICE.
2. THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM SNYDER'S ADDITION TO PARK CITY SUBDIVISION.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK OCTOBER 4, 2019.
7. VERTICAL DATUM IS TAKEN FROM PARK CITY MONUMENT CONTROL SHEET.
8. BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
9. THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
10. BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.

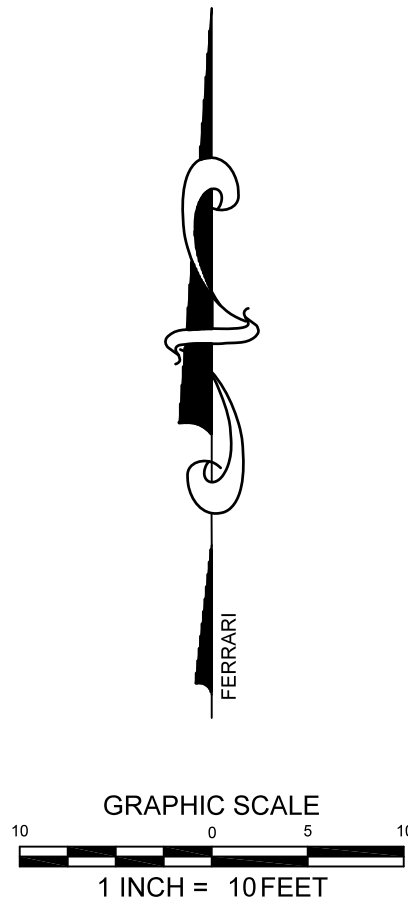
0 1 BAR IS ONE INCH ON ORIG. DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
SURVEY BY: _____ SURVEY DATE: _____ DESIGN BY: _____ DRAFTING BY: _____ CHECKED BY: _____	GF-TM 10-4-19 GF GF GF
XREFS:	
DRAWING:	1162WOODSIDE
DATE:	10-4-19
SCALES: 1:10 HORIZONTAL 1'CONTOURS VERTICAL	1 OF 1 PROJECT No: 2019.149



VICINITY AND ZONING MAP
NOT TO SCALE



1162 WOODSIDE PLAT AMENDMENT
AMENDMENT TO A PORTION OF BLOCK 5
SNYDERS ADDITION TO PARK CITY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 6
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN



CONSENT TO RECORD

STATE OF _____
COUNTY OF _____

THE UNDERSIGNED LIEN HOLDER HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT.

BY _____
AUTHORIZED OFFICIAL

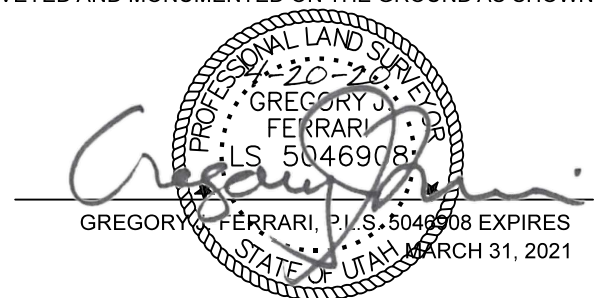
THE FOREGOING CONSENT TO RECORD WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 2020 BY: _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

RESIDING IN _____

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5046908, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND HAVE AMENDED SUBDIVISION PLAT, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS 1162 WOODSIDE PLAT AMENDMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



LEGAL DESCRIPTION:

LOT 1:
LOT 17 AND THE NORTH 1/2 OF LOT 18, BLOCK 5, SNYDERS ADDITION TO PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD AT THE SUMMIT COUNTY RECORDERS OFFICE.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 17, BLOCK 5, SNYDERS ADDITION TO PARK CITY THENCE SOUTH 35°59'00" EAST 37.50 FEET; THENCE SOUTH 54°01'00" WEST 75.00 FEET; THENCE NORTH 35°59'00" WEST 37.50 FEET; THENCE NORTH 54°01'00" EAST 75.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- MODIFIED 13-D SPRINKLERS WILL BE REQUIRED FOR NEW CONSTRUCTION AS REQUIRED BY THE CHIEF BUILDING OFFICIAL AT THE TIME OF REVIEW OF THE BUILDING PERMIT SUBMITTAL.
- THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL OF ORDINANCE 2020-_____.

LEGEND:

— — — — —	PROPERTY LINE	○ 5/8" REBAR & CAP LS359005
— — — — —	ADJOINING PROPERTY LINE	● 5/8" REBAR & CAP LS5046908
— — — — —	CENTER LINE	
— — — — —	LOT LINE	
- - - - -	SNOW STORAGE EASEMENT	

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED TO BE HEREAFTER KNOWN AS THE 1162 WOODSIDE PLAT AMENDMENT
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.
IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS _____ DAY OF _____, 2020.

AL PERKINS

DONNA PERKINS

TUCKER PERKINS

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS
ON THIS _____ DAY OF _____, 2020, AL PERKINS
PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE 1162 WOODSIDE AVENUE PLAT AMENDMENT.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS
ON THIS _____ DAY OF _____, 2020, DONNA PERKINS
PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE 1162 WOODSIDE AVENUE PLAT AMENDMENT.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS
ON THIS _____ DAY OF _____, 2020, TUCKER PERKINS
PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE 1162 WOODSIDE AVENUE PLAT AMENDMENT.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____

FERRARI SURVEYING, LLC

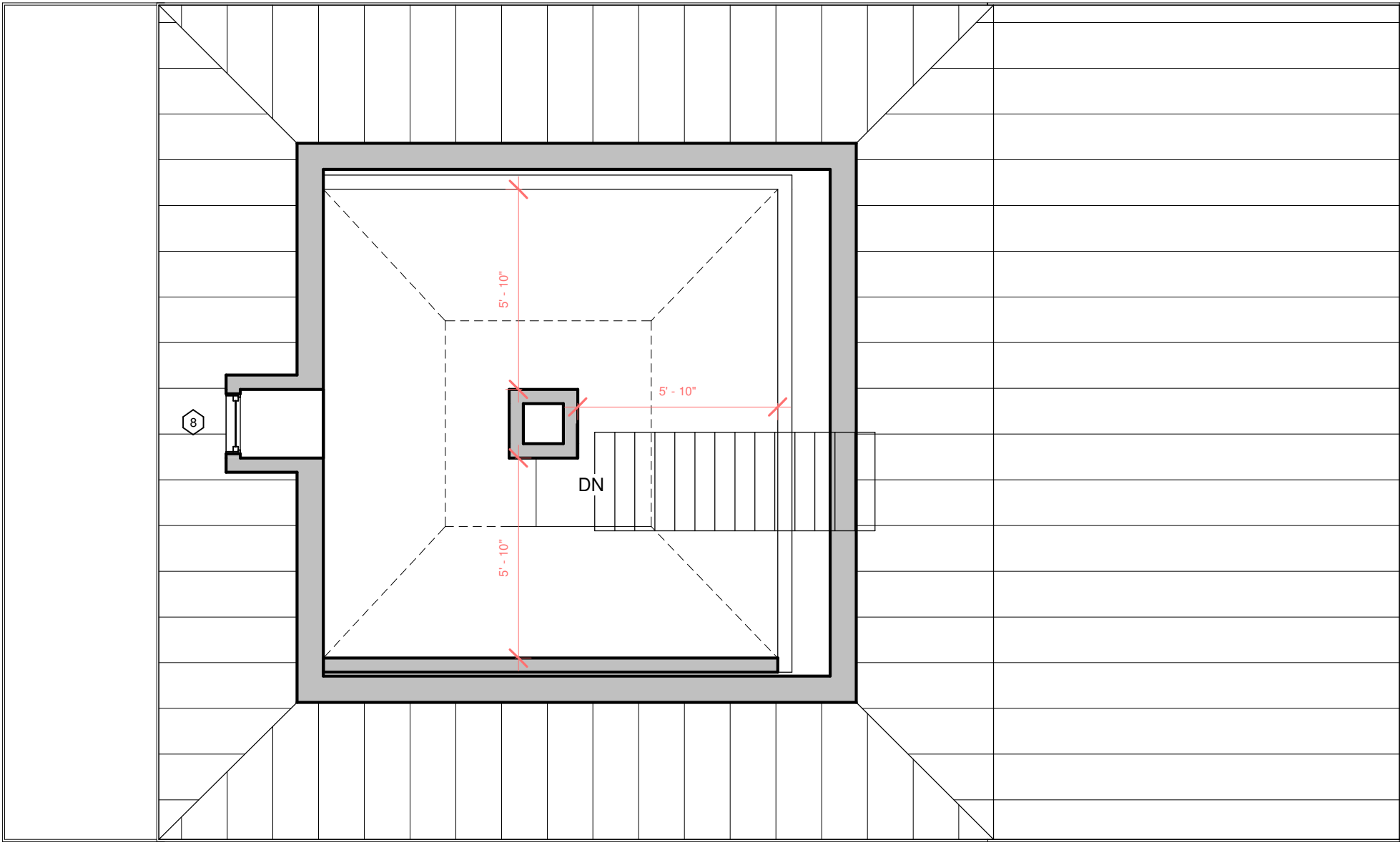
435. 640 . 0412

P.O.BOX 683001

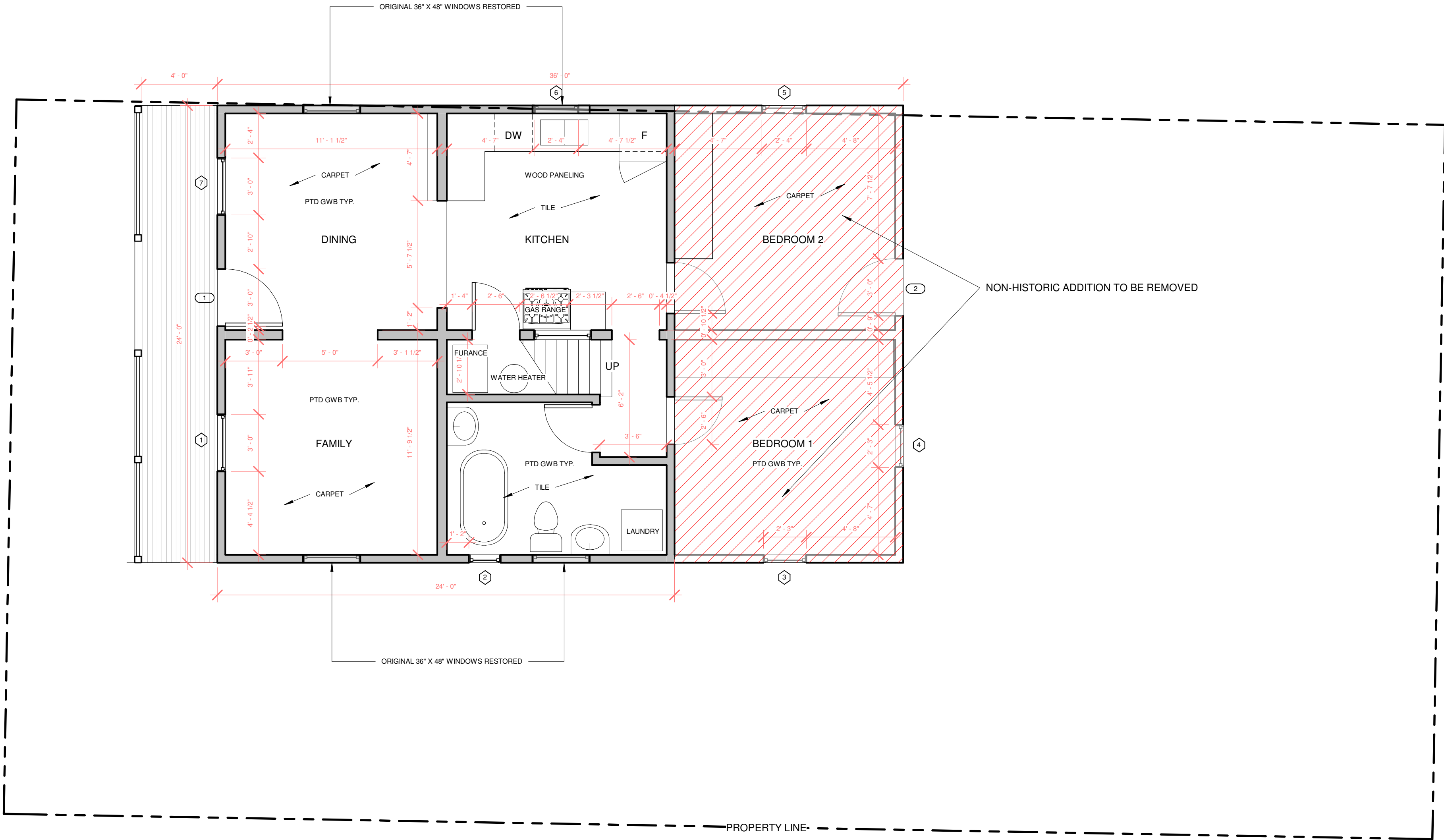
PARK CITY, UT 84068

	PARK CITY MUNICIPAL CORPORATION PASSED THIS 30TH DAY OF JANUARY, 2020 A.D. BY _____ MAYOR, ANDY BEERMAN	PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED _____ DAY OF _____, 2020 A.D. BY _____ SUMMIT COUNTY GIS COORDINATOR	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON _____ DAY OF _____, 2020 A.D. BY _____ SNYDERVILLE BASIN RECLAMATION DISTRICT	PLANNING COMMISSION APPROVED BY THE LAND USE AUTHORITY THIS ____ DAY OF _____, 2020 A.D. BY _____ PARK CITY PLANNING COMMISSION	CITY ENGINEER I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2020 A.D. BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF _____, 2020 A.D. BY _____ CITY ATTORNEY, MARK HARRINGTON	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT MAP WAS APPROVED BY THE LAND USE AUTHORITY THIS ____ DAY OF _____, 2020 A.D. BY _____ CITY RECORDER, MICHELLE KELLOGG	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ ENTRY NO. _____ FEE _____ COUNTY RECORDER _____
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② Level 2 - EXISTING
1/4" = 1'-0"

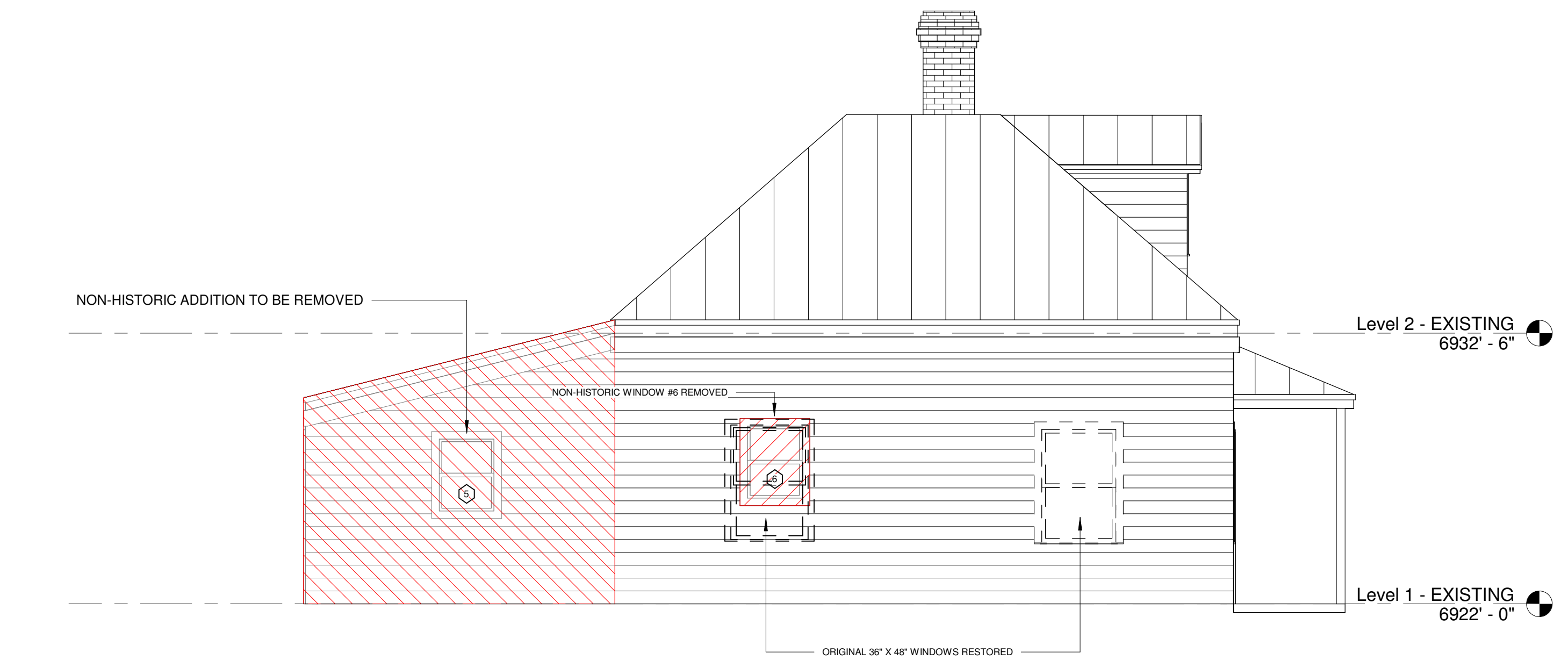


① Level 1 - EXISTING
1/4" = 1'-0"

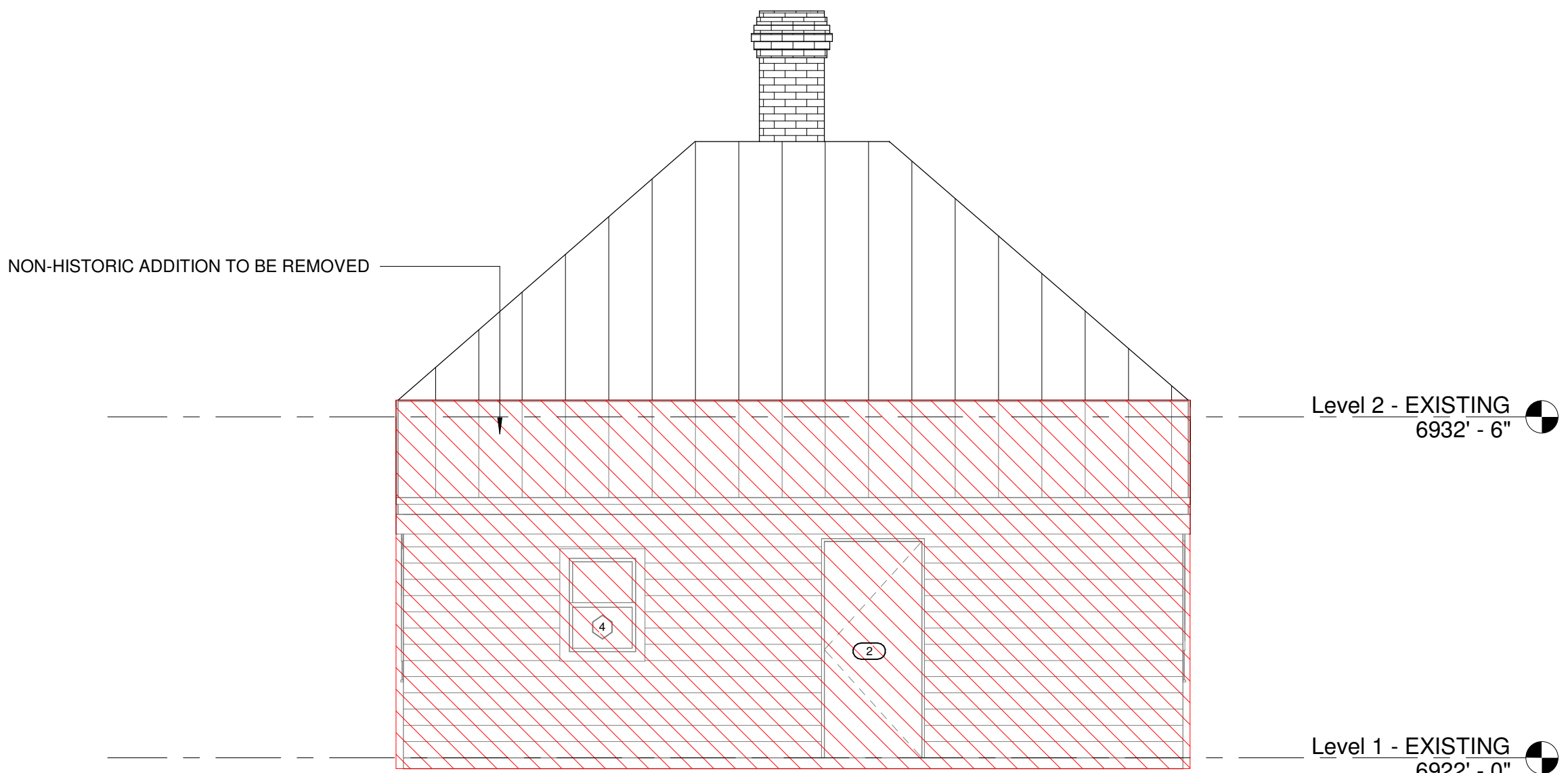


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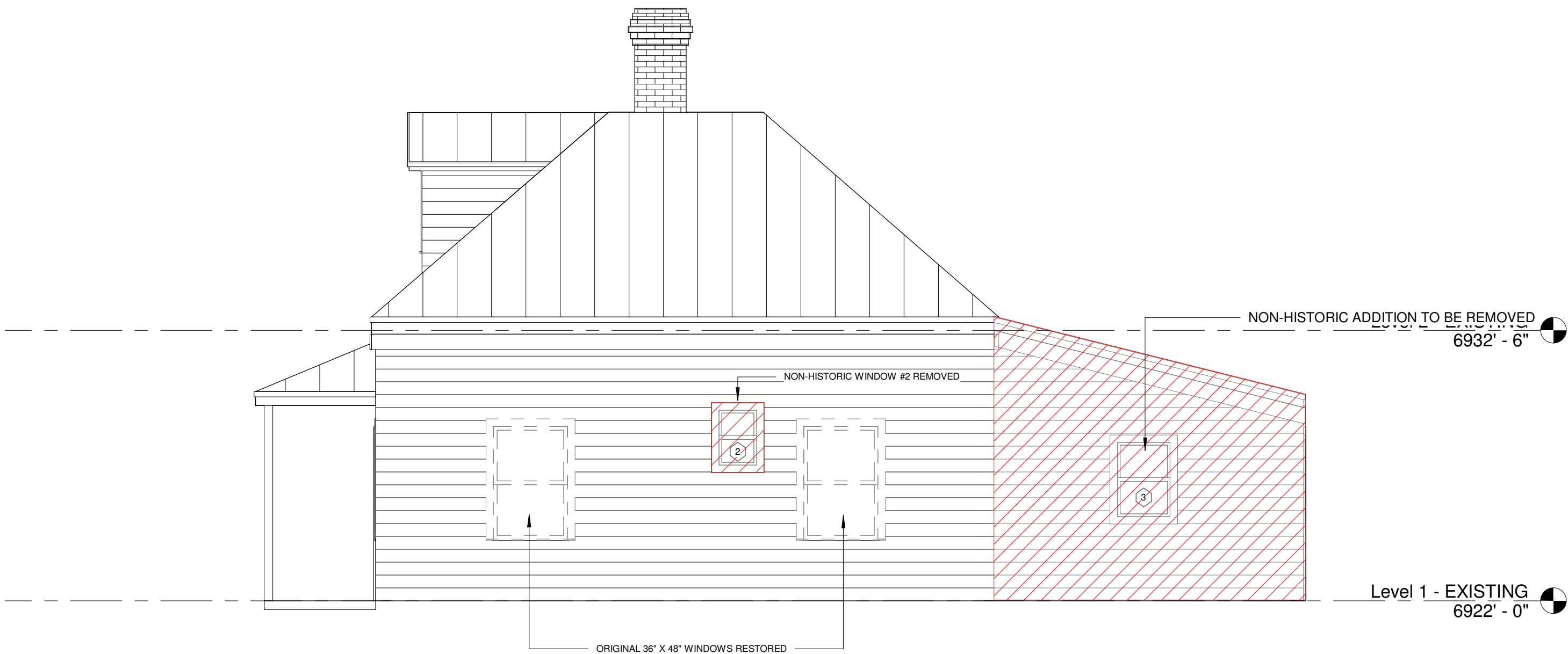
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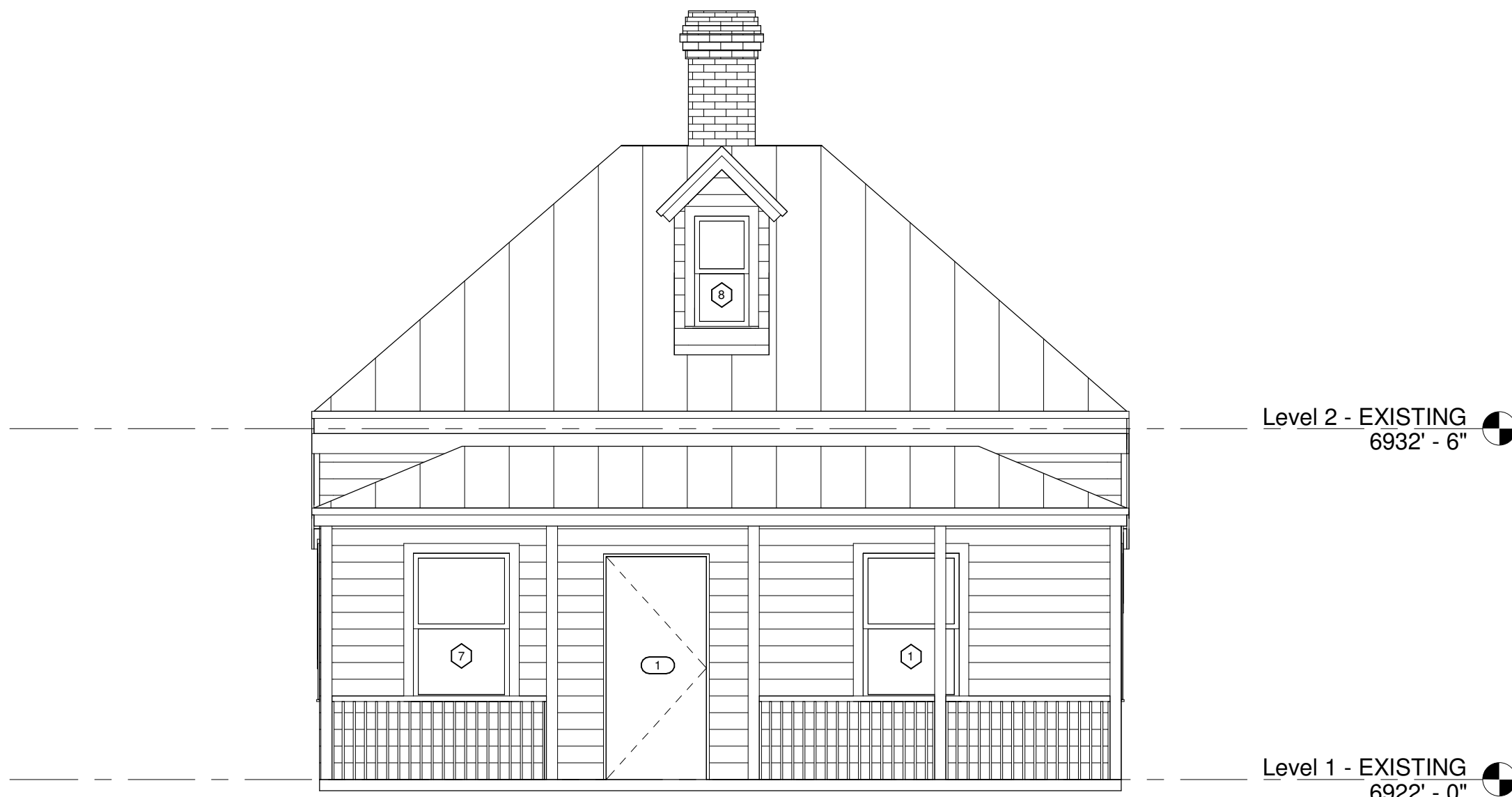
1 North
1/4" = 1'-0"



4 East
1/4" = 1'-0"



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



3 West
1/4" = 1'-0"

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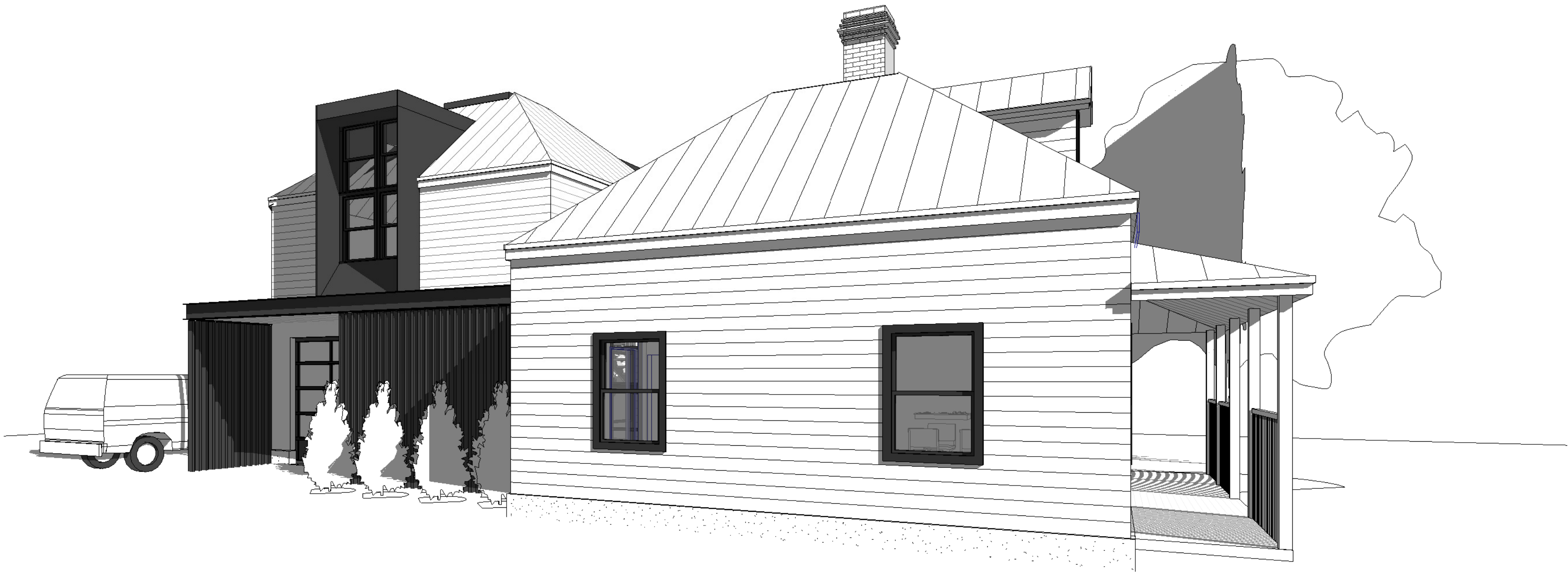
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A2
EXISTING ELEVATIONS

PERKINS
1162 Woodside Ave.
Park City, UT 84060

PARK CITY
DESIGN+BUILD.

PERKINS NEW ADDITION



1 VIEW FROM ROAD

PROJECT INFO

OWNER Tucker Perkins
ADDRESS 1162 Woodside Ave.
Park City, UT 84060
PARCEL ID SA-55
LOT SIZE .06 Acres

PROJECT TEAM

ARCHITECT Chris Price, Andrew Foster, Park City Design Build
435-901-8033 / andrew@parkcitydesignbuild.com
ENGINEER Pete Jarratt, Jarratt Engineering
435-640-5683 / pjarrattkar@gmail.com
SURVEYOR Gregory Ferrari, 435-640-0412
BUILDER Garrett Strong, Tall Pines Construction, 435-640-5163
INTERIOR DESIGNER TBD

CODE

CODE 2015 IRC, AS AMENDED
CONSTRUCTION TYPE Type VB, Light wood framing with steel
ZONE TYPE HR-1
ZONE HEIGHT 27'
HISTORICAL LANDMARK STATUS

SHEET LIST

G1	COVER SHEET
C1	SITE PLAN
A1	MAIN LEVEL
A2	LOWER LEVEL
A3	UPPER LEVEL
A4	ELEVATIONS
A5	ELEVATIONS
A9	STREETSCAPE
A10	STREETSCAPE
A11	90 DEGREE COMPASS PHOTOS HOUSE
A12	90 DEGREE COMPASS PHOTOS SITE
A13	AERIAL PHOTO

FOOTPRINT SF

Name	Area
EXISTING NO ADDITION	578 SF
NEW FOOTPRINT	528 SF
	1106 SF

THE USE OF THESE PLANS SHALL BE LIMITED TO THE PROJECT AND SITE FOR WHICH THEY WERE PREPARED. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PARK CITY DESIGN+BUILD. THE STATE OF UTAH, VISUAL INSPECTION OF THESE PLANS DOES NOT CONSTITUTE AN AGREEMENT TO THESE RESTRICTIONS.

REVISIONS

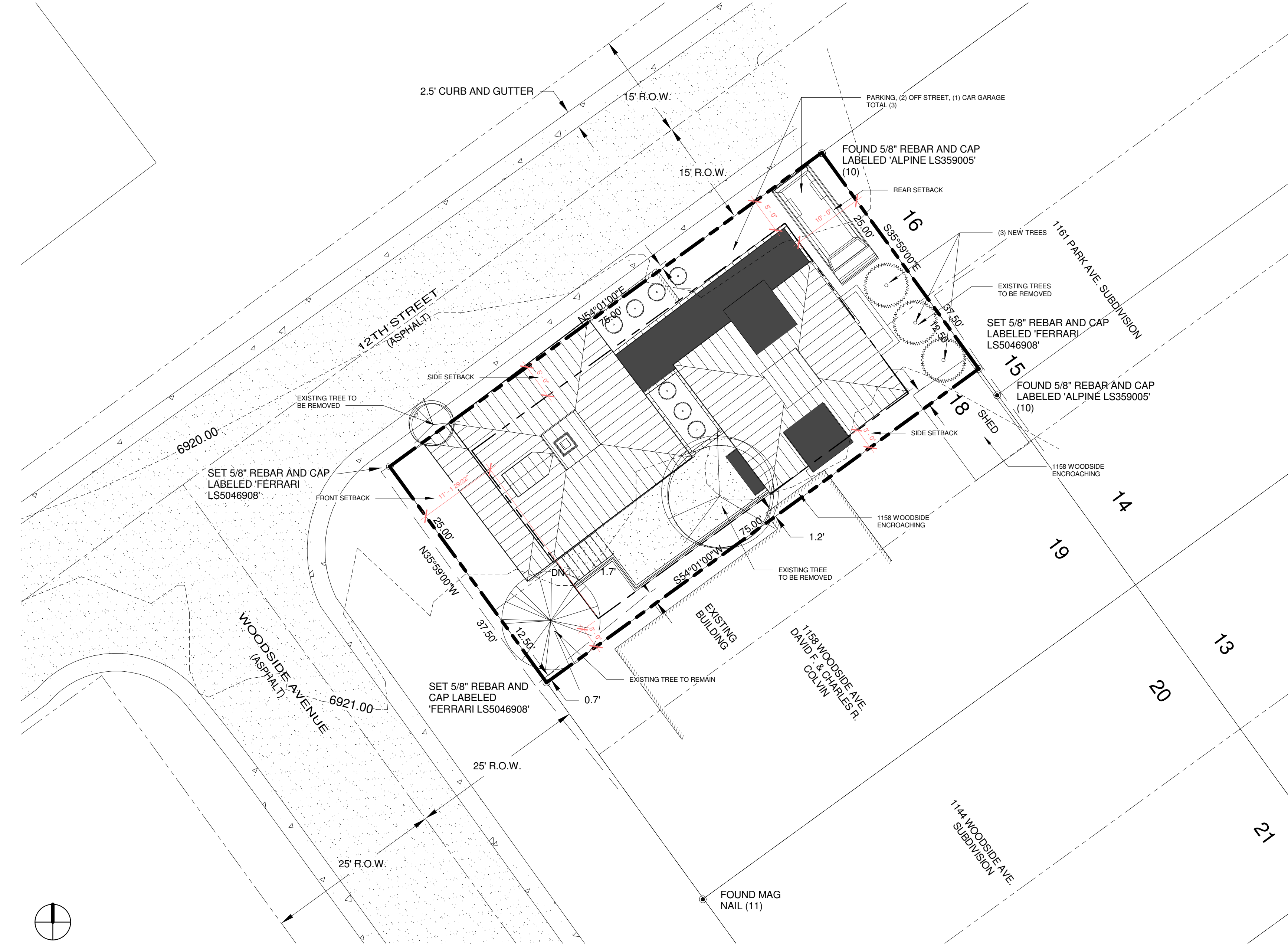
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PARK CITY
DESIGN+BUILD.

PERKINS MINE

1162 Woodside Ave.
Park City, UT 84060

G1
COVER SHEET



1 PROPOSED SITE PLAN
1" = 10'-0"

REVISIONS

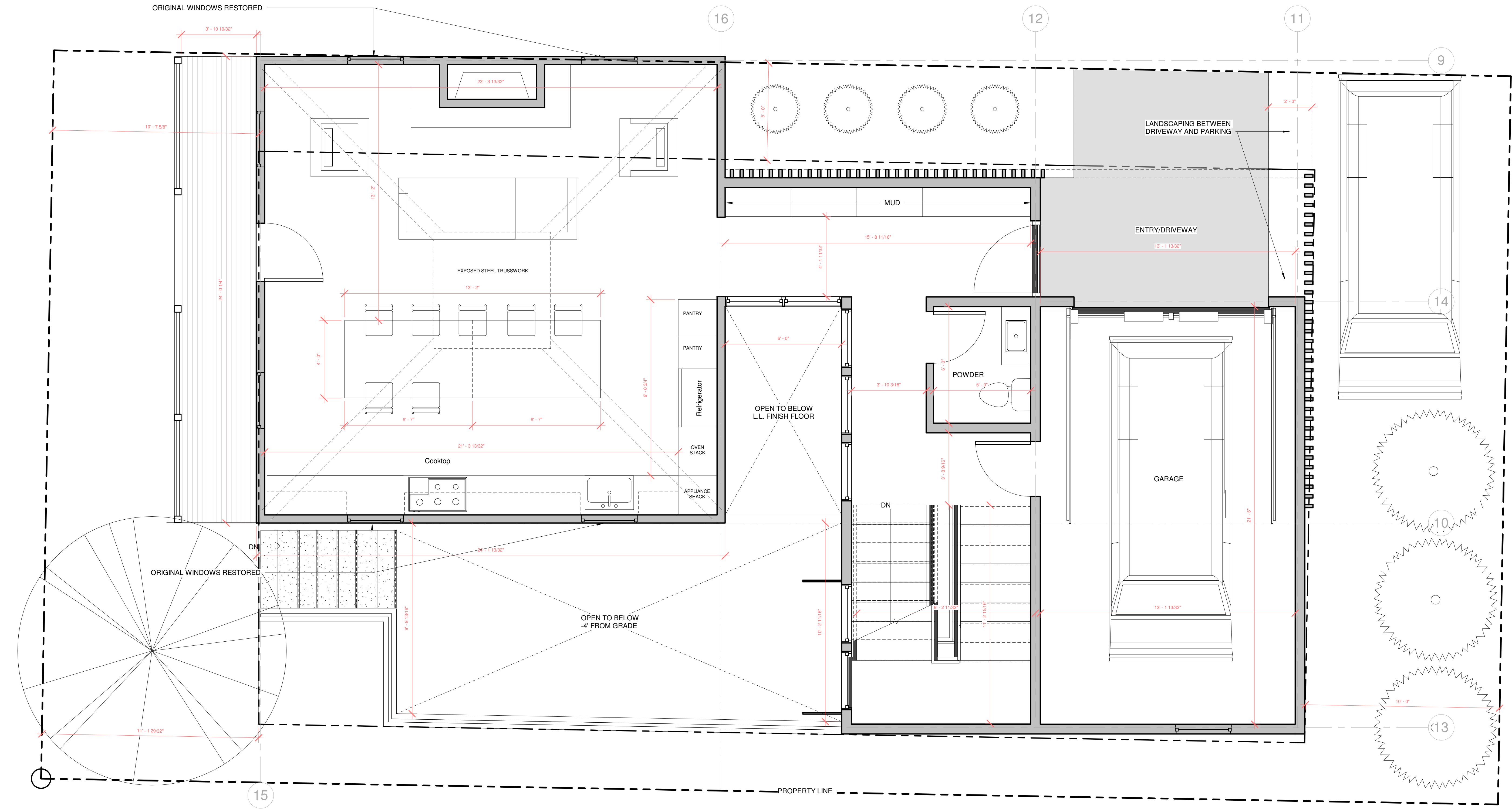
4/17/2020 3:58:48 PM	CURRENT SET DATE PRINTED

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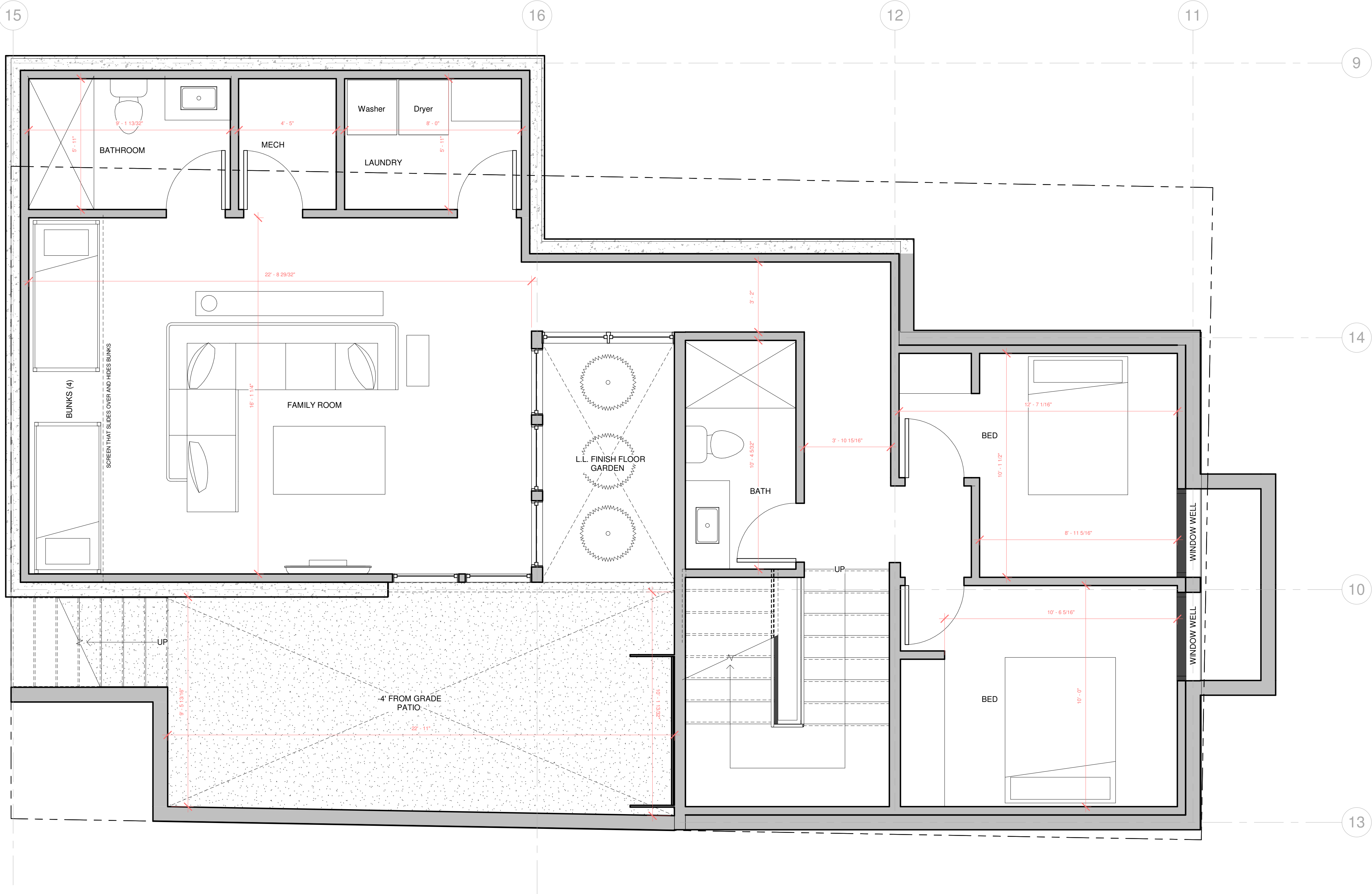
PERKINS MINE
1162 Woodside Ave.
Park City, UT 84060

PARK CITY
DESIGN+BUILD.

1 LEVEL 1
3/8" = 1'-0"



1 LOWER LEVEL
3/8" = 1'-0"



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3	
4	
5	

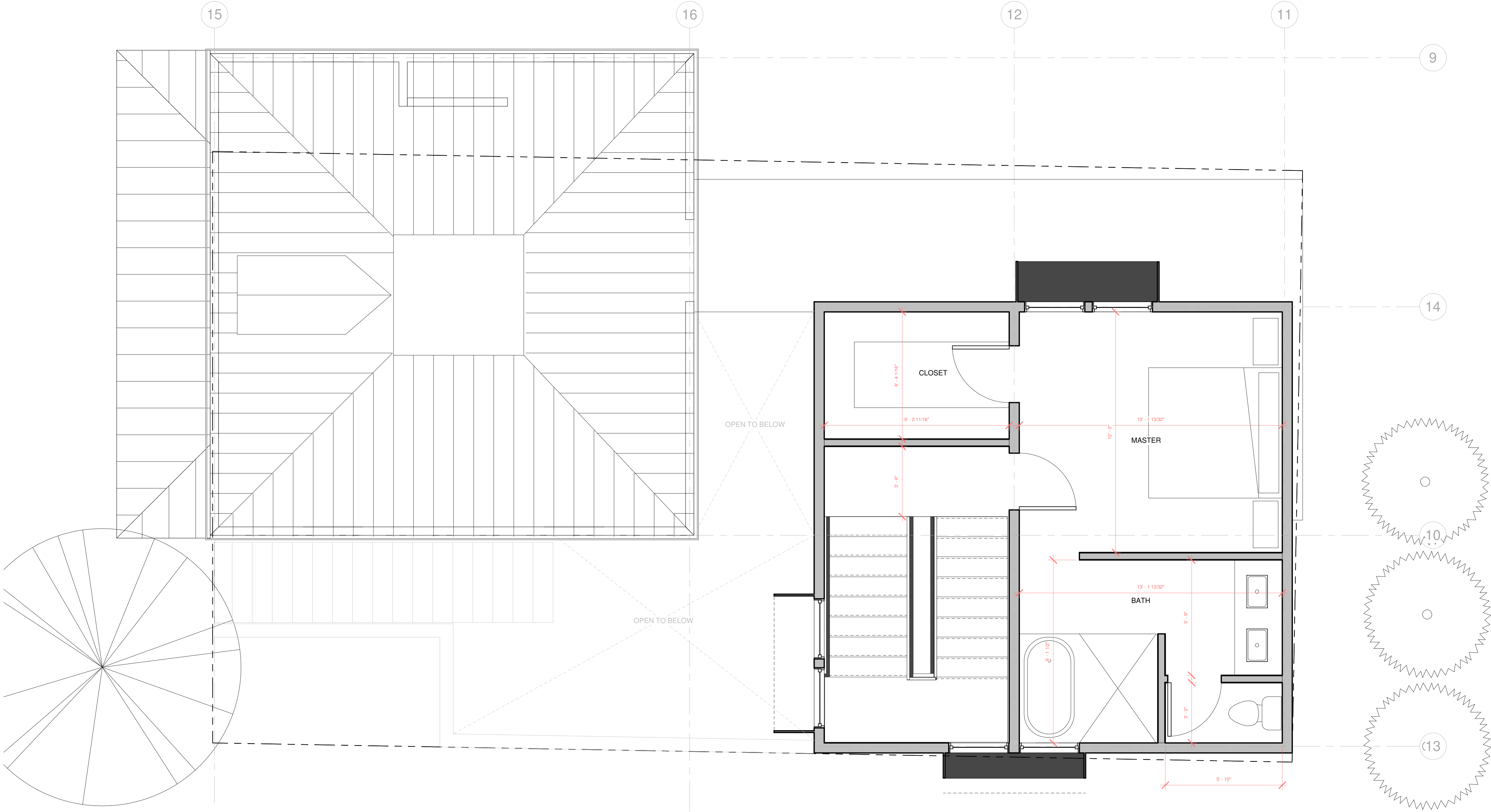
THE USE OF THESE PLANS SHALL BE LIMITED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO ALTERATIONS OR MODIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECT AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT.

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A2
LOWER LEVEL

1 LEVEL 2
3/8" = 1'-0"



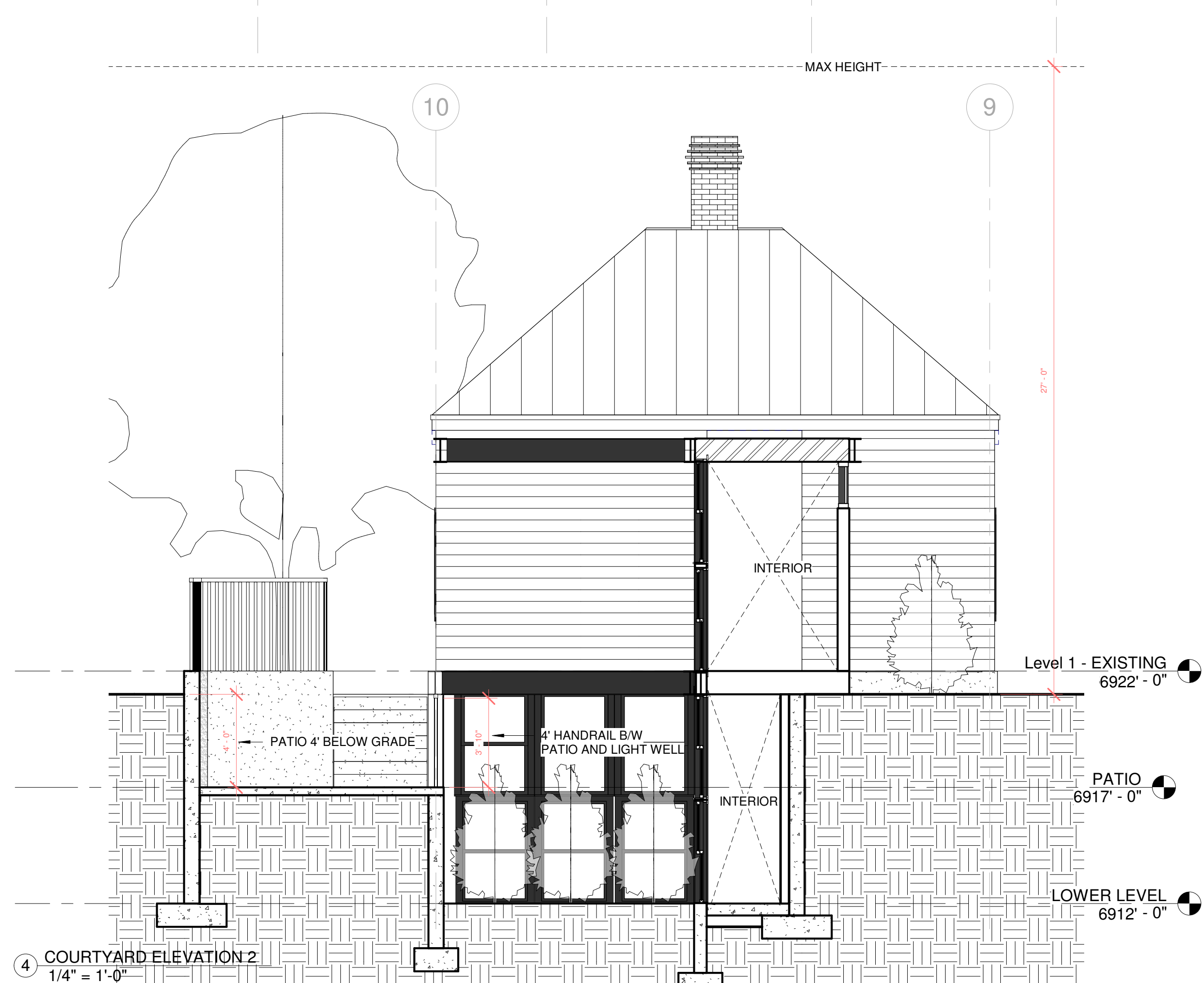
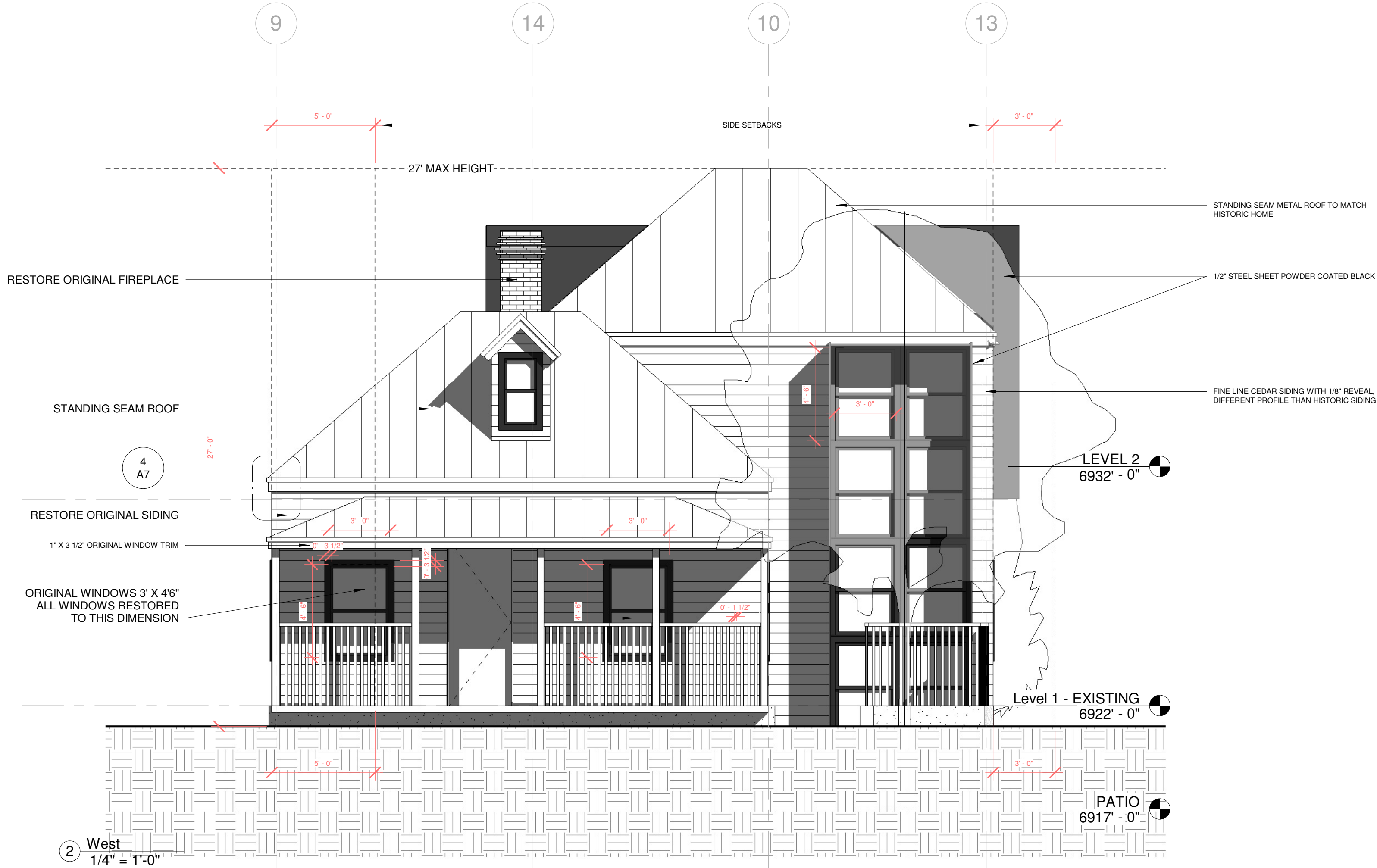
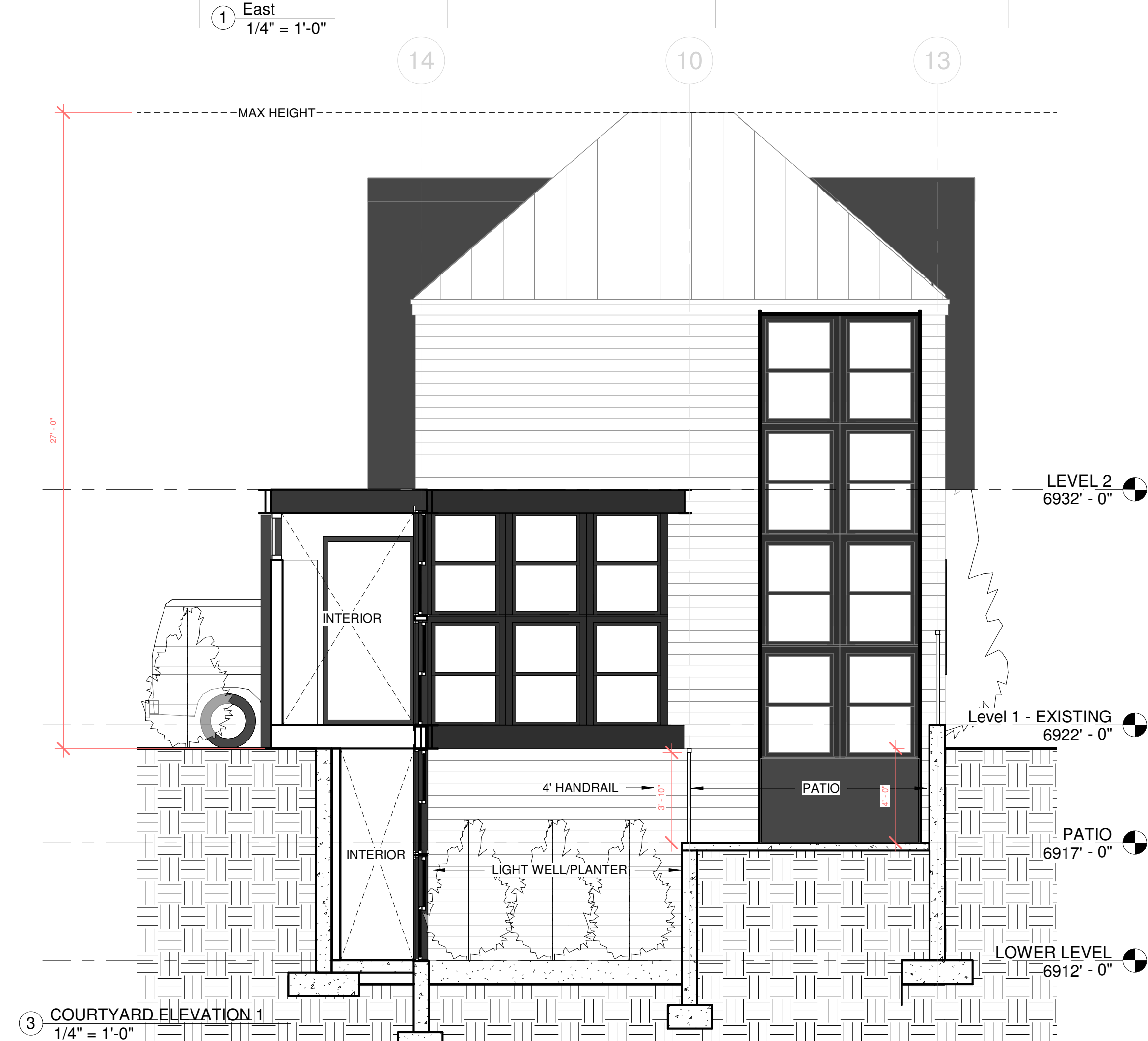
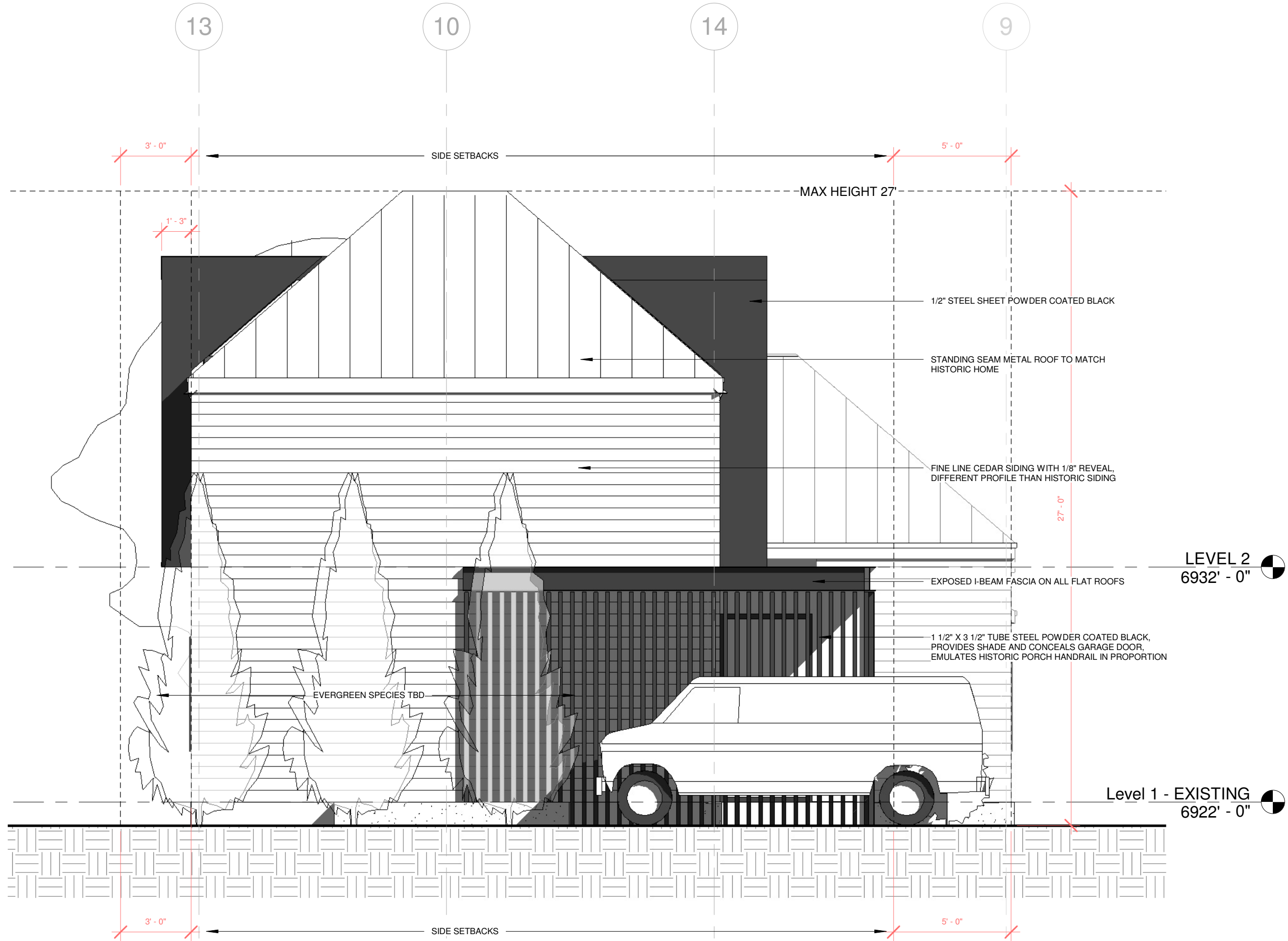
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PARK CITY
DESIGN+BUILD.

A3
UPPER LEVEL



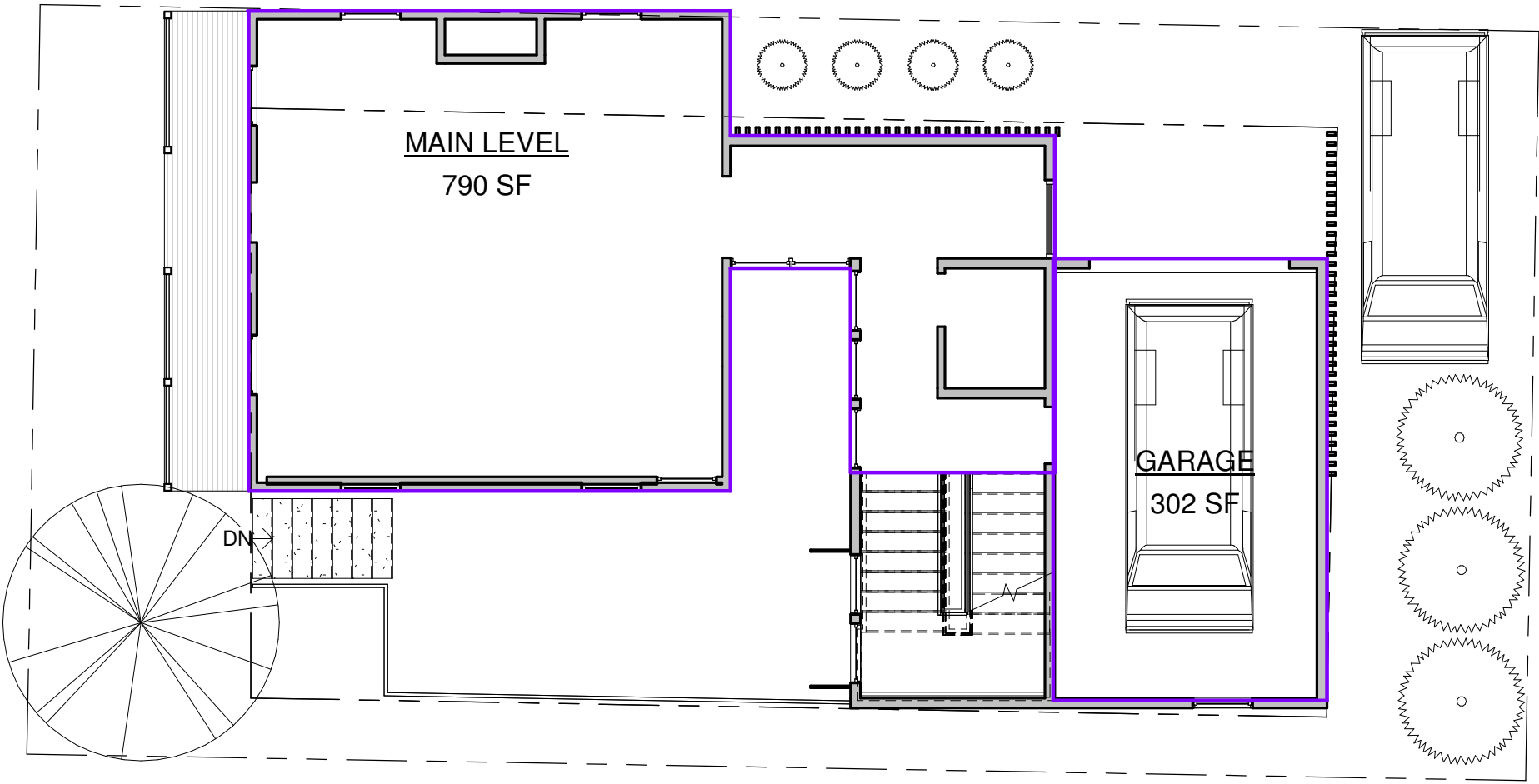
PARK CITY
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PERKINS MINE
1162 Woodside Ave.
Park City, UT 84060

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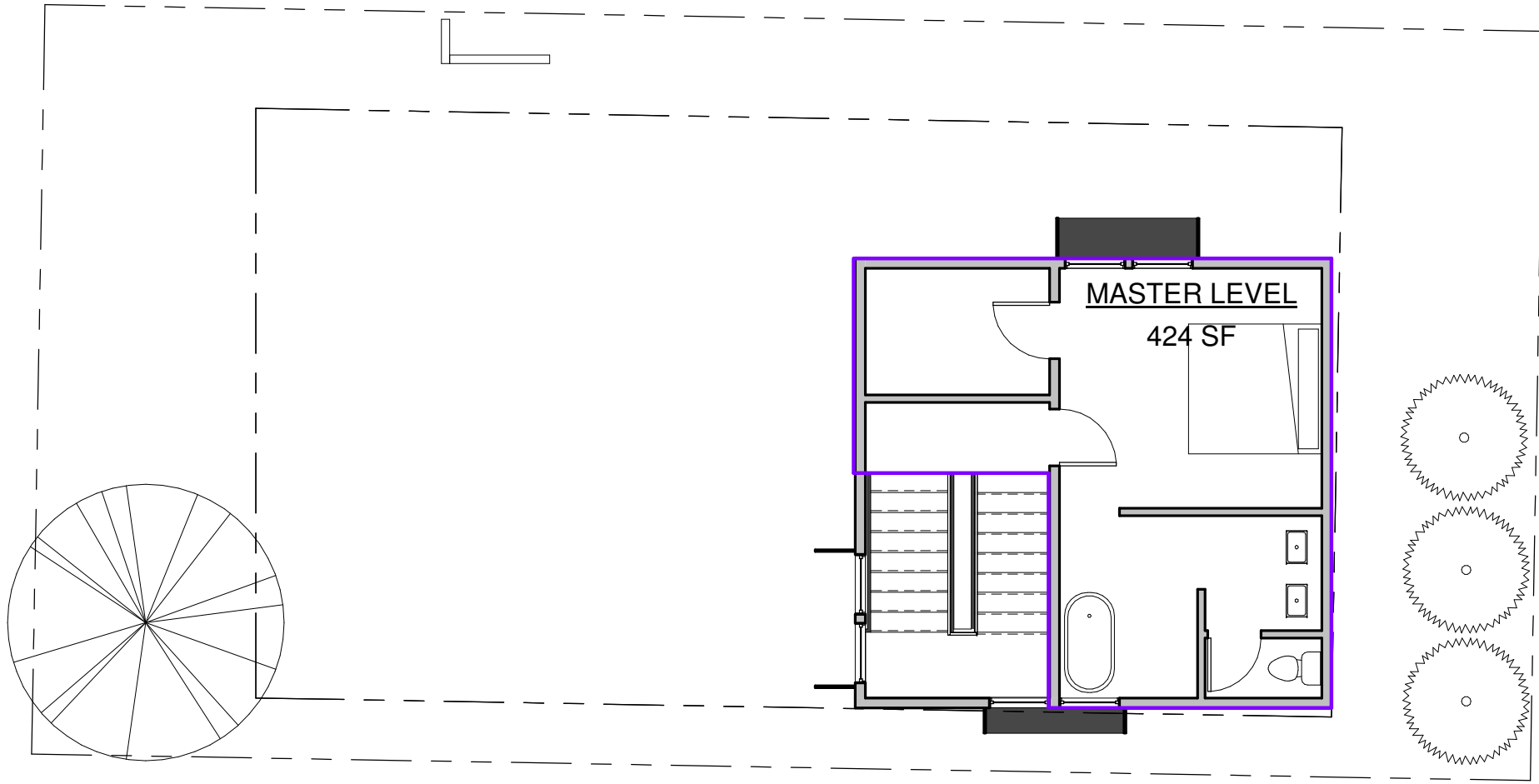
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A5
ELEVATIONS



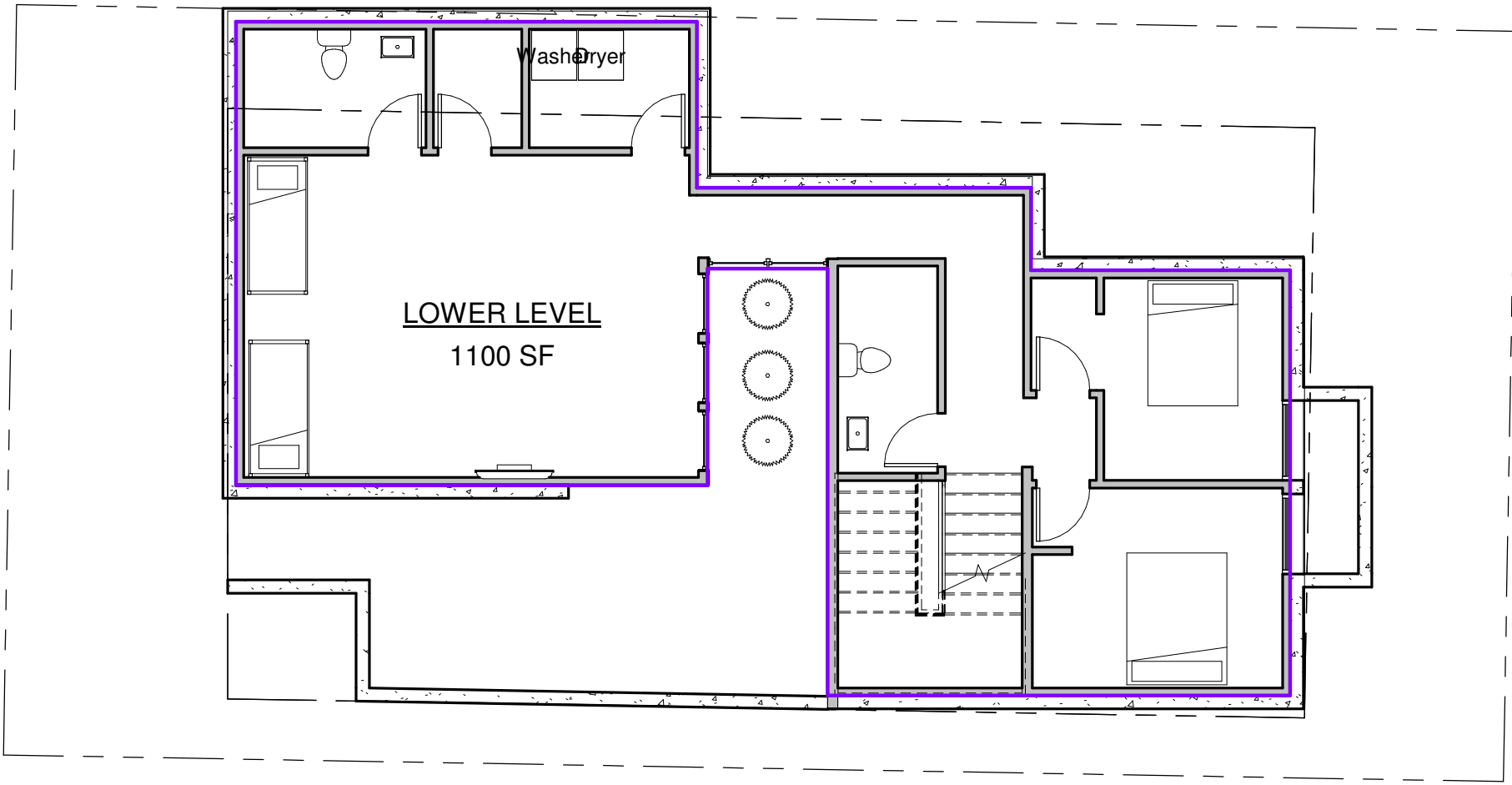
① Level 1 - EXISTING
1/8" = 1'-0"

Area Schedule (NET LIVABLE)	
Name	Area



② LEVEL 2
1/8" = 1'-0"

FOOTPRINT SF	
Name	Area
EXISTING NO ADDITION	578 SF
NEW FOOTPRINT	528 SF
	1106 SF



③ LOWER LEVEL
1/8" = 1'-0"

Area Schedule (REALTOR VALUES)	
Name	Area
MAIN LEVEL	790 SF
MASTER LEVEL	424 SF
LOWER LEVEL	1100 SF
GARAGE	302 SF
	2616 SF

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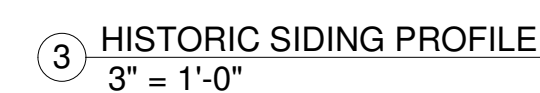
PERKINS MINE

1162 Woodside Ave.
Park City, UT 84060

PARK CITY
DESIGN+BUILD.



② LONG SECTION COURTYARD
1/4" = 1'-0"



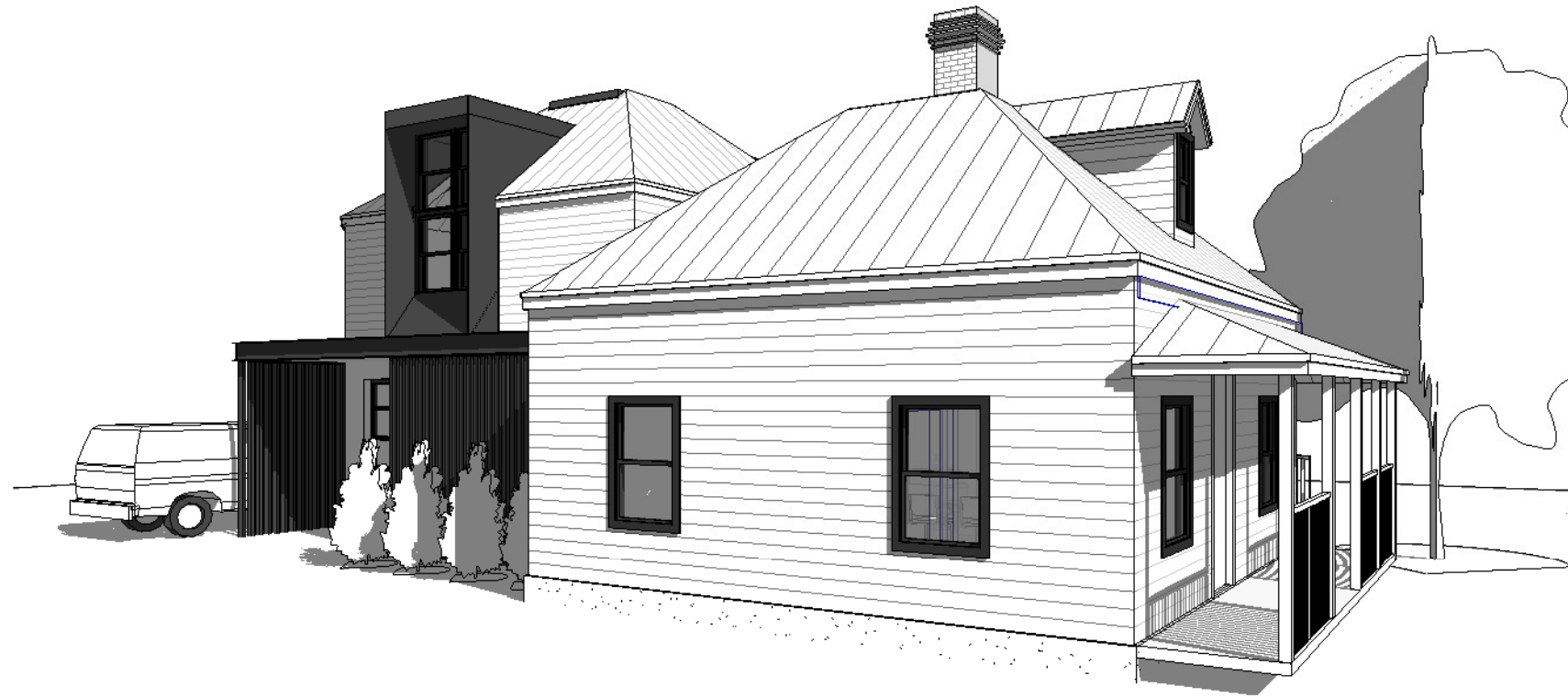
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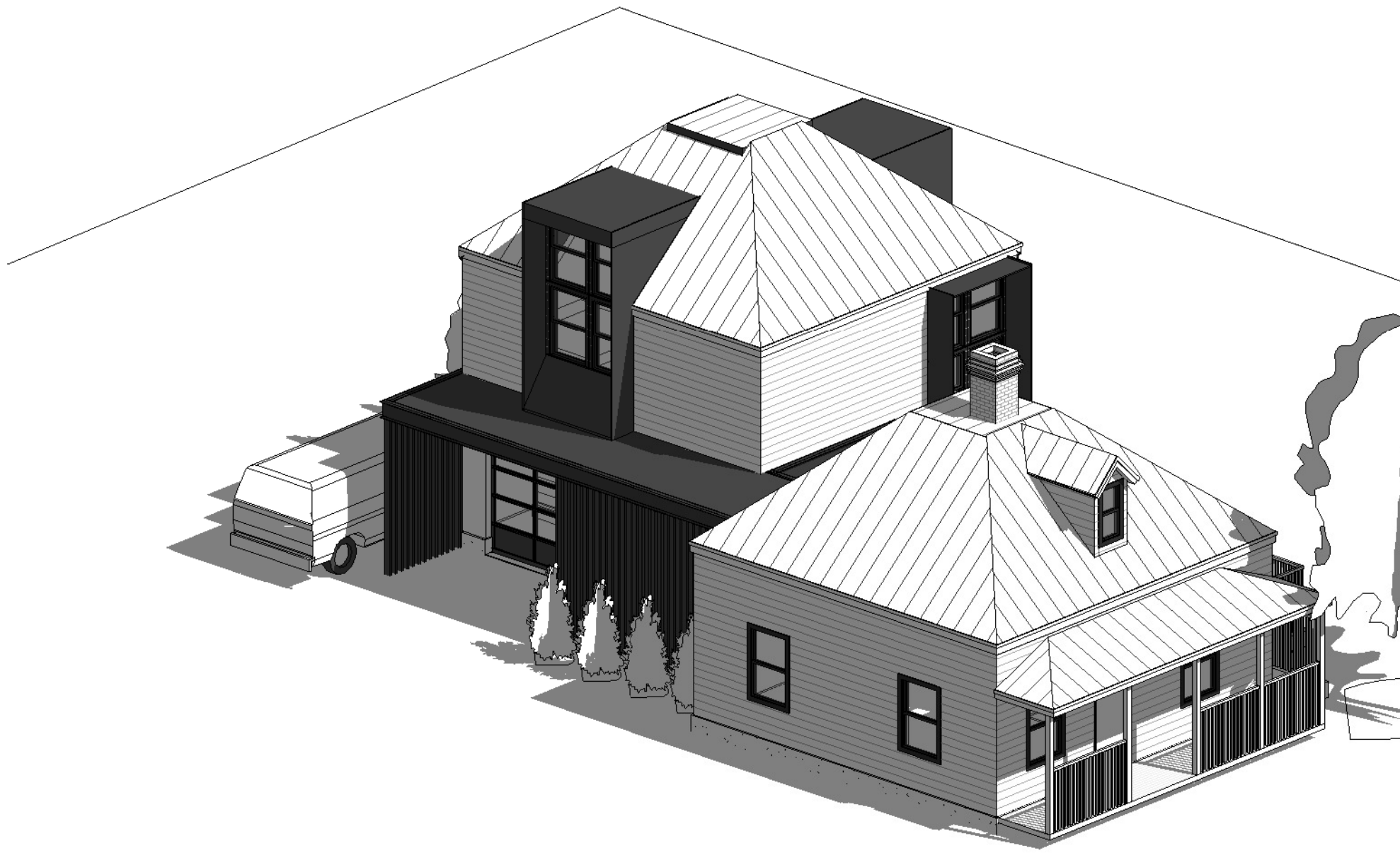
A7



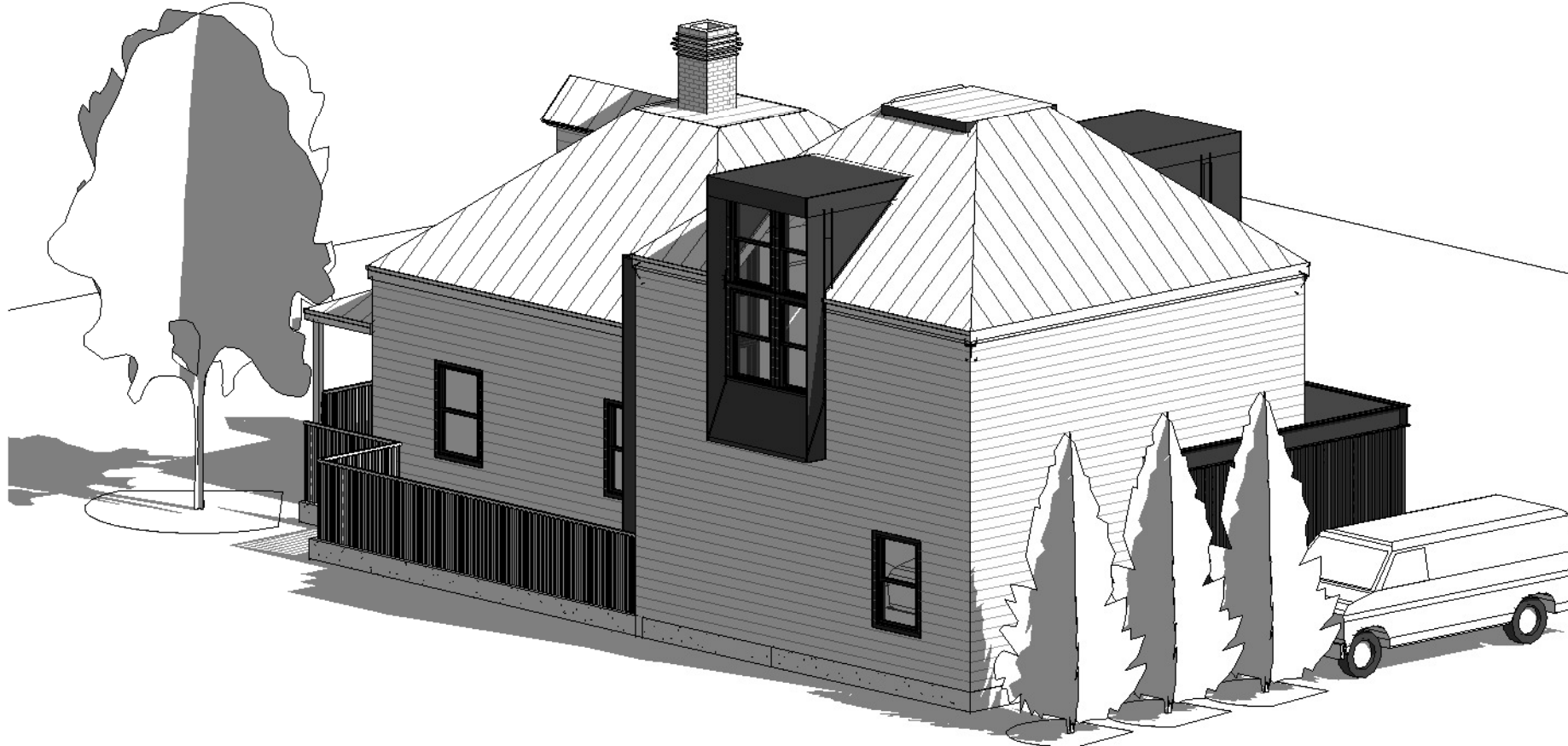
5 3D View 1



6 3D View 3



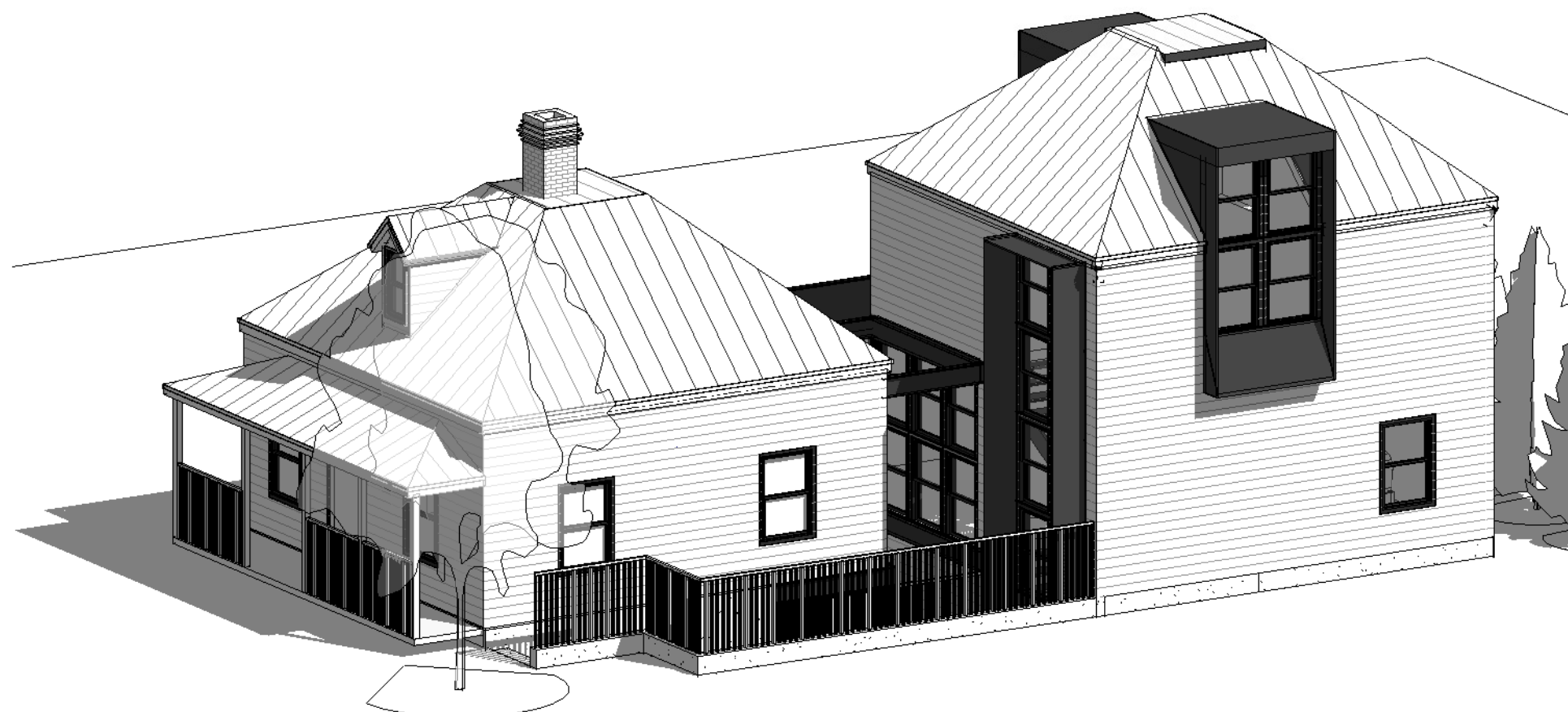
1 {3D} Copy 1



3 {3D} Copy 3



2 {3D} Copy 2



4 {3D} Copy 4

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PERKINS MINE
1162 Woodside Ave.
Park City, UT 84060

A8

3-D



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: _____ TUCKER PERKINS _____
ADDRESS: _____ 1162 WOODSIDE AVE. _____
_____ PARK CITY, UT 84060 _____

TAX ID: _____ SA-55 _____ OR
SUBDIVISION: _____ SYNDER'S ADDITION TO PARK CITY _____ OR
SURVEY: _____ LOT #: _____ 17/18 _____ BLOCK #: _____ 5 _____
HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: _____ TUCKER PERKINS _____
MAILING _____ 2 DANCERS IMAGE LN _____
ADDRESS: _____ NORTH HAMPTON, NH 03862 _____

PHONE #: _____ (603) 866 - 1400 _____ FAX #: _____ () - _____
EMAIL: _____ tucoperk@gmail.com _____

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: _____ ANDREW FOSTER (PARK CITY DESIGN BUILD) _____
PHONE #: _____ (435) 901 - 8033 _____
EMAIL: _____ andrew@parkcitydesignbuild.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: AF
Name of Applicant: ANDREW FOSTER
Mailing PO BOX 683687
Address: PARK CITY, UT 84068

Phone #: (435) 901 - 8033 Fax #: () -
Email: andrew@parkcitydesignbuild.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: TUCKER PERKINS
Mailing Address: 2 DANCERS IMAGE LN
NORTH HAMPTON, NH 03862
Street Address/ Legal 1162 WOODSIDE AVE. PARK CITY, UT 84060
Description of Subject Property: SINGLE FAMILY LANDMARK HOME

Signature: TUCKER PERKINS TP Date: 4/17/20

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: _____

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1905

Describe existing feature:

CURRENTLY THERE ARE TWO LARGE ASPEN TREES ON THE PROPERTY AND ONE SMALL ONE GROWING OUT FROM UNDERNEATH THE FOUNDATION. THERE ARE CURRENTLY TWO GRAVEL PARKING SPACES BEHIND THE HOUSE TO THE EAST. THE EXISTING FENCE IS NOT ORIGINAL ACCORDING TO VISUAL ANALYSIS OF THE HISTORIC PHOTOGRAPH OF THE HOME FROM THE LANDMARK CERTIFICATION DOCUMENTS. WE WOULD LIKE TO REPLACE THE EXISTING FENCE WITH ONE THAT REFLECTS THE ORIGINAL AND WE'LL LOOK TO THE HISTORIC PHOTO FOR PROPER DETAILING, IT APPEARS TO BE THE SAME AS THE PORCH HANDRAIL. THE GRASS BETWEEN THE EXISTING HOME AND WOODSIDE DR. WILL REMAIN.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

THE ENCROACHING FENCE AND SHED TO THE SOUTH FROM THE ADJACENT NEIGHBORS PROPERTY WILL NEED TO BE ADDRESSED AS NEITHER STRUCTURE APPEARS TO BE HISTORIC. THIS WILL BE A DISCUSSION AND NEGOTIATION BETWEEN PROPERTY OWNERS.

Photo Numbers: _____ Illustration Numbers: SITE PLAN SHEET C1

2. Structure

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

Element/Feature: _____

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1905

Describe existing feature:

THE STRUCTURE OF THE EXISTING HISTORIC HOME IS STANDARD WOOD STUD CONSTRUCTION. ALL WALLS, ROOF AND FLOORS ARE BUILT OUT OF WOOD. THE PORCH IS ALSO COMPLETELY CONSTRUCTED OF WOOD INCLUDING THE HANDRAIL AND ROOF ABOVE. THE NON-HISTORIC SHED ROOF ADDITION TO THE EAST IS BUILT FROM WOOD AS WELL AND WILL BE REMOVED DURING CONSTRUCTION TO RESTORE THE HOME TO IT'S ORIGINAL STATE. THE SECOND LEVEL/LOFT SPACE IS BUILT FROM WOOD AS IS THE DORMER FACING WEST.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

THE MAIN LEVEL FLOOR STRUCTURE IS LISTING FROM SIDE TO SIDE AND WILL NEED TO BE ADDRESSED DURING THE CONSTRUCTION PROCESS. THE FLOOR WILL ATTACH TO A NEW CONCRETE FOUNDATION WALL THAT WILL EXTEND 9' BELOW GRADE TO ACCOMMODATE A LOWER LEVEL. THE NEW CONCRETE FOUNDATION WILL EFFECTIVELY TAKE CARE OF THE SLOPING FLOOR SYSTEM.

Photo Numbers: _____ Illustration Numbers: SHEET A11, ELEVATION PHOTOS

3. Roof

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

Element/Feature: _____

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

Estimated date of construction: 1905

Describe existing feature:

THE EXISTING ROOF IS METAL STANDING SEAM. THE ORIGINAL HISTORIC ROOF IS WOOD SHINGLE FROM THE HISTORIC LANDMARK DOCUMENTED PHOTOGRAPH. THE METAL STANDING SEAM ROOF IS SHOWING SIGNS OF WEAR AND WILL BE REPLACED WITH A NEW METAL ROOF AS THIS IS BEST FOR THE LOCAL CLIMATE COMPARED TO THE ORIGINAL WOOD SHINGLES. THE ROOF HAS NO EAVES WITH A LOW PROFILE DRIP EDGE FLASHING RUNNING DOWN THE 3 STEP FASCIA. THE FASCIA IS COMPOSED OF A 1X12, 1X6, AND 1X4 WITH THE FLASHING NEARLY COVERING THE ENTIRE 1X4. ALL FASCIA SEEMS TO BE IN GOOD VISUAL CONDITION.

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

THE STANDING SEAM ROOFING AND DRIP EDGE FLASHING ARE SHOWING SIGNS OF DISCOLORATION AND WILL NEED TO BE REPLACED DURING CONSTRUCTION.

Photo Numbers: _____ Illustration Numbers: SHEET A11, ELEVATION PHOTOS

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1905

Describe existing feature:

THE EXISTING CHIMNEY IS BRICK COVERED WITH A PLASTER SCRATCH COAT. THE ORIGINAL HOME HAD A MORE ORNATE AND TALLER BRICK CHIMNEY. THE CHIMNEY WAS AT SOME POINT CUT IN HALF IN ORDER TO ACCOMODATE A MODERN FLUE PIPE AND FLASHING CAP.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

THE EXISITNG PLASTER COATING IS PEELING OFF EXPOSING THE ORIGINAL BRICK. THE PLASTER COAT HAS ESSENTIALLY DESTROYED THE ORIGINAL BRICK AS IT WILL NOT COME OFF WITHOUT COMPROMISING THE STRUCTURAL INTEGRETU OF EACH BRICK.

Photo Numbers: _____ Illustration Numbers: SHEET A8, DETAIL PHOTOS

5. Exterior Walls

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

Element/Feature: _____

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1905

Describe existing feature:

THE WOOD SIDING IS A 8" LAP SIDING WITH A 1" ANGLED REVEAL, SEE "HISTORIC SIDING PROFILE" IN THE SUPPLEMENTAL DRAWING SET. THE VERTICAL CORNER BOARD TRIM ARE 1X4 BOARDS THAT BUTT JOIN IN ALL 90 DEGREE CORNERS. THE 3 STEP FASCIA IS COMPOSED OF 1X12, 1X6 AND 1X4. THE 1X4 IS FLASHED OVER GIVING THE APPEARANCE OF A 2 STEP 1X12/1X6 FASCIA. ALL WINDOWS ARE

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

THE SIDING WHERE THE ORIGINAL WINDOWS WERE PLACED AND FILLED IN DOES NOT LINE UP WITH THE REST OF THE SIDING AND YOU CAN SEE THE JOINT BETWEEN THE OLD AND NEW SIDING. THIS SIDING WILL BE REMOVED WHEN THE NEW ORIGINAL SIZED WINDOWS ARE REPLACED.

Photo Numbers: _____ Illustration Numbers: SHEET A8 , DETAIL PHOTOS

6. Foundation

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

Element/Feature: _____

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1905

Describe existing feature:

THE HISTORIC SITE FORM LISTS THE FOUNDATION AS WOODEN SILLS AND THE 1949, 1958, AND 1968 TAX CARDS VERIFY THIS. THE REAR 12'X24' SHED ROOF ADDITION TO THE EAST HAS A CONCRETE FOUNDATION.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

THE FLOOR OF THE ORIGINAL HOME IS SLOPING WHICH IS A RESULT OF THE FOUNDATION TYPE BEING WOOD. A CONCRETE FOUNDATION WILL BE ADDED DURING CONSTRUCTION. THE 1956 ADDITION HAS A SUITABLE CONCRETE FOUNDATION BUT THE SPACE ABOVE WILL BE REMOVED ALONG WITH THE FOUNDATION.

Photo Numbers: _____ Illustration Numbers: SHEET A11, ELEVATION PHOTOS

7. Porches

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

Element/Feature: _____

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1905

Describe existing feature:

THE PORCH HAS A HIP ROOF WITH A METAL STANDING SEAM ROOF. THE SOFFIT IS A 1X6" TOUNGE AND GROOVE THAT DOES NOT APPEAR TO BE ORIGINAL. THE ROOF IS HELD UP BY (5) 4X4" WOOD POSTS WITH A DECORATIVE WOODEN 90 DEGREE ELEMENT WHERE THE POSTS MEET THE ROOF, THEY ARE 1X8X8" ANGLED PIECES. THE POSTS SIT ON A CONCRETE PATIO THAT IS NOT ORIGINAL. THE PORCH WAS REMOVED IN 1958 AND REPLACED BY AN ENTRY STOOP. THE PORCH WAS RESTORED IN 1995 WITH A CONCRETE PATIO REPLACING THE ORIGINAL WOOD DECK. THE FRONT DOOR ALSO SHIFTED TO THE NORTH AT THIS TIME WITH THE ENTRY OPENING IN THE HANDRAIL SHIFTING AS WELL OFF CENTER OF THE DORMER ABOVE. THE WOODEN 2X4" HANDRAIL IS HELD UP BY 1 1/2"X1 1/2" SQUARE BALUSTRADES.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

SINCE IT'S 1995 RESTORATION THE PORCH IS IN GOOD SHAPE. THE SOFFIT IS THE ONLY ASPECT THAT NEEDS TO BE ADDRESSED AS THE STAIN DOES NOT MATCH ANY OTHER STAIN OR PAINT COLOR ON THE EXTERIOR OF THE HOUSE.

Photo Numbers: _____ Illustration Numbers: SHEET A8, DETAIL PHOTOS

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

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

Element/Feature: _____

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: N/A

Describe existing feature:

THE PLUMBING IS COPPER PIPING AND A MIX OF OLD AND NEW FIXTURES. THE ELECTRICAL SEEMS TO HAVE BEEN UPGRADED AT SOME POINT BUT THE DATE IS UNKNOWN. THERE IS CURRENTLY NO FIRE SUPPRESSION SYSTEM IN THE HOME. THE HVAC SYSTEM IS STANDARD FORCED AIR SYSTEM WITH GAS FURNACE.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

ALL MECHANICAL SYSTEMS WILL BE REPLACED AND UPGRADED DURING CONSTRUCTION INLCUDING ALL ELECTRICAL AND PLUMBING.

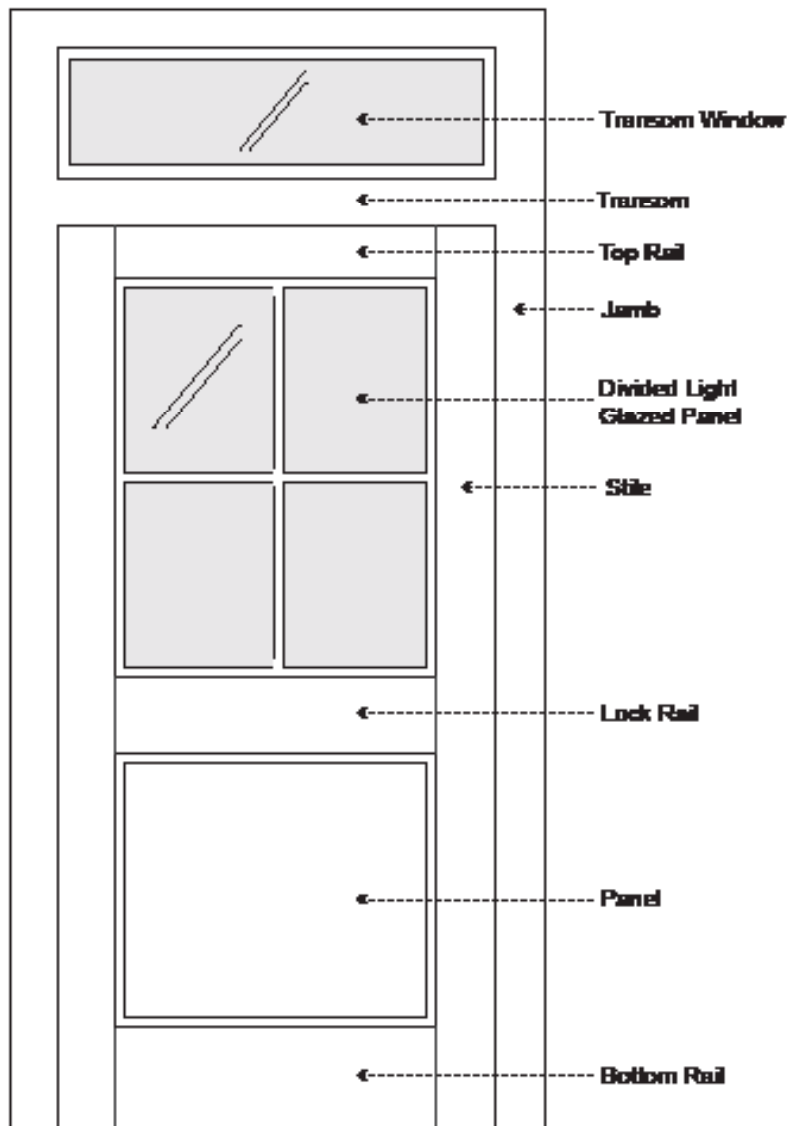
Photo Numbers: _____ Illustration Numbers: _____

9. Door Survey

Basic Requirements

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

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



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

Door Survey Form

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

Number of historic doors on the structure: 1 TOTAL

Number of existing replacement/non-historic doors: 1 TOTAL

Number of doors completely missing: N/A

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

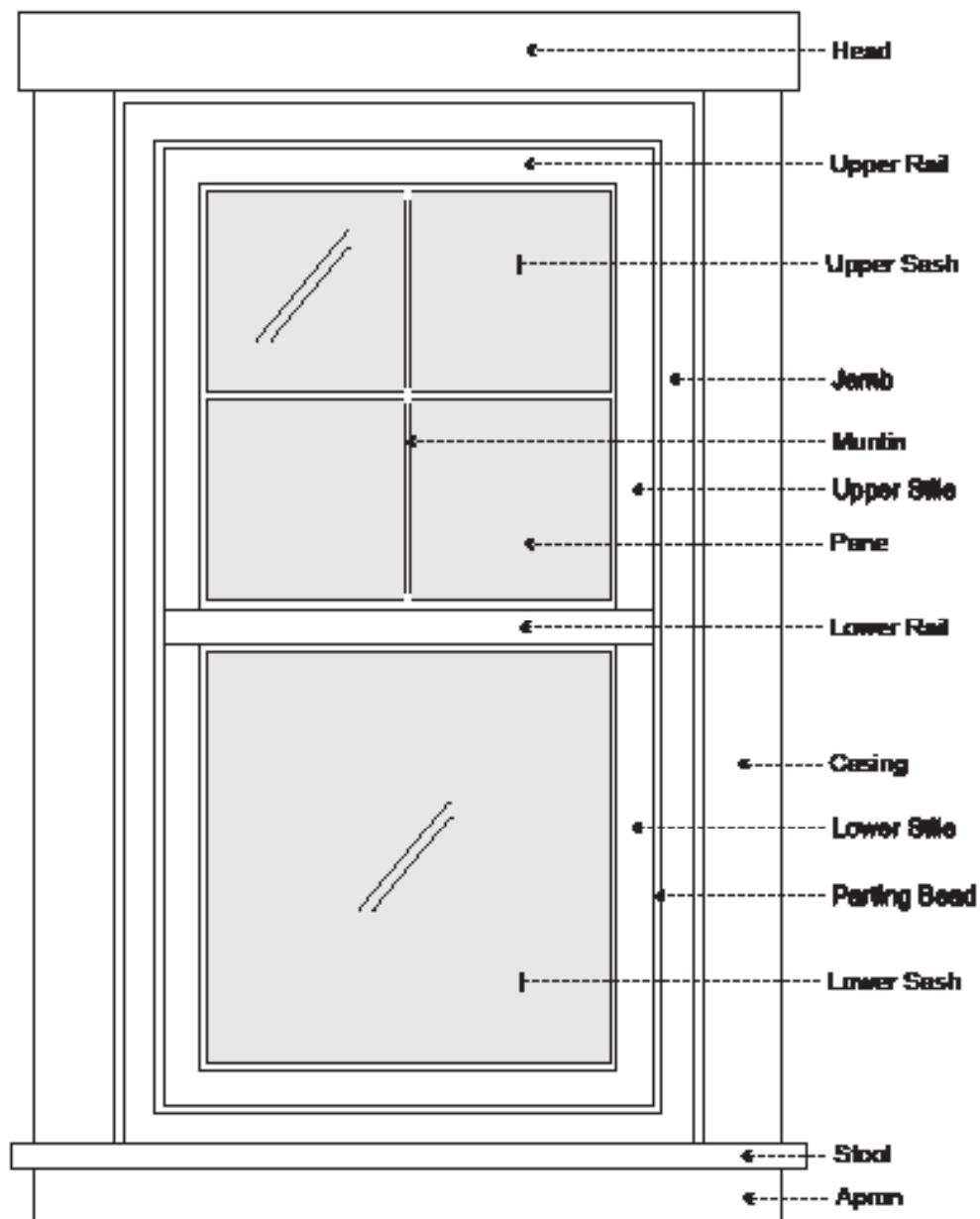
Number of doors to be replaced: 1 REMOVED

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	GOOD	DOOR NEEDS TO BE SANDED AND REFINISHED		HISTORIC
2	FAIR	METAL DOOR STARTING TO RUST, NOT HISTORIC AND WILL BE REMOVED FROM HOUSE DURING CONSTRUCTION		

10. Window Survey

Basic Requirements

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



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

Window Survey Form

Total number of window openings on the exterior of the structure: 8 TOTAL

Number of historic windows on the structure: 3 TOTAL

Number of existing replacement/non-historic windows 5 TOTAL

Number of windows completely missing: 3 TOTAL

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

Number of windows to be replaced: 4 TOTAL

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	GOOD		1	HISTORIC
2	Fair	TRIM NEEDS SANDING AND PAINT, NOT ORIGINAL WILL BE REMOVED	2	
3	GOOD	GOOD CONDITION , NOT ORIGINAL AND WITHIN THE SHED ROOF ADDITION TO BE REMOVED DURING CONSTRUCTION	3	
4	GOOD	GOOD CONDITION , NOT ORIGINAL AND WITHIN THE SHED ROOF ADDITION TO BE REMOVED DURING CONSTRUCTION	4	
5	GOOD	GOOD CONDITION, NOT ORIGINAL AND WITHIN THE SHED ROOF ADDITION TO BE REMOVED DURING CONSTRUCTION	5	
6	FAIR	TRIM NEEDS SANDING AND PAINT, NOT ORIGINAL WILL BE REMOVED	6	
7	GOOD		7	HISTORIC
8	GOOD		8	HISTORIC

11. Interior Photographs

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

Element/Feature: _____

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: N/A

Describe existing feature:

THE INTERIOR IS IN GOOD CONDITION. ALL BASEBOARD, CROWN MOLDING, WINDOW AND DOOR TRIM WILL BE PART OF THE RESTORATION ON THE EXTERIOR WALLS. ALL INTERIOR WALLS AND THE LOFT ABOVE WILL BE REMOVED. THE BEDROOMS ARE WITHIN THE SHED ROOF ADDITION THAT WILL BE REMOVED.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

ALL LIGHTING AND PLUMBING FIXTURES WILL BE REMOVED FROM THE HOUSE.

Photo Numbers: _____ Illustration Numbers: SHEET A7, INTERIOR PHOTOS

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: TUCKER PERKINS

ADDRESS: 1162 WOODSIDE AVE.

PARK CITY, UT 84060

TAX ID: SA-55 OR

SUBDIVISION: SNYDER'S ADDITION TO PARK CITY OR

SURVEY: _____ LOT #: 17/18 BLOCK #: 5

APPLICANT INFORMATION

NAME: ANDREW FOSTER (PARK CITY DESIGN BUILD)

PHONE #: (435) 901 - 8033 FAX #: () -

EMAIL: andrew@parkcitydesignbuild.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: _____

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:

CURRENTLY THERE ARE TWO LARGE ASPEN TREES ON THE PROPERTY AND ONE SMALL ONE GROWING OUT FROM UNDERNEATH THE FOUNDATION. TWO OF THESE TREES WILL BE REMOVED FOR CONSTRUCTION AND WILL BE REPLACED WITH A MINIMUM OF THREE EVERGREENS (SPECIES TBD) AND OTHER SMALL SHRUBS, SEE PROPOSED SITE PLAN. THERE ARE CURRENTLY TWO GRAVEL PARKING SPACES BEHIND THE HOUSE TO THE EAST. BOTH WILL BE REMOVED AS THE NEW ADDITION WILL TAKE THE SAME PHYSICAL SPACE. THE NEW DESIGN WILL INCLUDE A 1 CAR GARAGE AND ROOM TO PARK AN ADDITIONAL 2 CARS ON THE PROPERTY, A NET GAIN OF 1 SPACE, SEE PROPOSED SITE PLAN. THE EXISTING FENCE IS NOT ORIGINAL ACCORDING TO VISUAL ANALYSIS OF THE HISTORIC PHOTOGRAPH OF THE HOME FROM THE LANDMARK CERTIFICATION DOCUMENTS. WE WOULD LIKE TO REPLACE THE EXISTING FENCE WITH ONE THAT REFLECTS THE ORIGINAL AND WE'LL LOOK TO THE HISTORIC PHOTO FOR PROPER DETAILING. THE GRASS BETWEEN THE EXISTING HOME AND WOODSIDE DR. WILL BE REVEGETATED AS GRASS AFTER CONSTRUCTION IS COMPLETE AS IT WILL MOST LIKELY BE RUINED DURING THE BUILD.

Structure

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

Element/Feature: _____

This involves: ☒ Preservation ☒ Restoration
☒ Reconstruction ☐ Rehabilitation

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

THE WALLS AND ROOF STRUCTURE WILL REMAIN THE SAME. ON THE INTERIOR ALL WALLS WILL BE REMOVED AS WELL AS THE SMALL STORAGE LOFT ABOVE. THE END RESULT WILL BE A VAULTED KITCHEN, LIVING AND DINING SPACE WITH AN OPEN FLOOR PLAN. STRUCTURAL BEAMS WILL ADDED ON THE INTERIOR TO HELP SUPPORT THE ROOF THAT THE WALLS ONCE DID, THIS WILL BE A DESIGN FEATURE AS WELL. THE FOUNDATION WILL BE CONCRETE AND EXTEND DOWN 9' TO ACCOMMODATE THE LOWER LEVEL LIVING SPACE. THIS WILL ALLOW FOR A NEW WOOD FRAMED FLOOR TO REST ON THE NEW FOUNDATION TO MITIGATE THE EXISTING SLOPING FLOOR. THE SHED ROOF NON-HISTORIC ADDITION WILL ALSO BE REMOVED TO ALLOW FOR THE NEW ADDITION.

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 STRUCTURE WILL REMAIN AND A SECONDARY POST AND BEAM STRUCTURE WILL BE ADDED ON THE INTERIOR. A NEW STANDING SEAM METAL ROOF AND DRIP EDGE FLASHING WILL REPLACE THE EXISTING ONE. THE DRIP EDGE FLASHING WILL MIMIC THE EXISTING CONDITION OUTLINED IN THE PHYSICAL CONDITIONS REPORT. A GUTTER AND SNOW FENCE WILL BE ADDED TO THE SOUTH AND EAST OF THE HISTORIC HOME ABOVE THE LOWER LEVEL LIGHT WELL AND SOUTH FACING PATIO TO CONTROL WATER AND MITIGATE SNOW FALL FROM THE ROOF ONTO OCCUPIED EXTERIOR SPACES. THE CHIMNEY WILL BE REPLACED AND BE RESTORED BACK TO IT'S ORIGINAL DESIGN WHICH IS VISIBLE IN THE HISTORIC SITE FORM TAX PHOTO #3.

Chimney

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

Element/Feature: _____

This involves: ☐ Preservation ☒ Restoration
 ☒ Reconstruction ☐ Rehabilitation

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

THE CHIMNEY WILL BE RESTORED TO IT'S ORIGINAL BRICK DESIGN WHICH IS VISIBLE IN THE HISTORIC SITE FORM TAX PHOTO #3. THE EXISTING CHIMNEY WILL BE REMOVED AND NEW BRICKS WILL BE NEEDED AS THE OLD ONES ARE DAMAGED. THE EXISTING FLUE PIPE AND FLASHING CAP THAT ARE NOT HISTORIC AND CURRENTLY NOT UTILIZED WILL BE REMOVED AS WELL.

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 WEST FACING ENTRY WALL WILL REMAIN THE SAME AS IT'S CURRENT CONDITION. THE ONLY CHANGE TO THE WALL AND TRIM WILL BE SANDING AND NEW PAINT.

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 NORTH WALL SIDING WILL REAMIN THE SAME AND THE ORIGINAL WINDOWS WILL BE ADDED BACK IN THEIR ORIGINAL LOCATION THAT ARE CURRENTLY VISIBLE AS THE SIDING THAT HAS BEEN FILLED IN SHOWS THE OUTLINE OF THE OLD WINDOWS. THE SMALL WINDOW ADDED OVER THE KITCHEN SINK WILL BE REMOVED AND REPLACED WITH THE ORIGINAL WINDOW. ALL TRIM AND SIDING WILL BE SANDED AND PAINTED.

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 SOUTH WALL SIDING WILL REMAIN THE SAME AND THE ORIGINAL WINDOWS WILL BE ADDED BACK TO THEIR ORIGINAL LOCATION WHICH ARE VISIBLE FROM THE OUTLINE OF THE SIDING THAT HAS BEEN ADDED IN THEIR PLACE. THE SMALL VINYL WINDOW THAT WAS ADDED TO THE BATHROOM WILL BE REMOVED. THIS WINDOW FALLS WITHIN THE OUTLINE OF THE ORIGINAL WINDOW. ALL SIDING AND TRIM WILL BE SANDED AND PAINTED.

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 ORIGINAL EAST WALL IS CURRENTLY COVERED BY THE NON - HISTORIC ADDITION THAT WILL BE REMOVED DURING CONSTRUCTION. THE NEW WALL IN ITS PLACE WILL BE PART EXTERIOR WALL AND PART OPENING TO THE NEW ADDITION. THE EXTERIOR WALL PORTION WILL BE RESTORED TO ITS ORIGINAL STATE WITH THE SAME TRIM AND SIDING PROFILE OF THE OTHER THREE HISTORIC WALLS. THERE WILL BE NO WINDOWS ADDED.

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 CURRENT FOUNDATION WALLS THAT MEET CODE. THE NEW FOUNDATION WALLS WILL BE CONCRETE AND EXTEND 9' BELOW GRADE TO ACCOMODATE THE NEW LOWER LEVEL. THIS WILL INVOLVE CRIBBING THE EXISTING HOME AND EXCAVATING BENEATH IN ORDER TO POUR THE NEW FOUNDATION. THE NEW FOUNDATION WILL ALSO MITIGATE THE CURRENT SLOPING FLOOR.

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 CURRENT PORCH IS IN GOOD CONDITION AND WILL REMAIN. THE POSTS, DECORATIVE 90 DEGREE CORNERS AND THE HANDRAIL WILL BE SANDED AND PAINTED. THE ROOFING ABOVE WILL BE REPLACED WITH A NEW STANDING SEAM ROOF AND DRIP EDGE FLASHING MATCHING THE HOUSE.

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 ENTRY DOOR WILL REMAIN THE SAME AND WILL BE SANDED AND STAINED.

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:

ALL MECHANICAL SYSTEMS WILL BE REMOVED AND NEW ENERGY EFFICIENT APPLIANCES WILL BE ADDED. FIRE SUPPRESSION WILL BE ADDED PER CODE. ALL WIRING, OUTLETS, SWITCHES AND THE ELECTRICAL BOX WILL BE REMOVED AND REPLACED. ALL PIPES AND PLUMBING FIXTURES WILL BE REMOVED AND UPGRADED. NEW UTILITY CONNECTIONS WILL BE IMPLEMENTED PER CODE. AN ERV WILL BE ADDED FOR VENTILATION AND FRESH AIR IN THE HOME.

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:

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: AF Date: 4/17/20

Name of Applicant: Andrew Foster



THE USE OF THESE PLANS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, RE-PRODUCTION, AND PUBLICATION BY ANY PERSON AND/OR INSTITUTION IS STRICTLY PROHIBITED AS PROVIDED BY COPY WRITING LAWS OF THE STATE OF UTAH. VISUAL INSPECTION OF THESE PLANS CONSTITUTES AGREEMENT TO THESE RESTRICTIONS.

PERKINS

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A3

ELEVATION PHOTOS

ELEVATION PHOTOS



WINDOW 1



WINDOW 2
(NOT HISTORIC, TO BE REMOVED)



WINDOW 3
(NOT HISTORIC, TO BE REMOVED)



WINDOW 4
(NOT HISTORIC, TO BE REMOVED)



WINDOW 5
(NOT HISTORIC, TO BE REMOVED)



WINDOW 6
(NOT HISTORIC, TO BE REMOVED)



WINDOW 7



DOOR 2
(NOT HISTORIC, TO BE REMOVED)

THE USE OF THESE PLANS SHALL BE LIMITED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. NO REUSE OR ADAPTATION OF THESE PLANS FOR ANY OTHER PROJECT OR SITE IS PERMITTED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

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ENTRY/DINING



LIVING ROOM



LOFT/SECOND LEVEL



KITCHEN 1



KITCHEN 2



BATHROOM



BED 1



BED 2

THE USE OF THESE PLANS SHALL BE LIMITED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE STATE OF UTAH. VISUAL INSPECTION OF THESE PLANS DOES NOT CONSTITUTE AN AGREEMENT TO THESE RESTRICTIONS.

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A7
INTERIOR PHOTOS

PERKINS
1162 Woodside Ave.
Park City, UT 84060

PARK CITY
DESIGN+BUILD.



HISTORIC (3) STEP FASCIA 1X12,1X6,1X4



HISTORIC SIDING PROFILE 1X8



EXISTING CHIMNEY:

REMOVE FLUE PIPE AND FALSHING CAP. THE PLASTER COAT HAS BEEN ADDED AND THE EXISTING BRICKS WILL BE REMOVED AS THE PLASTER WILL NOT COME OFF WITHOUT RUINING THE BRICKS. REBUILD REFERENCING THE HISTORIC PHOTO INCLUDED IN THE HISTORIC SITE FORM.



HISTORIC HANDRAIL

THE USE OF THESE PLANS SHALL BE LIMITED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND NO PART OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY PERSON AND/OR INSTITUTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE STATE OF UTAH. VISUAL INSPECTION OF THESE RESTRICTIONS.

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PERKINS MINE
1162 Woodside Ave.

Park City, UT 84060

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A12

90 DEGREE COMPASS PHOTOS SITE

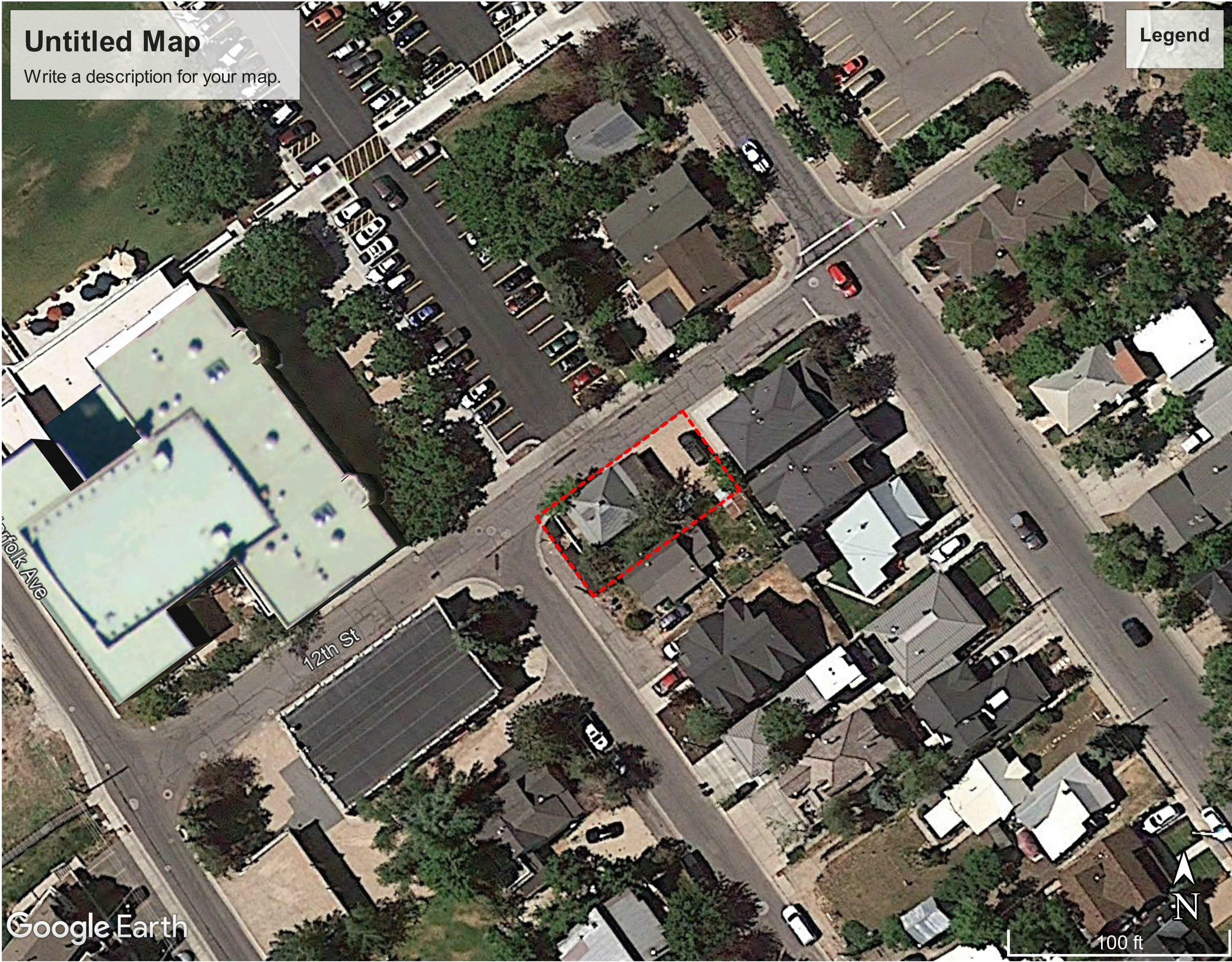
PERKINS MINE
1162 Woodside Ave.
Park City, UT 84060

PARK CITY
DESIGN+BUILD.

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A12

90 DEGREE COMPASS PHOTOS SITE





WOODSIDE STREETScape



12TH ST. / WOODSIDE STREETScape

PARK CITY
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PERKINS MINE
1162 Woodside Ave.
Park City, UT 84060

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A10
STREETSCAPE

THE USE OF THESE PLANS SHALL BE LIMITED TO THE PROJECT AND SITE FOR WHICH THEY WERE PREPARED. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE USER OF THESE PLANS AGREES TO HOLD THE DESIGNER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THESE PLANS. VISUAL INSPECTION OF THESE RESTRICTIONS.

08

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1162 Woodside Avenue

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-55

Current Owner Name: Johnlyn Totten, Trustee

Parent Parcel(s):

Current Owner Address: PO Box 680478, Park City, UT 84068-0478

Legal Description (include acreage): 0.06 acres; 0S 16 T 2S R 4E ALL LOT 17 & N ½ LOT 18 BLK 5 SNYDERS ADDITION.

2 STATUS/USE

Property Category

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

Evaluation*

- ☒ Landmark Site
☐ Significant Site
☐ Not Historic

Reconstruction

- Date:
Permit #:
☐ Full ☐ Partial

Use

- Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Pyramid type (modified roof form)

No. Stories: 1 ½

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

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

General Condition of Exterior Materials:

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

☒ Good (Well maintained with no serious problems apparent.)

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

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

☐ Uninhabitable/Ruin

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

Foundation: 1949, 1958, and 1968 tax cards indicate foundation of wooden sills. House has been rehabilitated several times, but an upgraded foundation could not be verified.

Walls: Drop siding.

Roof: Truncated pyramid and dropped hipped porch roof sheathed with standing seam metal material.

Windows: Wide double-hung sash type.

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame pyramid house has been significantly modified in the past, but many of the character-defining features have been restored. Based on information from the tax cards, the house has been clad in asbestos shingles (1958 tax card) and the full width front porch was removed and replaced with an entry stoop. Between 1907 and 1949, a rear porch was constructed (according to the Sanborn Insurance maps and tax cards). In 1956, the rear addition (12'x24') was constructed which either enveloped the rear porch or replaced it. In addition, by 1958, the front porch had been removed. The 1968 tax card indicates the construction of a front entry stoop (6'x4') and a rear stoop (3'x4'). By 1995, the full-width porch had been restored to what is seen in the tax photo. In addition, the original porch elements were also restored. The tax photo and 1995 photo differ on the placement of the door and windows on the primary façade, with the original windows being square casements with transom windows and the door being located closer to the north window than the south. The house currently has two wide double-hung sash type windows on the main façade and the door is located closer to the south window than the north. Because the siding does not show signs of changes in the location of the front door, it may be new material milled to match the old. The changes to the house do not affect the site's original character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting is also largely unchanged from what is seen in the tax photo. The 1949 and 1958 tax cards indicate a 12'x18' garage on site, but by 1968 it appears the garage had been removed (tax cards).

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

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

Association (Describe the link between the important historic era or person and the property.): The Pyramid house is one of the three most common house types built in Park City during the mining era.

5 SIGNIFICANCE

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

Date of Construction: c. 1905¹

¹ 1907 Sanborn Insurance map.

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

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

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: West elevation. Camera facing east, 2006.

Photo No. 2: West elevation. Camera facing east, 1995.

Photo No. 3: Southwest oblique. Camera facing northeast, tax photo.

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

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

Owner's Name _____

Owner's Address _____

Location _____

Kind of Building Res Street No. _____

Schedule 1 Class 3 Type 12-3-4 Cost \$ _____ X %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>576</u>	\$ —	\$ <u>1171</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 4-2-6 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>96</u>
Ext. Walls <u>Siding</u>		
Insulated—Floors Walls Clgs.		
Roof—Type <u>Asph</u> Mat. <u>Shg</u>		
Dormers—Small Med. Lg.		
Bays—Small Med. Lg.		
Porches—Front <u>120"</u> @ <u>1.15</u>	<u>117</u>	
Rear <u>88"</u> @ <u>1.15</u>		
Cellar—Basin't $\frac{1}{4}$ $\frac{1}{3}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Basin</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms—Fin. <u>1</u> Unfin.	<u>163</u>	
Plumbing—Class <u>1</u> Tub <u>1</u> Trays <u>1</u> Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. <u>1</u> Dishwasher <u>1</u> Garbage Disp. <u>1</u>	<u>315</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. <u>1</u> Oil <u>1</u> Gas <u>1</u> Coal <u>1</u>		
Air Conditioned _____ Incinerators _____		
Radiant—Pipeless _____		
Finish—{ Hd. Wd. <u>1</u> Floors { Hd. Wd. <u>1</u> Fir. <u>1</u> Conc. <u>1</u>		
Cabinets <u>1</u> Mantels <u>1</u>	<u>40</u>	
Tile—{ Walls _____ Wainscot. _____ Floors _____		
Lighting—Lamp <u>1</u> Drops <u>1</u> Fix. <u>1</u>		
<u>Lighted 50-25</u>		<u>125</u>

Total Additions and Deductions 635 221 1171

Net Additions or Deductions -221 +414

Age 48 Yrs. by { Est. Owner 1 Tenant 1 Neighbors 1 Records 1 } REPRODUCTION VALUE \$ 1585
Depr. 12-3-4-5-6 61/39 % \$ 618
Reproduction Val. Minus Depr. \$ 288

Remodeled _____ Est. Cost _____ Remodeling Inc. 1956 % \$ 288

Garage—S 8 C 1 Depr. 2% 3% Obsolescence _____

Cars 1 Walls Shg Out Bldgs. _____

Roof T.P. Size 12x18 Age 18 _____

Floor Plank Cost 144/46 Depreciated Value Garage \$ 66

Remarks _____ Total Building Value \$ 684

Appraised 10/19 1949 by Chas. A. J.

Serial No. 5A-55

Location Block 5 SA - Lot 17
 Kind of Bldg. RES St. No. 1162 Woodside Ave
 Class 3 Type 1 2 3 4 Cost \$ 1656 X — %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		564		\$ 1656
	x x				
	x x				

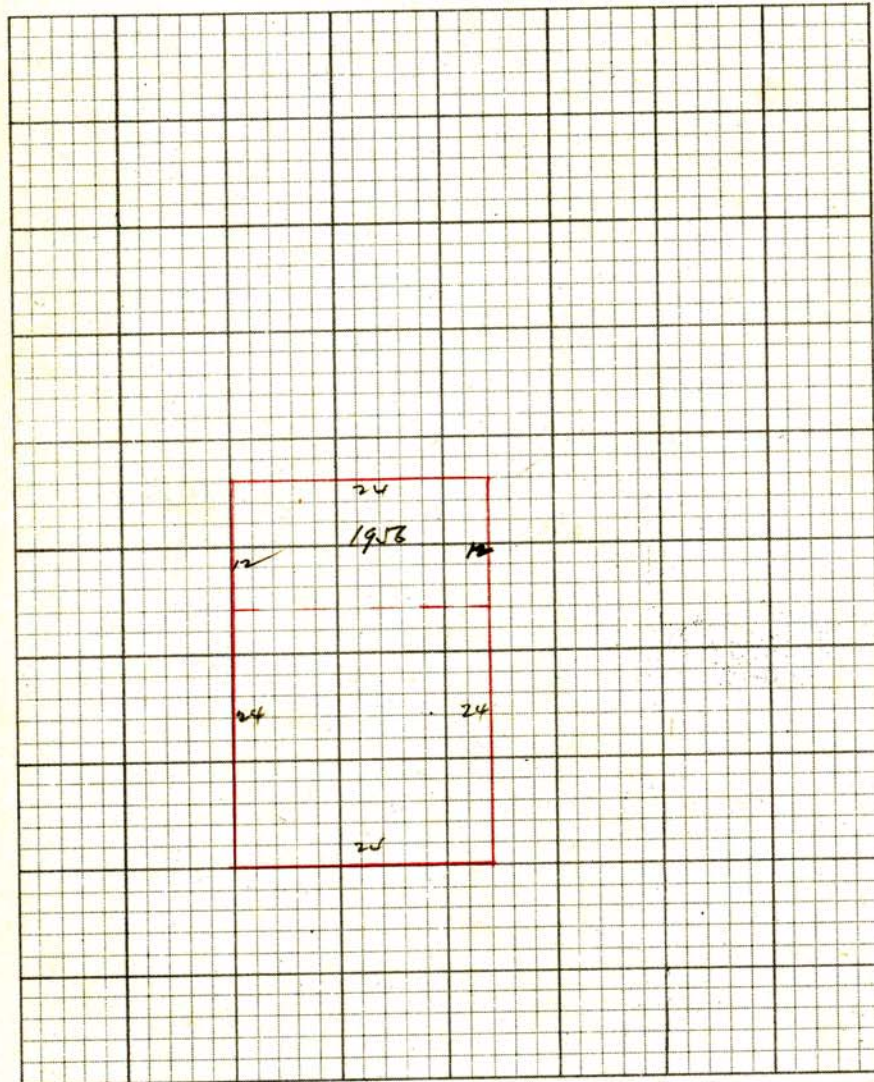
Gar.—Carport x Fir. — Walls — Cl. —

Description of Buildings	Additions
Foundation—Stone <u>—</u> Conc. <u>—</u> None <u>✓</u>	
Ext. Walls <u>Asb Shakes</u> Sides <u>—</u>	
Insulation—Floors <u>—</u> Walls <u>—</u> Clgs. <u>—</u>	
Roof Type <u>Asphalt</u> Mtl. <u>—</u>	
Dormers—Small <u>1</u> Med. <u>—</u> Large <u>—</u>	30
Bays—Small <u>—</u> Med. <u>—</u> Large <u>—</u>	
Porches—Front <u>—</u> @ <u>NTV</u>	
Rear <u>—</u> @ <u>—</u>	
Porch <u>—</u> @ <u>—</u>	
Metal Awnings <u>—</u> Mtl. Rail <u>—</u>	
Basement Entr. <u>—</u> @ <u>—</u>	
Planters <u>—</u> @ <u>—</u>	
Cellar-Bsmt. — $\frac{1}{4}$ $\frac{1}{8}$ $\frac{1}{2}$ $\frac{3}{4}$ Full <u>—</u> Floor <u>Asph</u>	50
Bsmt. Apt. <u>—</u> Rooms Fin. <u>—</u> Unfin. <u>—</u>	
Attic Rooms Fin. <u>1</u> Unfin. <u>—</u>	217
Plumbing { Class <u>1</u> Tub <u>1</u> Trays <u>—</u>	
Basin <u>—</u> Sink <u>1</u> Toilet <u>1</u>	315
Wtr. Sfr. <u>—</u> Shr. St. <u>—</u> O.T. <u>—</u>	
Dishwasher <u>—</u> Garbage Disp. <u>—</u>	
Built-in-Appliances <u>—</u>	
Heat—Stove <u>—</u> H.A. <u>—</u> Steam <u>—</u> Stkr. <u>—</u> Blr. <u>—</u>	
Oil <u>—</u> Gas <u>—</u> Coal <u>✓</u> Pipeless <u>—</u> Radiant <u>—</u>	
Air Cond. <u>—</u>	
Finish—Fir <u>✓</u> Hd. Wd. <u>—</u>	
Floor—Fir <u>✓</u> Hd. Wd. <u>—</u> Other <u>—</u>	
Cabinets <u>—</u> Mantels <u>—</u>	
Tile—Walls <u>—</u> Wainseot <u>—</u> Floors <u>—</u>	
Storm Sash—Wood D. <u>—</u> S. <u>—</u> ; Metal D. <u>2</u> S. <u>—</u>	
	672

Total Additions

Year Built <u>1949</u>	Avg. <u>43</u>	Current Value	\$ 2328
Age <u>49</u>		Commission Adj.	%
Inf. by { Owner - Tenant <u>—</u>		Bldg. Value	
{ Neighbor - Record - Est. <u>—</u>		Depr. Col. 1 2 3 4 5 6 <u>44</u>	%
Remodel Year <u>1942</u> Est. Cost <u>288</u>		Current Value Minus Depr.	\$ 1084
Garage—Class <u>1</u> Depr. <u>29%</u>		Carport—Factor <u>—</u>	
Cars <u>1</u> Floor <u>Wood</u> Walls <u>Asph</u> Roof <u>Asph</u> Doors <u>1</u>			
Size— <u>12</u> x <u>18</u> Age <u>27</u> Cost <u>154</u> x <u>31%</u>			
Other <u>—</u>			
		Total Building Value	\$ 583

Appraised 4-30-58 19 58 By 1302



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Fac- tor	Cost	Depr. Value
		x				
		x				
		x				
		x				
		x				
TOTAL						

Remarks: Porch Removed - Wood Floor - Poor Shape
No one home.

LA 55
Serial Number

OF
Card Number

Owners Name

Location

Kind of Bldg.

St. No.

Class

Type

Cost \$

X 109 %

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	864		\$ 3981	\$
	x x				
	x x				

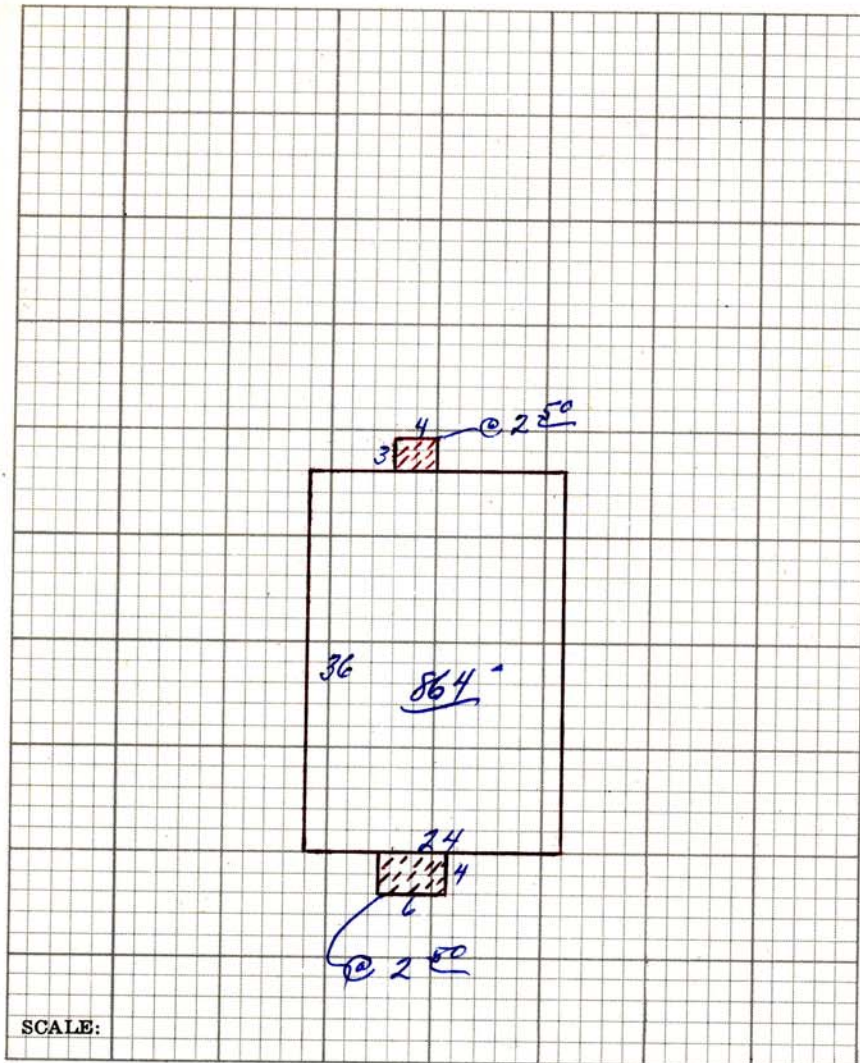
Att. Gar. — C.P. — x — Flr. — Walls — Cl. —

Description of Buildings	Additions	Additions
Foundation (Stone) Conc. Sills		
Ext. Walls (0) ASB Shakes		
Roof Type Mansard Mtl. Part		
Dormers—Small 1 Med. Large	80	
Bays—Small Med Large		
Porches—Front 24' @ 2.50	60	
Rear 12' @ 2.50	30	
Porch	@	
Planters	@	
Ext. Base. Entry	@	
Cellar-Bsmt. — 1/4 1/8 1/2 3/4 Full — Floor	60	
Bsmt. Gar.		
Basement-Apt. Rms. Fin. Rms.		
Attic Rooms Fin. 1 Unfin.	225	
Plumbing { Class 1 Tub 1 Trays 1	550	
Basin 1 Sink 1 Toilet 1		
Wtr. Sfr. Shr. St. O.T.		
Dishwasher Garbage Disp.		
Heat—Stove H.A. FA HW Stkr Elec.	354	
Oil Gas Coal Pipeless Radiant		
Air Cond. — Full Zone		
Finish—Fir. Hd. Wd. Panel		
Floor—Fir. Hd. Wd. Other		
Cabinets Mantels		
Tile—Walls Wainscot Floors		
Storm Sash—Wood D. S. Metal D. 2 S. 5	185	
Awnings — Metal Fiberglass		

Total Additions

Year Built 1915	Avg. 1.	Replacement Cost	5525
	Age 2.	Obsolescence	
Inf. by { Owner - Tenant -	Adj. Bld. Value		
{ Neighbor - Record - Est.	Conv. Factor	x.47	
	Replacement Cost—1940 Base		
	Depreciation Column 1 2 3 4 5 6		
	1940 Base Cost, Less Depreciation		
	Total Value from reverse side		
	Total Building Value	\$	

Appraised ① 10-24 1968 By 1581
Appraised ② 19 By 1328



RESIDENTIAL OUT BUILDINGS	Age	Size	Area	Factor	Cost	Conv. Fac.	Adj. Cost	Depr. Value
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		
		x				.47		

Garage — Class _____ Depr. 2% 3% _____

Cars _____ Floor _____ Walls _____ Roof _____ Doors _____

Size _____ x _____ Age _____ Cost _____ x 47% _____

1940 Base Cost _____ x _____ % Depr. _____

Total _____

REMARKS _____



Old Doctress



