



**PARK CITY HISTORIC PRESERVATION BOARD MEETING
SUMMIT COUNTY, UTAH
June 2, 2021**

PUBLIC NOTICE IS HEREBY GIVEN that the HISTORIC PRESERVATION BOARD of Park City, Utah will hold its Historic Preservation Board Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, June 2, 2021.

NOTICE OF ELECTRONIC MEETING AND HOW TO COMMENT VIRTUALLY:

The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location.

Historic Preservation Board members will connect electronically. Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

Dated: June 2, 2021

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 May 5, 2021.

[HPB 05.05.2021_Pending Approval](#)

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5.CONTINUATIONS

6.WORK SESSION

Discussion on meeting format moving forward.

7.REGULAR AGENDA

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

(A) Public Hearing; (B) Action

Staff Report

Exhibit A: Historic Site Form

Exhibit B: Existing Conditions

Exhibit C: Physical Condition Report

Exhibit D: Historic Preservation Plan

Exhibit E: Proposed Plans

Exhibit F: Draft Final Action Letter

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

(A) Public Hearing; (B) Action

Staff Report

Exhibit A: Draft Final Action Letter

Exhibit B: Historic Site Form

Exhibit C: Interior Demolition

Exhibit D: Applicant Statement

Exhibit E: Historic Site Form - Historic Sites Inventory

Exhibit F: Proposed Plans

8.ADJOURN

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

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



**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MAY 5, 2021**

BOARD MEMBERS IN ATTENDANCE: Chair Randy Scott, Lola Beatlebrox, Puggy Holmgren, Douglas Stephens

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

The Historic Preservation Board meeting was conducted virtually via Zoom. The public was able to submit comments during the meeting.

Determination of the Health and Safety Risk under the OPMA

Chair Randy Scott read the Determination of Health and Safety Risk under OPMA. Notice of electronic meeting and how to comment virtually.

The meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act Section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020 adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4), is attached as Exhibit A.

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

Exhibit A, Determination of Substantial Health and Safety Risk.

The Board Chair has determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code Section 52-4-207(4) requires this determination and the facts upon which it is based, which include:

- Statewide COVID cases and hospitalizations remain high;
- Based on metrics established by the statewide COVID-19 Transmission Index, Summit County moved to the High-Risk designation on October 22, 2020; and

- Park City is a resort community continually hosting visitors from areas which may be experiencing rapid COVID-19 spread.

This determination is valid for 30 days and is set to expire on May 7, 2021.

Dated April 7, 2021.

1. ROLL CALL

Chair Randy Scott called the meeting to order at 5:00 p.m. and noted that all Board Members were present.

2. MINUTES APPROVAL

A. Consideration to Approve the Historic Preservation Board Meeting Minutes from April 7, 2021.

MOTION: Board Member Holmgren moved to APPROVE the Minutes of April 7, 2021, as written. Board Member Beatlebrox seconded the motion. The motion passed unanimously.

3. PUBLIC COMMUNICATIONS

No e-comments were submitted and no hands were raised on Zoom.

4. STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

There were no staff communications or disclosures.

WORK SESSION

The Board addressed the meeting format going forward. The discussion was facilitated by Planning Director, Gretchen Milliken and City Attorney, Mark Harrington. Ms. Milliken reported that the City Council met recently to discuss the issue. Efforts were being made to hold work meetings with the various boards and commissions to gather input to be shared with the City Council.

Updates were presented regarding the public meeting format. It was reported that changes made to the Open and Public Meetings Act go into effect on May 5, 2021, and the Council extended the authority to meet electronically. The Council also requested ordinance changes that allow flexibility for electronic meetings and recommend consistency among all public bodies for the sake of simplicity. The City Council wants members of the public to have the option of participating remotely going forward. There was discussion about whether the Historic Preservation Board would like to preserve the flexibility of an online meeting format in terms of the Board itself as well as public

participation in those meetings. The Board Members were invited to provide feedback to the City Council.

Chair Scott reported that prior to COVID-19, there were times when he was unable to attend meetings. If he had had the opportunity to attend remotely, he would have done so most of the time. Ultimately, he believed the Board can provide a better product when they are able to be flexible and have more Board Members participate. In terms of public participation, he believed they get a better result when the public does not have to attend meetings in person.

Board Member Stephens commented that they approached the matter a few years ago and recalled that there was an issue of being able to conduct meetings in person but have a Board Member participate electronically. Mr. Harrington indicated that that could still be done. The Council was considering whether to allow each Board discretion in terms of whether to always conduct meetings from an anchor location with a majority and have one or two members and the public participate electronically. There could also be the flexibility to continue to hold meetings fully electronically. He suggested that it be one or the other.

Board Member Stephens agreed that it is beneficial to have consistency and allow members to participate electronically when needed. He felt that it helps with consistency and understanding what is taking place.

Planning Analyst, Jessica Nelson, reported that a recording system was placed in the middle of the room that had to be moved around during meetings. It was used to facilitate hybrid meetings and would pan left to right and pick up when someone was speaking. Since then, the IT Department has replaced the camera system so that there are cameras that are front and back facing to pick up the dais and the rest of the Council Chambers. They also upgraded the audio system. With the new system, she was confident that they can accommodate any type of meeting that is desired by the Board.

Board Member Beatlebrox indicated that the Rotary Club she serves on conducts hybrid meetings as well. One of the concerns is how those participating via Zoom are seen by the Board and the public who are in the room. Most display Zoom on a screen throughout the meeting. She wanted to ensure that they have the technology needed to capture not only those who are in the room but those who are participating via Zoom. Ms. Nelson described how the meetings will be set up and what will be captured. Board Member Beatlebrox expressed her support.

Board Member Holmgren considered what was proposed to be very positive.

Chair Scott stated that ideally meetings will be conducted from an anchor location with the option for flexibility. Ms. Milliken believed that will be the Council's recommendation. They want to hear from the various boards and commissions to ensure that there is a

clear understanding. Ms. Nelson explained that going forward it will not be necessary to read the declaration at the beginning of meetings as long as it has been discussed and confirmed that meetings have been publicly noticed indicating how the public can participate.

5. REGULAR AGENDA

A. 755 Rossie Hill Drive – Materials Deconstruction – The Applicant Proposes Disassembly and the Removal of Historic Materials to Accommodate New Additions and Structure Upgrades to a Landmark Historic Structure. (A) Public Hearing; (B) Historic Preservation Board Approval.

It was noted that the Board visited the site prior to the meeting. City Planner, Aiden Lillie, presented the staff report and stated that the current structure was constructed in 1895 and is a one-story cottage with a gable roof. 755 Rossie Hill Drive was formerly known as 622 Rossie Hill Drive and was listed on the National Register of Historic Places on July 12, 1984, as part of the Park City mining boom era residences in that district. The site is designated as a Landmark Historic Site on Park City's Historic Sites Inventory. A tax photograph of the structure was displayed from around the year 1940. In recent years the property has been vacant and fallen into poor condition. The overall form and materiality of the building remains intact and the building holds its historic value. The physical evidence from the period that defines it as a typical Park City mining era house includes simple methods of construction, use of wood siding, a simple roof form, informal landscaping, restrained ornamentation, and a plain finish. The elements of the property's historic character convey a sense of life in a western mining town in the late 19th and early 20th centuries. Photos of the building over the years were displayed.

Planner Lillie reported that the applicant has proposed the material deconstruction of a portion of the rear façade to accommodate an addition as well as panelization of the historic structure. Staff reviewed the proposal for compliance with the Design Guidelines for historic residential sites and found that the proposal is in compliance. Staff recommended that the Board approve the material deconstruction of a portion of a rear façade to accommodate an addition. Architectural drawings were presented. The Engineer's Report concluded that the floor joists are rotted and require replacement. Additionally, the exterior and interior walls have no capacity for wind, seismic, or gravity loads, and most of the 1' x 12' plank walls are rotted. The Landmark Historic Structure stands on sandstone and wood piles, 90% of which are rotted, and requires a foundation. It was noted that the structure has settled six inches due to age and rotted condition.

Approval of the Material Deconstruction will allow the property owner to rehabilitate the structure with the addition of living space and a garage, which will be accessed from the rear of the property. Additional photographs were presented. Currently, 755 Rossie Hill

is undergoing Historic District Design Review (“HDDR”) and will be required to comply with Land Management Code (“LMC”) Chapter 15-13 and 15-11-9 before the City issues a Building Permit. Approval was recommended subject to the conditions set forth in the staff report. Staff also recommended that the Board approve panelization. Additional elevation drawings were provided by the Architect depicting what portions of the structure will be panelized.

Planner Lillie reported that on April 25, 2021, the Chief Building Official, Planning Director, and staff visited the site and determined that based on the criteria noted in the International Building Code, that structures that involve illegal or improper occupancy or inadequate maintenance shall be deemed to be in an unsafe condition and taken down and removed and made safe. If the Board determines that panelization is necessary as outlined, LMC 15.13.4B requires the standards be met as set forth in the draft Action Letter. Planner Lillie indicated that to date staff has received no public comment.

Chair Scott clarified that two decisions need to be made. The first involves the proposed material deconstruction of a portion of a rear façade with an addition. Various photos of the site were reviewed and discussed. In response to a question raised, the applicant described the portion to be removed and the portion that will be restored.

In response to a question raised by Board Member Stephens, it was estimated that the current owners have owned the property for six months. The owner’s representative, Keith Leonard, reported that his partner built the homes next door. An agreement with the owners allowed them to work with the City. They closed on the option in November 2020 but have been working on the project for the last 3 ½ years.

Board Member Beatlebrox appreciated the opportunity to visit the site, which made the request very clear.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

The Board Members had no concerns with the proposal.

MOTION: Board Member Holmgren moved to APPROVE the proposed Material Deconstruction of a portion of the rear façade to accommodate an addition subject to the following:

Findings of Fact

Background

1. 755 Rossie Hill Drive (formerly 622 Rossie Hill Drive) is a one-story cross-wing cottage with a gable roof built circa 1895 during the Mature Mining Era (1894- 1930).

2. In 1984, 755 Rossie Hill Drive was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
3. 755 Rossie Hill Drive is a Landmark Historic Structure on the Park City Historic Sites Inventory.
4. On February 16, 2017, the City Council adopted Ordinance No. 2017-05 to rezone the Residential – Medium Property to Historic Residential Low – Density to decrease Density in the area from 24 to eight units to protect the three Rossie Hill Drive Landmark Historic Structures.
5. On January 9, 2020, the City Council adopted Ordinance No. 2020-02, approving the Lilac Hill East Subdivision. 755 Rossie Hill Drive is Lot 3 of the Subdivision. 62This plat amendment assigned new addresses to the Rossie Hill Drive Landmark Historic Structures. The Applicant has not yet recorded the plat with Summit County.
6. On February 25, 2021, the City Council adopted Ordinance No. 2021-09, extending the Lilac Hill East Subdivision approval for one year.
7. On February 17, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application.

Material Deconstruction

1. The Applicant proposes the Material Deconstruction of a portion of the rear façade to accommodate an addition to the rear of the Landmark Historic Structure to expand the living area and to add a garage that will be accessed from the rear of the property.
2. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
3. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition and garage, accessed from the rear of the property, subject to the Conditions of Approval below.

Panelization

1. On January 25, 2021, Shen Engineers, Inc. investigated 755 Rossie Hill Drive and completed a Physical Conditions Report.
2. The report determined the following:

- a) The existing roof joists need to be upgraded or replaced with code-compliant roof joists and the roof ridge and valley beams need to be reframed.
 - b) The existing roof deck is deficient and has no capacity of shear diaphragm value.
 - c) The main and crawl space floor joints are rotted and must be replaced.
 - d) Headers must be upgraded.
 - e) The existing walls are in poor condition and have no capacity for wind, seismic, or gravity loads.
 - f) The building has no foundation, but rather sits on sandstone and wood piles. 90% of the footings are rotted out. It is suggested to tear off existing foundation walls and add new concrete footing and foundation walls.
 - g) Due to the age, rotted condition of the building, and a differential settlement of 6 inches, the building cannot be moved intact.
 - h) It is suggested that the existing building should be panelized and re-built.
3. On April 5, 2021, the Chief Building Official, Planning Director, and Building and Planning staff visited 755 Rossie Hill Drive.
 4. The Chief Building Official and Planning Director determined that due to the considerably poor condition of the buildings along with the substantial differential settlements, moving the structures and straightening them would cause them to fail and collapse and the Landmark Historic Structure should be panelized and rebuilt to be preserved and made safe for occupancy.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-12.5, Historic Preservation Board Review For Material Deconstruction; § 15-11-9, Preservation Policy; § 15-13-2, Design Guidelines For Historic Residential Sites; and § 15-11-14, Disassembly And Reassembly Of A Historic Building Or Historic Structure.

Conditions of Approval

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soil nails that encroach onto neighboring properties.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The Historic Structure shall be returned to its 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.
7. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
8. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.

9. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
10. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
11. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
12. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
13. In-line additions shall be avoided.
14. Panelization shall be done using recognized preservation methods.
15. The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
16. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
17. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
18. Structures shall be disassembled in the largest workable pieces possible.
19. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
20. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
21. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.

22. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood when there is a risk of damage during the disassembly/storage/reassembly process.
23. Disassembled components—trim, windows, doors, wall panels, roof elements, etc.— shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.
24. The original orientation and siting shall be replicated as closely as possible.
25. New foundations and additions shall follow the Design Guidelines.
26. The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.

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

Board Member Beatlebrox asked if there will be a storage area on the site during construction. The applicant reported that Lots 4 and 5 will be vacant for some time. He assumed that materials will be stored there. As in the past, equipment will be stood up, braced, and covered with plastic.

Board Member Stephens commented that there seemed to be two different approaches and that the entire project was being treated with the same level of scrutiny. In the past, he recalled that they were able to successfully deal with the original structure of the home differently than the additions. He asked if it was possible to break it up with the additions to the sheds being panelized and maintain the integrity of the structure in one piece. His experience was that panelization should be the last resort rather than the first. The applicant described what was done with nearby projects. He explained that the system that will hold the home together in a lift scenario is in very questionable condition and it was not believed that the house would sustain a lift. For that reason, they were proposing to panelize it. Possible options were discussed.

The comment was made that perhaps the applicant was pursuing panelization where historically, as a Board, panelization was the last resort. The applicant stated that it was unknown to what extent the house would have to be rebuilt and made structurally sound in order to lift it when they could just as easily remove the panels, build a new house, and put the panels up. To go to the work of stabilizing the interior structurally so that it would sustain a lift seemed like a waste of time and money to achieve the same outcome. The point was made that the nature of mining homes in town were never structurally sound but for the last several decades they have made it work. There was concern that they are directly pursuing panelization although the additions are clearly

problematic. It was noted that in terms of the panelization, the Chief Building Official and the Planning Director evaluated the situation and supported panelization.

Chair Scott commented that when the Board has had panelization options come before them in the past, it has been all or nothing. He looked at the house as a whole and was distracted most by the sheds. The floor and kitchen were of concern as well. When considering panelization, he recalled a request on Norfolk Avenue that came before the Board on three occasions. The Board determined that there were other options. Ultimately, the owners found a way to raise the home. Three landmark structures on Deer Valley Drive were also referenced that are set back from the road. There was some question as to whether a landmark structure can be panelized and remain a landmark structure.

Board Member Beatlebrox remarked that the two buildings have essentially been outdoors for years and are disintegrating. Because they have been neglected for a long time, it seemed to her that the panelization process would do a better job of preserving the structures. For that reason, she wanted to ensure that there is good coverage.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

Board Member Holmgren commented that they should be showcase homes. She wanted to do what is safest and preserve the structures in the best way possible. She commented that the front of the home is attractive but the back side is in very poor condition.

Ms. Nelson displayed the criteria for removal and the landmark site criteria. It was noted that in order for a Landmark Historic Site on the Park City Historic Sites Inventory any building, accessory building, or structure may be designed as a Landmark Site if the City Council, with a recommendation from the Historic Preservation Board, considers all of the following criteria:

- It is at least 50 years old or the site is of exceptional importance to the community;
- It retains its historic integrity in terms of location, design, setting, materials, workmanship, feeling, and association as defined by the National Park Service or the National Registrar of Historic Places;
- Is significant in local, regional, and national history, architecture, engineering, or culture associated with at least one of the following:
 - An era that has made a significant contribution to the broad patterns in our history; or
 - The lives of persons significant in history of the community, state, region, or nation; or
 - It is a distinctive character of type, period, or method of construction or the work of a notable architect or master craftsman.

Ms. Nelson explained that after panelization the home must be placed back in its original location and setting.

Mr. Leonard reported that there was a historic cabin on Rossie Hill Drive that was originally proposed to be panelized but it ultimately was not possible. It was deconstructed and reconstructed and has maintained its historical status. The finished product was beautiful. They would aim for something similar in this case. It was clarified that there are four structures on the street currently and one was a historic cabin that was reconstructed.

Chair Scott recognized what the applicants were trying to accomplish. He did not disagree that the home should be panelized. He wanted both homes to be reviewed individually. Specific problematic areas of the home were identified. Board Member Stephens was interested in knowing about the ownership of the home and stated that if it had had the same owner for the last several years, he would have considered it to be demolition by neglect. He, however, wanted to consider all available options.

Board Member Holmgren expressed support for panelization. Board Member Stephens was concerned about how the panels will be preserved when they are removed. He would want assurance that the panels are protected and preserved. Board Member Beatlebrox asked if they could somehow be covered by a roof or temporary structure to protect it from the elements. She was sensitive to this due to a recent storage problem. Board Member Stephens referred to bullet point number four that specifies that the panels shall be securely stored on-site, in a storage trailer, or off-site in a garage, warehouse, or trailer unit until needed for reassembly. The applicant stated that on this particular lot they have storage areas on the undeveloped lots.

MOTION: Board Member Beatlebrox moved to APPROVE the Panelization of the Landmark Historic Structure at 755 Rossie Hill Drive subject to the following:

Findings of Fact

Background

1. 755 Rossie Hill Drive (formerly 622 Rossie Hill Drive) is a one-story cross-wing cottage with a gable roof built circa 1895 during the Mature Mining Era (1894-1930).
2. In 1984, 755 Rossie Hill Drive was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
3. 755 Rossie Hill Drive is a Landmark Historic Structure on the Park City Historic Sites Inventory.

4. On February 16, 2017, the City Council adopted Ordinance No. 2017-05 to rezone the Residential – Medium Property to Historic Residential Low – Density to decrease Density in the area from 24 to eight units to protect the three Rossie Hill Drive Landmark Historic Structures.
5. On January 9, 2020, the City Council adopted Ordinance No. 2020-02, approving the Lilac Hill East Subdivision. 755 Rossie Hill Drive is Lot 3 of the Subdivision. This plat amendment assigned new addresses to the Rossie Hill Drive Landmark Historic Structures. The Applicant has not yet recorded the plat with Summit County.
6. On February 25, 2021, the City Council adopted Ordinance No. 2021-09, extending the Lilac Hill East Subdivision approval for one year.
7. On February 17, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application.

Material Deconstruction

1. The Applicant proposes the Material Deconstruction of a portion of the rear façade to accommodate an addition to the rear of the Landmark Historic Structure to expand the living area and to add a garage that will be accessed from the rear of the property.
2. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
3. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition and garage, accessed from the rear of the property, subject to the Conditions of Approval below.

Panelization

1. On January 25, 2021, Shen Engineers, Inc. investigated 755 Rossie Hill Drive and completed a Physical Conditions Report.
2. The report determined the following:
 - a) The existing roof joists need to be upgraded or replaced with code-compliant roof joists and the roof ridge and valley beams need to be reframed.
 - b) The existing roof deck is deficient and has no capacity of shear diaphragm value.

- c) The main and crawl space floor joints are rotted and must be replaced.
 - d) Headers must be upgraded.
 - e) The existing walls are in poor condition and have no capacity for wind, seismic, or gravity loads.
 - f) The building has no foundation, but rather sits on sandstone and wood piles. 90% of the footings are rotted out. It is suggested to tear off existing foundation walls and add new concrete footing and foundation walls.
 - g) Due to the age, rotted condition of the building, and a differential settlement of 6 inches, the building cannot be moved intact.
 - h) It is suggested that the existing building should be panelized and re-built.
- 3. On April 5, 2021, the Chief Building Official, Planning Director, and Building and Planning staff visited 755 Rossie Hill Drive.
 - 4. The Chief Building Official and Planning Director determined that due to the considerably poor condition of the buildings along with the substantial differential settlements, moving the structures and straightening them would cause them to fail and collapse and the Landmark Historic Structure should be panelized and rebuilt to be preserved and made safe for occupancy.

Conclusions of Law

- 1. The proposal complies with Land Management Code §15-11-12.5, Historic Preservation Board Review For Material Deconstruction; §15-11-9, Preservation Policy; § 15-13-2, Design Guidelines For Historic Residential Sites; and § 15-11-14, Disassembly And Reassembly Of A Historic Building Or Historic Structure.

Conditions of Approval

- 1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
- 2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review

and approval/denial in accordance with the applicable standards prior to construction.

3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soil nails that encroach onto neighboring properties.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The Historic Structure shall be returned to its 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.
7. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
8. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
9. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
10. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.

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

site in a garage/warehouse/trailer until needed for reassembly. The storage method shall be approved by staff.

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

Board Member Stephens seconded the motion. The motion passed unanimously.

B. 741 Rossie Hill Drive – Historic District Design Review – The Applicant Proposes the Removal of Historic Materials to Accommodate a New Addition to a Landmark Historic Structure in the Historic Residential Low-Density Zoning District. PL-21-04800. (A) Public Hearing; (B) Action.

City Planner, Rebecca Ward, presented the staff report and stated that 741 Rossie Hill Drive involves a one-story framed parlor house constructed around 1895. It is the center of the three Rossi Hills homes. In 1984, it was also listed on the National Register of Historic Places as part of the Park City mining boom era residences. The home is a Landmark Historic Structure on the Park City Historic Sites Inventory. In 2017, the area was downzoned from 24 to eight units per acre to protect the Landmark Historic structures. The reason for the readdressing was due to a subdivision plat that was approved in 2020 that created five single-family dwelling lots. The applicant is working with staff through the Historic District Design Review process for approval of their request. They have also gone before the Design Review team once and will return pending the decision of the Historic Preservation Board.

Planner Ward identified the subject property on a map displayed. The applicant is proposing to stabilize the landmark historic structure, lift it, and place it on cribbing to accommodate a new foundation and salvage as much of the existing material as possible. The applicant is also requesting to remove 8½ feet of the rear façade to accommodate an addition by expanding a living area and add a garage. The applicant's engineer evaluated the structure and determined that the existing foundation is sandstone and wood piles. It was determined that reinforced concrete footings and foundation are needed to stabilize and support the historic structure. If the Historic Preservation Board approves the request, some of the required conditions of approval will come through the Land Management Code. The conditions of approval set forth in the staff report were reviewed. Planner Ward indicated that the Building Department will need to monitor and inspect the Historic Structure throughout the process.

Planner Ward reported that the applicant's second request is to remove 8½ feet of the rear façade to allow for the rear addition and garage. It was noted that the home had a tenant up until recently and is in fair condition. If panelization is requested, the applicant would need to return to the Historic Preservation Board for consideration. The applicant's representative Jonathan DeGray reported that the area proposed to be removed is minimal. The intent was to maintain as much of the original form as possible.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

The Board Members had no concerns with the request. Board Member Stephens stated that lifting the structure was a good option and had no issues. Chair Scott agreed.

MOTION: Board Member moved to approve the lifting of a Landmark Historic Structure for a new foundation and for the material deconstruction of a portion of the rear façade to accommodate an addition and a garage subject to the following:

Findings of Fact

Background

1. 741 Rossie Hill Drive (formerly 660 Rossie Hill Drive) is a one-story frame hall-parlor Single-Family Dwelling built around 1895 during the Mature Mining Era (1894-1930).
2. In 1984, 741 Rossie Hill Drive was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
3. 741 Rossie Hill Drive is a Landmark Historic Structure on the Park City Historic Sites Inventory.
4. On February 16, 2017, the City Council adopted Ordinance No. 2017-05 to rezone the Residential – Medium Property to Historic Residential Low – Density to decrease Density in the area from 24 to eight units to protect the three Rossie Hill Drive Landmark Historic Structures.
5. On January 9, 2020, the City Council adopted Ordinance No. 2020-02, approving the Lilac Hill East Subdivision. 741 Rossie Hill Drive is Lot 1 of the Subdivision. This plat amendment assigned new addresses to the Rossie Hill Drive Landmark Historic Structures. The Applicant has not yet recorded the plat with Summit County.

6. On February 25, 2021, the City Council adopted Ordinance No. 2021-09, extending the Lilac Hill East Subdivision approval for one year.
7. On March 8, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application.

Material Deconstruction

1. The Applicant proposes stabilizing the Landmark Historic Structure, lifting it, and placing it on cribbing to accommodate a new foundation. The Landmark Historic Structure will then be lowered onto the new foundation, re-frame it to meet code, and salvaging and using as much historic material as possible.
2. The Applicant also proposes the Material Deconstruction of 8 ½' of the rear façade to accommodate an addition to the rear of the Landmark Historic Structure to expand the living area and to add a garage that will be accessed from the rear of the property.
3. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
4. The Historic Preservation Board approved the Material Deconstruction to lift the Landmark Historic Structure to accommodate a new foundation, and the removal of 8 ½' of the rear façade to accommodate an addition and garage, accessed from the rear of the property, subject to the Conditions of Approval below.

Conclusions of Law

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

Conditions of Approval

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.

3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soil nails that encroach onto neighboring properties.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.
7. The Historic Site shall be returned to its original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.
8. Re-grade the Site so that all water drains away from the Structure and does not enter the foundation.
9. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
10. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
11. Historic foundations shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
12. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer-specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.

13. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
14. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
15. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
16. The Applicant shall complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.
17. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
18. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
19. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
20. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
21. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.

22. In-line additions shall be avoided.
23. If the Landmark Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.

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

C. 729 Rossie Hill Drive – Historic District Design Review – The Applicant Proposes Disassembly and Reassembly and the Removal of Historic Materials to Accommodate New Additions and Structural Upgrades to a Landmark Historic Structure in the Historic Residential Low-Density Zoning District. (A) Public Hearing; (B) Action.

Planner Ward presented the staff report and identified 729 Rosie Hill Drive as the middle structure shown on the map displayed. The structure is a cross-wing cottage with a gable roof built around 1895. It is listed on the National Register of Historic Places and is a Landmark Historic Structure on the City's Historic Sites Inventory. The applicant is requesting the following:

1. To determine whether the rear shed contributes to the Landmark Historic Structure.
2. Approve material deconstruction of a portion of the rear façade to accommodate an addition and garage.
3. Approve panelization of the historic structure.

Planner Ward reported that in the Land Management Code, a contributing building structure, site area, or object is a portion of the existing building or an accessory building structure object. It is considered contributory to the historic significance of a building or a site if it reflects the historical architectural character of the site or district as designated by the Historic Preservation Board. The Historic Sites Information Form that was completed in 1984, addresses the small, half-story shed extension that is attached to the rear of the home and complements it in scale and materials. It may be original, however, in-period rear additions and extensions are part of Park City's architectural vocabulary. While an alteration may represent a major alteration of the original home, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is unaltered and in good condition and, therefore, maintains its original integrity.

Planner Ward stated that the applicant conducted additional research and found that the first available Sanborn map shows the property in 1907. The shed was shown jutting to the south of the structure. The existing shed is flush with the rear wall of the home. The photos provided show that the inside of the shed at the common walls to the home have siding indicating that the walls were exterior at one time. Photos were provided showing that the exterior walls are framed with nominal lumber and craft paper and are clad with fiberboard. The items date the addition to the 1940s at the oldest.

Planner Ward reported that the Land Management Code defines historic integrity as the ability of a site to retain its identity and convey the significance in the history of Park City. The City recognizes seven aspects or qualities defined by the National Park Service. The factors relevant to the rear shed include design, materials, and feeling. Staff requested input from the Historic Preservation Board regarding whether a rear shed contributes to the Landmark Historic Structure.

Board Member Stephens commented that in the past they have allowed the applicant to choose a time period that they wish to restore the property back to. The lumber on the back of the addition was dimensional from the 1940s and very different from the early 1900s when the rest of the home was built. He did not oppose the owner and design professionals choosing a period to restore the house to and staying true to that period.

Chair Scott agreed and found it interesting that the first Sanborn map that is available is from 1907 and shows a shed but no side wall. Mr. DeGray stated that the desire is to take the home back to a period prior to the shed being built. The exterior walls are evident inside the shed and at some point were added on. They dated them to no older than the 1940s in terms of age. They would like to take it back to a period prior to that if deemed acceptable by the Board.

Board Member Holmgren felt that the shed was of a different era from the home and appeared to be an add-on.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

Procedural issues were discussed. It was recommended that the issues be incorporated into one motion.

The consensus of the Board was to support the removal of the rear shed.

The Board next addressed the Material Deconstruction of a portion of the rear façade to accommodate the addition. Planner Ward reported that the next request was to remove an 8' 2" x 10' portion of the rear façade to accommodate an addition to the rear of the structure to expand the living area and add the garage that will be accessed from the rear of the property. The applicant will be required to complete the Historic Preservation

Plan to complete the financial guarantee. Under the Historic District Design Guidelines, the addition will be required to meet certain standards.

Board Member Stephens asked for clarification from Mr. DeGray regarding the shed addition to be removed. He asked if the proposed addition will replace the shed area. Mr. DeGray explained that the transition element will be attached to the portion to be removed. The historic portion of the home will be exposed. Board Member Stephens did not want the addition to overpower the house. It was noted that there will be a transitional element to the new addition.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

The consensus of the Board was to support the 8' 2" section of material being removed.

Planner Ward explained that the last request is to approve panelization of the Landmark Historic Structure. It is based on the January 22, 2021 Engineer's Report. It was determined that the existing frame needs to be replaced, the roof structure is deficient, and the walls have no capacity for wind, seismic, or gravity loads. The building sits on sandstone and wood piles so a new foundation is proposed. Lifting under the building will cause the structure to fail and collapse. The engineer suggested panelization of the structure. The Land Management Code requires that the Chief Building Official and Planning Director sign off on the site.

Chair Scott recalled the first home that was reviewed and acknowledged that it is a completely different situation. He felt that while it is rundown, there are buildings that have been successfully raised. He questioned the need to go directly to panelization. Board Member Stephens agreed. His opinion was that engineering reports almost always lean toward panelization. It would have been problematic to try to lift the rear addition. The siding and framing all look straight. He commented that there have been buildings in the City in worse condition that have been successfully raised. His preference was to see the home raised rather than panelized. Board Member Holmgren considered it to be a stout house. Board Member Beatlebrox agreed. It was suggested that they revisit the issue once the interior demolition is complete. If the Chief Building Official, the Engineer, and Planning Director concur they can decide whether to pursue panelization. Board Member Stephens wanted the matter to come back to the Board. He considered the Historic Preservation Board to be a watchdog between the Planning Department and the rest of the community.

It was suggested that the first two requests be approved and the third continued. Mr. DeGray asked that he be granted with at least approval to do the lift, which will enable him to obtain a Demolition Permit. The applicant would have to come back to the Board if they decide to do something different than the lift. Once the demolition work is complete they will better understand the structure of the home. Mr. Leonard agreed with that tact.

Chair Scott opened the public hearing. There were no public comments. The public hearing was closed.

Procedural issues were discussed. Planner Ward stated that the Board could specify that the panelization was denied but allow for the lifting a Historic Structure subject to the conditions of approval set forth in the staff report. Doing so would prevent the applicant from having to come back for approval to lift the structure.

MOTION: Board Member Beatlebrox moved to approve (I) removal of the rear shed as it does not contribute to the Landmark Historic Structure; and (II) the Material Deconstruction of a portion of the rear façade to accommodate an addition and garage based on the following that apply to the removal of the shed and a portion of the rear wall:

Findings of Fact

Background

1. 729 Rossie Hill Drive (formerly 652 Rossie Hill Drive) is a one-story cross-wing cottage with a gable roof built around 1895 during the Mature Mining Era (1894- 1930).
2. In 1984, 729 Rossie Hill Drive was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
3. 729 Rossie Hill Drive is a Landmark Historic Structure on the Park City Historic Sites Inventory.
4. On February 16, 2017, the City Council adopted Ordinance No. 2017-05 to rezone the Residential – Medium Property to Historic Residential Low – Density to decrease Density in the area from 24 to eight units to protect the three Rossie 196Hill Drive Landmark Historic Structures.
5. On January 9, 2020, the City Council adopted Ordinance No. 2020-02, approving the Lilac Hill East Subdivision. 729 Rossie Hill Drive is Lot 2 of the Subdivision. This plat amendment assigned new addresses to the Rossie Hill Drive Landmark Historic Structures. The Applicant has not yet recorded the plat with Summit County.
6. On February 25, 2021, the City Council adopted Ordinance No. 2021-09, extending the Lilac Hill East Subdivision approval for one year.

7. On March 8, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application.

Rear Shed Status

1. The Applicant proposes removing the rear shed of the Landmark Historic Structure.
2. According to the Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form completed in 1984, “[a] small, half story shed extension is attached to the rear of the house which complements it in scale and materials. It may be original, but whether original or not, in-period rear additions and extensions are part of Park City’s architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is unaltered, is in good condition, and therefore maintains its original integrity.”
3. However, the Applicant conducted additional research and found that:
 - a. The first available Sanborn map showing the property is 1907. The map shows a building mass that extends southward. However, the rear shed is flush with the rear wall, indicating it is a different, later addition.
 - b. The inside of the shed at the common walls to the home have siding, indicating the walls were exterior at one time.
 - c. The exterior walls are framed with nominal lumber, utilizing craft paper, and are clad with fiberboard. These items date the addition to the 1940s at the oldest.
4. The Historic Preservation Board determined the rear shed [DOES OR DOES NOT] contribute to the Landmark Historic Structure.

Material Deconstruction

1. The Applicant proposes the Material Deconstruction of a portion of the rear façade to accommodate an addition to the rear of the Landmark Historic Structure to expand the living area and to add a garage that will be accessed from the rear of the property.

2. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
3. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition and garage, accessed from the rear of the property, subject to the Conditions of Approval below.

Panelization

1. On January 22, 2021, Shen Engineers, Inc. investigated 729 Rossie Hill Drive and completed a Physical Conditions Report.
2. The report determined the following:
 - a. The existing frame needs to be replaced with a code-compliant frame.
 - b. The roof structure is deficient.
 - c. The existing walls are in poor condition and have no capacity for wind, seismic, or gravity loads.
 - d. The building has no foundation, but rather sits on sandstone and wood piles.
 - e. The porch is failing and not code compliant f. Lifting or moving the building will cause the Structure to fail and collapse.
3. The Engineer's Report suggests panelizing the walls of the existing Historic Landmark Structure, storing the walls on-site, and then re-installing the walls over a new code-compliant structural frame.
4. On April 5, 2021, the Chief Building Official, Planning Director, and Building and Planning staff visited 729 Rossie Hill Drive.
5. The Chief Building Official and Planning Director determined that due to the considerably poor condition of the buildings along with the substantial differential settlements, moving the structures and straightening them would cause them to fail and collapse and the Landmark Historic Structure should be panelized and rebuilt to be preserved and made safe for occupancy.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-12.5, Historic Preservation Board Review For Material Deconstruction; § 15-11-9, Preservation Policy; § 15-13-2, Design Guidelines For Historic Residential Sites; and § 15-11-14, Disassembly And Reassembly Of A Historic Building Or Historic Structure.

Conditions of Approval

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soil nails that encroach onto neighboring properties.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The Historic Structure shall be returned to its 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.

7. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
8. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
9. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
10. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
11. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
12. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
13. In-line additions shall be avoided.
14. Panelization shall be done using recognized preservation methods.
15. The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
16. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.
17. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
18. Structures shall be disassembled in the largest workable pieces possible.
19. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.

20. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
21. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
22. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood when there is a risk of damage during the disassembly/storage/reassembly process.
23. Disassembled components—trim, windows, doors, wall panels, roof elements, etc.— shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.
24. The original orientation and siting shall be replicated as closely as possible.
25. New foundations and additions shall follow the Design Guidelines.
26. The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.

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

MOTION: Board Member moved to deny the request for panelization but approve the lifting of a 729 Rossie Hill Drive for a new foundation in a form approved by the City Attorney and subject to the following:

Findings of Fact

Background

1. 729 Rossie Hill Drive (formerly 652 Rossie Hill Drive) is a one-story cross-wing cottage with a gable roof built around 1895 during the Mature Mining Era (1894- 1930).
2. In 1984, 729 Rossie Hill Drive was listed on the National Register of Historic Places as part of the Park City Mining Boom Era Residences Thematic District.
3. 729 Rossie Hill Drive is a Landmark Historic Structure on the Park City Historic Sites Inventory.

4. On February 16, 2017, the City Council adopted Ordinance No. 2017-05 to rezone the Residential – Medium Property to Historic Residential Low – Density to decrease Density in the area from 24 to eight units to protect the three Rossie 196Hill Drive Landmark Historic Structures.
5. On January 9, 2020, the City Council adopted Ordinance No. 2020-02, approving the Lilac Hill East Subdivision. 729 Rossie Hill Drive is Lot 2 of the Subdivision. This plat amendment assigned new addresses to the Rossie Hill Drive Landmark Historic Structures. The Applicant has not yet recorded the plat with Summit County.
6. On February 25, 2021, the City Council adopted Ordinance No. 2021-09, extending the Lilac Hill East Subdivision approval for one year.
7. On March 8, 2021, the Applicant submitted a Historic District Design Review (HDDR) Application.

Rear Shed Status

1. The Applicant proposes removing the rear shed of the Landmark Historic Structure.
2. According to the Utah State Historical Society Historic Preservation Research Office Structure/Site Information Form completed in 1984, “[a] small, half story shed extension is attached to the rear of the house which complements it in scale and materials. It may be original, but whether original or not, in-period rear additions and extensions are part of Park City’s architectural vocabulary. Although in many cases an addition represents a major alteration of the original house, it usually contributes to the significance of a house because it documents the most common and acceptable method of expansion of the small Park City house. The building is unaltered, is in good condition, and therefore maintains its original integrity.”
3. However, the Applicant conducted additional research and found that:
 - d. The first available Sanborn map showing the property is 1907. The map shows a building mass that extends southward. However, the rear shed is flush with the rear wall, indicating it is a different, later addition.
 - e. The inside of the shed at the common walls to the home has siding, indicating the walls were exterior at one time.

- f. The exterior walls are framed with nominal lumber, utilizing craft paper, and are clad with fiberboard. These items date the addition to the 1940s at the oldest.
4. The Historic Preservation Board determined the rear shed [DOES OR DOES NOT] contribute to the Landmark Historic Structure.

Material Deconstruction

1. The Applicant proposes the Material Deconstruction of a portion of the rear façade to accommodate an addition to the rear of the Landmark Historic Structure to expand the living area and to add a garage that will be accessed from the rear of the property.
2. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
3. The Historic Preservation Board approved the Material Deconstruction to accommodate an addition and garage, accessed from the rear of the property, subject to the Conditions of Approval below.

Panelization

1. On January 22, 2021, Shen Engineers, Inc. investigated 729 Rossie Hill Drive and completed a Physical Conditions Report.
2. The report determined the following:
 - a. The existing frame needs to be replaced with a code-compliant frame.
 - b. The roof structure is deficient.
 - c. The existing walls are in poor condition and have no capacity for wind, seismic, or gravity loads.
 - d. The building has no foundation, but rather sits on sandstone and wood piles.
 - e. The porch is failing and not code compliant f. Lifting or moving the building will cause the Structure to fail and collapse.
3. The Engineer's Report suggests panelizing the walls of the existing Historic Landmark Structure, storing the walls on-site, and then re-installing the walls over a new code-compliant structural frame.

4. On April 5, 2021, the Chief Building Official, Planning Director, and Building and Planning staff visited 729 Rossie Hill Drive.
5. The Chief Building Official and Planning Director determined that due to the considerably poor condition of the buildings along with the substantial differential settlements, moving the structures and straightening them would cause them to fail and collapse and the Landmark Historic Structure should be panelized and rebuilt to be preserved and made safe for occupancy.

Conclusions of Law

1. The proposal complies with Land Management Code § 15-11-12.5, Historic Preservation Board Review For Material Deconstruction; § 15-11-9, Preservation Policy; § 15-13-2, Design Guidelines For Historic Residential Sites; and § 15-11-14, Disassembly And Reassembly Of A Historic Building Or Historic Structure.

Conditions of Approval

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soil nails that encroach onto neighboring properties.

5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The Historic Structure shall be returned to its 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.
7. The Applicant shall complete a Historic Preservation Plan, subject to Chief Building Official and Planning Director approval prior to issuance of a building permit.
8. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
9. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
10. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
11. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
12. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
13. In-line additions shall be avoided.
14. Panelization shall be done using recognized preservation methods.
15. The Applicant shall complete measured drawings of the structure or element to be disassembled/reassembled.
16. The Applicant shall submit a thorough photographic survey of the interior and exterior elevations as well as architectural details of the structure, including site and location views from all compass points, exterior elevations, and interior elevations of each room.

17. Written plans detailing the disassembly and reassembly steps and procedures shall be completed and approved by the Planning and Building Departments.
18. Structures shall be disassembled in the largest workable pieces possible.
19. To ensure accurate reassembly, all parts of the Building, Structure, or element shall be marked as they are systematically separated from the Structure. Contrasting colors of paint or carpenter wax crayons shall be used to establish a marking code for each component. The markings shall be removable and shall be made on surfaces that will be hidden from view when the Structure is reassembled.
20. Important architectural features of a Historic Building or Structure shall be removed, marked, and stored before the Structure or element of the Structure is disassembled.
21. The process of disassembly of a Historic Structure shall be recorded through photographic, still, or video.
22. Wall panels and roof surfaces shall be protected with rigid materials, such as sheets of plywood when there is a risk of damage during the disassembly/storage/reassembly process.
23. Disassembled components—trim, windows, doors, wall panels, roof elements, etc.— shall be securely stored on-site in a storage trailer or off-site in a garage/warehouse/trailer until needed for reassembly.
24. The original orientation and siting shall be replicated as closely as possible.
25. New foundations and additions shall follow the Design Guidelines.
26. The Landmark Historic Structure must be reassembled in the original form, location, placement, and orientation.

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

6. ADJOURN

MOTION: Board Member Holmgren moved to adjourn. Board Member Beatlebrox seconded the motion. The motion passed with the unanimous consent of the Board.

Historic Preservation Board Meeting
May 5, 2021

The Historic Preservation Board Meeting adjourned at 7:30 p.m.

Approved by _____
Randy Scott, Chair
Historic Preservation Board

PENDING APPROVAL

Historic Preservation Board Staff Report



Subject: 1129 Park Avenue
Application: PL-21-04817
Author: Rebecca Ward
Date: June 2, 2021
Type of Item: Administrative – Material Deconstruction

Summary Recommendation

Staff recommends the Historic Preservation Board review the applicant's proposal, conduct a public hearing, and consider approving (I) the lifting of the Significant Historic Structure for a new foundation, (II) the Material Deconstruction of a portion of the rear façade to accommodate an addition, and (III) the retention of the covered front entry porch, constructed after 1949, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval (Draft Final Action Letter, Exhibit F).

Description

Applicant: Wendy Smith, represented by Jonathan DeGray, Architect
Location: 1129 Park Avenue
Zoning District: Historic Residential (HR-1) District
Historic Designation: Significant
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: The Historic Preservation Board reviews Material Deconstruction of Historic Structures¹

Acronyms

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

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

Background

1129 Park Avenue was built sometime before 1901 and appears on the 1889 Sanborn Insurance map, which was the first map for this area.

On May 13, 2021, the City Council enacted [Ordinance No. 2021-23](#), approving the Jupiter Moons Plat Amendment to create a 4,699.50-square-foot Lot for 1129 Park Avenue to accommodate a Duplex, with access from Woodside Avenue. A Duplex is a Conditional Use in the Historic Residential – 1 Zoning District. The Planning Commission is scheduled to conduct a public hearing on the Conditional Use Application on June 9, 2021. The Historic Preservation Board approval will be valid only

¹ LMC [§ 15-11-12.5](#)

upon Planning Commission approval of the Duplex use (Condition of Approval 24).

The Applicant submitted a Historic District Design Review (HDDR) application to lift the Significant Historic Structure to accommodate a new foundation, to remove a portion of the rear façade for an addition, and to retain the covered front entry porch, constructed after 1949.

History of Development on the Site

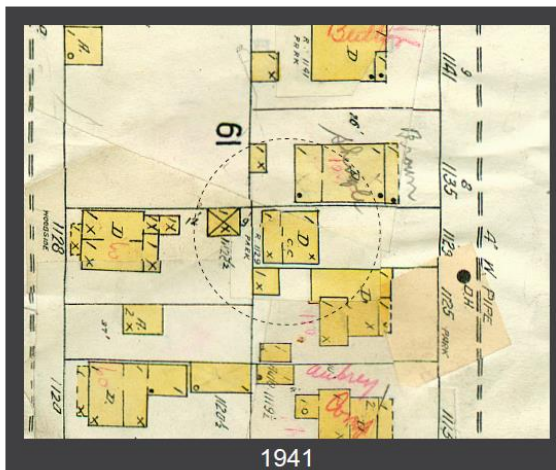
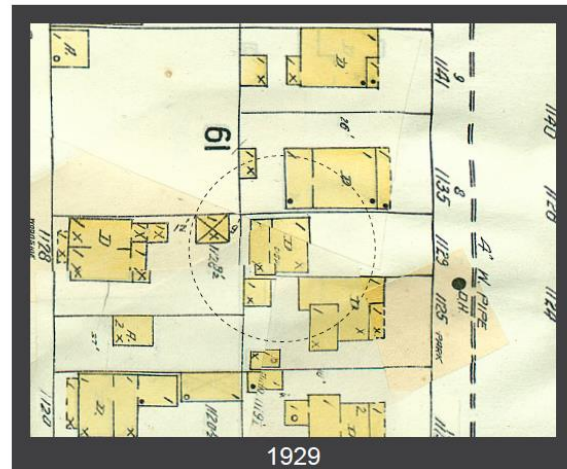
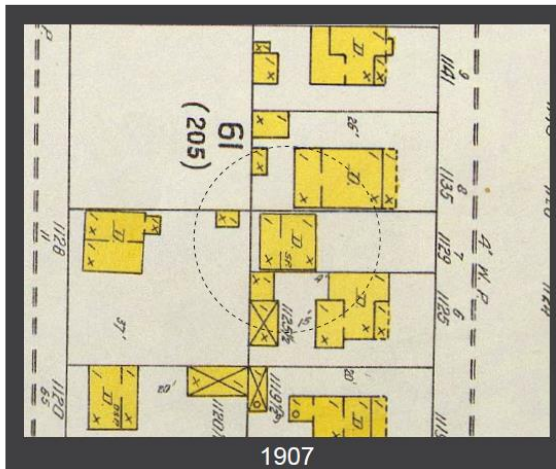
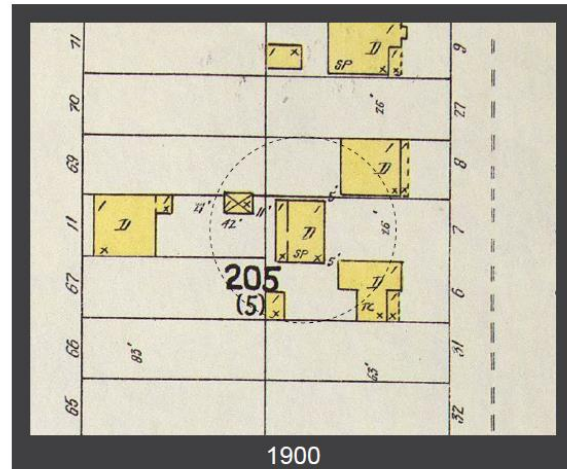
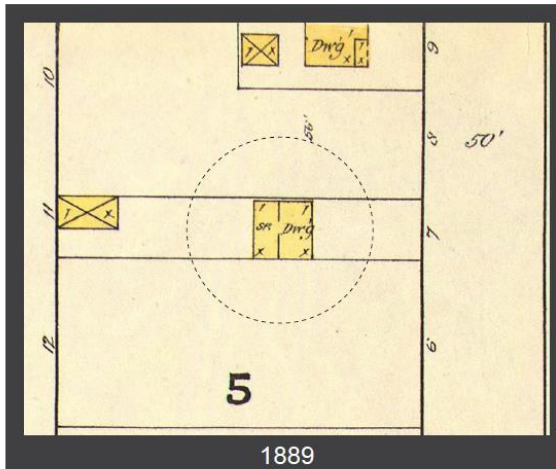
Based on the Historic Site Form (Exhibit A), “1129 Park is a hall-parlor type house with minor changes. The hall-parlor is one of the main three house types built during the historic Park City mining era, and was the earliest of those three, usually occurring towards the beginning of that time period. The side gable roof is sheathed with standing seam metal, which replaced the aluminum material mentioned on the tax cards. A gabled porch extends from the center of the roof; this element was not present in the c. 1940 tax photo and does not appear on any Sanborn maps up to 1941. The house is clad with drop-novelty wood siding. The windows on the front façade were originally two six-over-six double hung sash windows arranged symmetrically with the door in the center as shown on the c. 1940 tax photo, but are currently aluminum picture windows, with the window on the left being wider than the nearly square window on the right. The door is an out of period wood door with several [diamond-shaped] lites and has a metal screen door in front of it The lot is very narrow, with the house touching its neighbor to the left. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.”



Tax photo c. 1940

The house appears on the 1889 Sanborn Insurance map, which was the first map for this area:

1129 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history





1129 Park Avenue. Northeast oblique. November 2013.



1129 Park Avenue. East elevation. November 2013.

Existing Conditions

The Applicant provided existing conditions, plans, and elevations (Exhibit B). The Applicant also submitted a Physical Condition Report (Exhibit C). The following summarizes the features of 1129 Park Avenue:

- It is estimated the Historic hall-parlor form with a simple 10:12 pitch gable roof was built in 1895.
 - The original Significant Historic Structure built is on stacked stone and soil and has no foundation.
 - An original masonry chimney no longer functions as a smoke flue and terminates before the roof.
- A rear addition with a concrete foundation was built after 1949.
- A covered entry porch was added to the front façade after 1949.
- The windows are aluminum frame with insulated glass and the exterior trim and entry door were replaced after 1949.
- The front door was replaced after 1949.
- The mechanical and electrical systems are not code compliant.

Analysis

The Historic Preservation Board reviews Material Deconstruction to remove Historic Material to accommodate new additions, new construction, and structural upgrades.²

(I) Staff recommends the Historic Preservation Board approve lifting the Significant Historic Structure for a new foundation.

The original hall-parlor type Significant Historic Structure was built on stacked stone and soil and has no foundation. The Applicant proposes stabilizing and lifting the Structure to accommodate a new foundation.

The following Land Management Code provisions are required when lifting a Significant Historic Structure:³

Condition of Approval 6: The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.⁴

Condition of Approval 7: The Historic Site shall be returned to original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.

Condition of Approval 8: Re-grade the Site so that all water drains away from the Structure and does not enter the foundation.

² LMC [§ 15-11-12.5\(A\)\(2\)](#).

³ LMC [§ 15-3-2\(B\)\(2\)\(b\)](#).

⁴ LMC [§ 15-3-2\(B\)\(2\)\(b\)](#).

Condition of Approval 9: A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.

Condition of Approval 10: The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.

Condition of Approval 11: Historic foundations shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.

Condition of Approval 12: The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.

Condition of Approval 13: Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.

Condition of Approval 14: The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.

Condition of Approval 15: The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.

(II) Staff recommends the Historic Preservation Board approve the Material Deconstruction of a portion of the rear façade to accommodate a Duplex addition, which will be accessed from the rear of the Significant Historic Structure on Woodside Avenue.

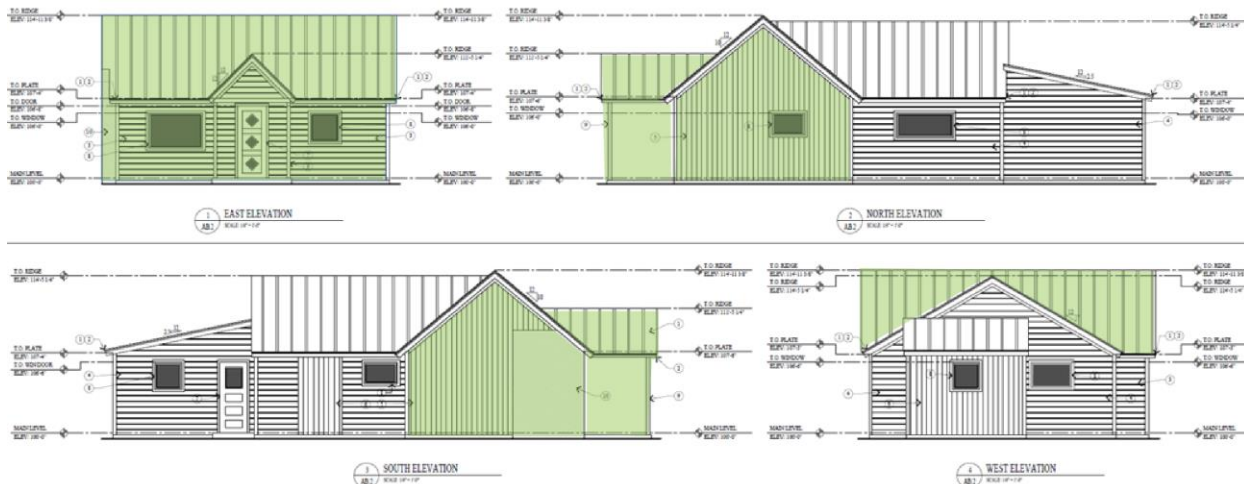
Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.⁵

⁵ LMC [§ 15-13-2\(B\)\(4\)\(a\)\(2\)](#).

The 1941 Sanborn Map below shows the Historic Building Footprint the Applicant proposes retaining, highlighted in green:



The portions highlighted below in green show the Historic Structure proposed to be rehabilitated. All material constructed after 1949—except for the covered front entry porch—will be removed:



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

The Applicant will be required to comply with LMC [§ 15-11-9](#), Preservation Policy before the City issues a building permit.

Condition of Approval 16 requires the Applicant to complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.

Condition of Approval 17 requires the Applicant to provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.

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

Condition of Approval 18: The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.

Condition of Approval 19: The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.

Condition of Approval 20: The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.

Condition of Approval 21: Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.

Condition of Approval 22: In-line additions shall be avoided.

Condition of Approval 23: If the Landmark Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.

(III) Staff requests the Historic Preservation Board determine whether the Applicant can retain the non-Historic covered front entry porch that was constructed after 1949.

The Applicant proposes removing all construction post-1949, except for the covered front entry porch. (See the photograph on page two of this report to view the original front façade.) The *Design Guidelines For Historic Residential Sites* states that changes to a building that have acquired Historic significance in their own right should be retained and preserved.⁶

⁶ LMC [§ 15-13-2\(A\)\(2\)](#).

A Contributing object is a “portion of an existing building, an Accessory Building, Structure, or object . . . considered contributory to the historical significance of a Building or Site if it reflects the Historical architectural character of the site or district as designated by the Historic Preservation Board.”⁷

The Land Management Code defines Historic Integrity as the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City.⁸ Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity.

The qualities relevant to the porch include:

Design. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.

Workmanship. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

Feeling. A Site’s expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property’s Historic character.

Additions like porches to Historic Structures were sometimes added over time as property owners were able to afford new construction. The *Design Guidelines* for new residential infill in the Historic Districts encourages porches to define front entrances that are respectful of the scale and proportions found on Historic Structures in the area “in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.”⁹

1129 Park Avenue is set back from Park Avenue approximately 50 feet, a greater distance than adjacent Historic Structures. 1129 Park Avenue has three Historic Structures to the north, and all three have a front porch (1135 Park Avenue is orange; 1141 Park Avenue is white; 1149 Park Avenue is red):

⁷ LMC [§ 15-15-1](#).

⁸ LMC [§ 15-15-1](#).

⁹ LMC [§ 15-3-8\(B\)\(2\)\(i\)](#).

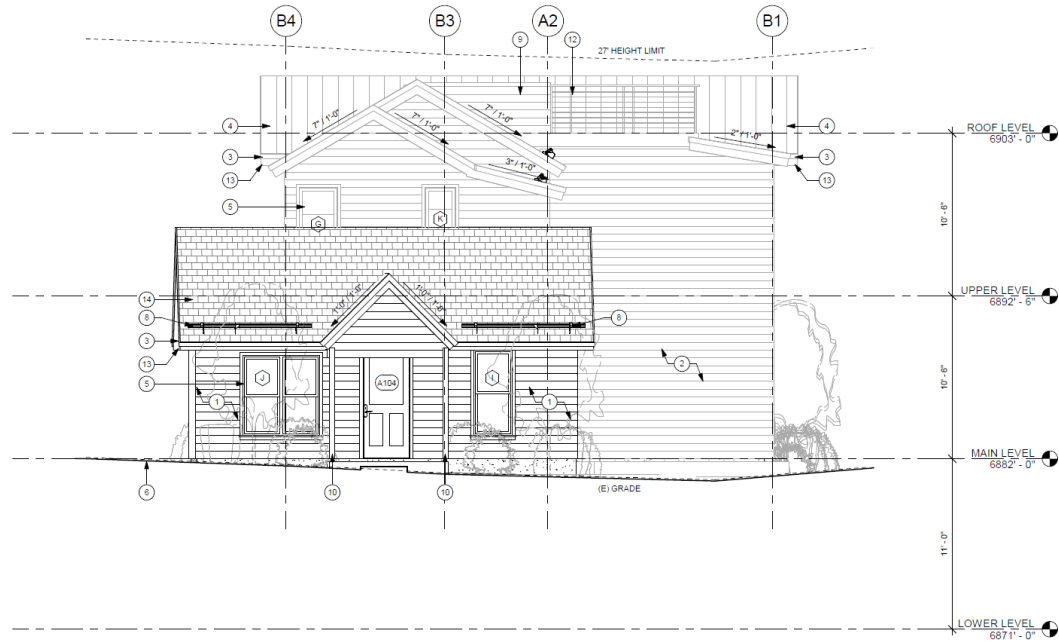


1129 Park Avenue has two Historic Structures to the south, and both have a front porch (1125 Park Avenue is green, 1119 Park Avenue is blue):



The Applicant proposes retaining the covered front entry porch as part of the rehabilitation of the Significant Historic Structure:

① NORTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"

Staff finds the proposed preservation of the covered front entry porch follows the predominant pattern of historic porches along the street, maintains traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.

Department Review

The Design Review Team 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 May 19, 2021. Staff mailed courtesy notice to property owners within 100 feet on May 19, 2021. The *Park Record* published notice on May 19, 2021.¹⁰

Public Input

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

Exhibits

- Exhibit A: Historic Site Form
- Exhibit B: Existing Conditions
- Exhibit C: Physical Condition Report
- Exhibit D: Historic Preservation Plan
- Exhibit E: Proposed Plans

¹⁰ LMC [§ 15-1-21](#).

Exhibit F: Draft Final Action Letter

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Jens Rasmussen House**

Address: **1129 Park Avenue**

Twtnshp Range Section:

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

UTM:

Current Owner Name: **Patricia Welch (trustee)**

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

Current Owner Address: **416 E Mountain View Drive**
Sandy, UT 84070

Quad/2011

Tax Number: **SA-50**

Legal Description (include acreage): **S 23 FT LOT 8; N 1/2 LOT 26; S1/2 LOT 24ALL LOT 25 BLK 5 SNYDERS**
ADDITION DQC-465 KWD449 M85-348-350 M139-698; 0.13 AC

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☐ eligible/contributing

☒ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (2)**

☒ prints: **2006, 1995, 1940s**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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

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

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

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

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

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

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

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

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

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

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

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

Researcher/Organization: Daniel Carmen / CRSA Architecture

Date: October 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: hall-parlor house type No. Stories: 1
Foundation Material: not verified Wall Material(s): drop-novelty wood siding

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

Number of associated outbuildings 0 and/or structures 0.

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

1129 Park is a hall-parlor type house undergone minor changes. The hall-parlor is one of the main three house types built during the historic Park City mining era, and was the earliest of those three, usually occurring towards the beginning of that time period. The side gable roof is sheathed with standing seam metal, which replaced the aluminum material mentioned on the tax cards. A gabled porch extends from the center of the roof; this element was not present in the c. 1940 tax photo and does not appear on any Sanborn maps up to 1941. The house is clad with drop-novelty wood siding. The windows on the front façade were originally two six-over-six double hung sash windows arranged symmetrically with the door in the center are present as shown on the c. 1940 tax photo, but are currently aluminum picture windows, with the window on the left being wider than the nearly square window on the right. The door is an out of period wood door with several lites, and has a metal screen door in front of it. The foundation is not visible and its material is unknown. The lot is very narrow, with the house touching its neighbor to the left. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.

5 HISTORY

Architect/Builder: **unknown**

Date of Construction: **c. 1885**

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

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

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

This house appears on the 1889 Sanborn Insurance map, which was the first map for this area, which makes it difficult to determine an exact year of construction. The property was owned by the Park City Townsite Corporation at that time, and may have been used to house workers until it was purchased by Jens Rasmussen in 1890.

Jens Rasmussen appears on the 1900 census for Parley's Park, Utah, which is north of Park City. He lived there with his wife Christina and their eight children. He and his family moved from Denmark to Park City in 1890. It is unknown if he and his family ever lived in this house, but it is possible that this was their first home after their immigration to the U.S. They sold this house in 1909 to Isaac Sundstrom.

Isaac Sundstrom appears on the 1910 census, living in this house with his wife Erika and their three sons. The census lists him as a laborer that did odd jobs, and Erika worked as a dressmaker. They were both born in Sweden, with Isaac immigrating to the U.S. in 1883, and Erika in 1893. In 1929 the property went up for a tax sale but was redeemed by Isaac and Erika's son Albert. The house does not appear on the 1930 census, indicating that it was vacant at that time, but was occupied by Albert and his wife Mable, and their three children at the time of the 1940 census. Albert worked as a motorman for a mining company. The property stayed in the Sundstrom family until 2012, when it was sold to the current owner, Patricia Welch.



1129 Park Avenue. Northeast oblique. November 2013.



1129 Park Avenue. East elevation. November 2013.

TITLE SEARCH FORM

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

Address: 1129 Park Avenue

City: Park City, UT

Current Owner: Patricia Welch (trustee)

Address: (see historic site form for address)

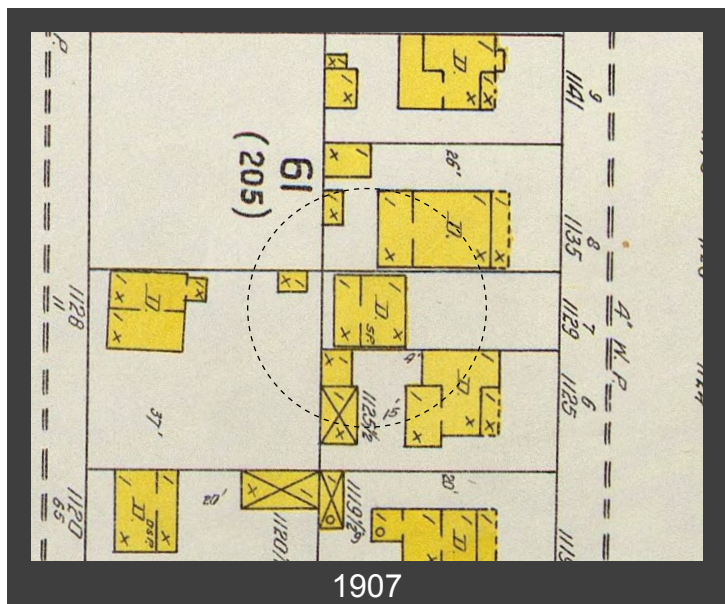
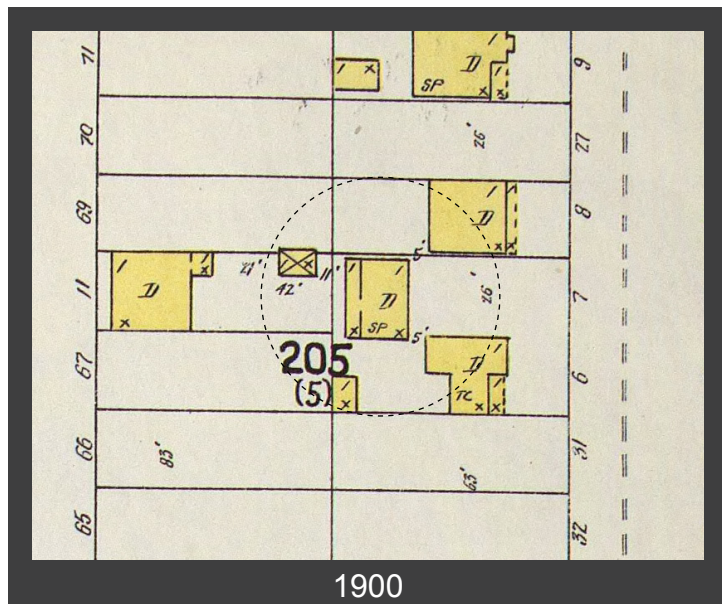
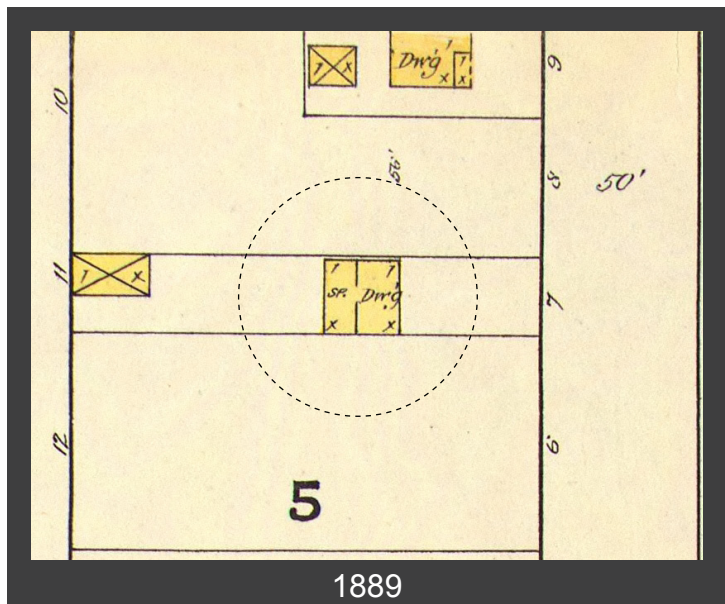
Tax Number: SA-50

Legal Description (include acreage): SA BK5 S23ft. L8, S1/2L24, L25 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L 1-10, 12-32]
7/8/1890	D.C. & H.M. McLaughlin	Jens Rasmussen	W		"8,25"
7/26/1909	Jens Rasmussen & wife	Isaac Sundstrom & wife	W.D.		"8,25"
4/12/1915	Isaac Sundstrom	Erika Sundstrom	W.D.		"8,25, N1/2 26"
12/21/1929	County Treasurer	Summit Co.	Tax Sale		"Redeemed 10-23-1930 by Albert Sundstrom"
4/25/1940	Summit County	Albert Sundstrom	Q.C.D.		"S23ft. 8, S1/2 24, all 25, N1/2 26"
10/8/1976	District Court, Summit County	Mable Sundstrom, et al, plaintiffs	Decree		[Decree Quieting Title]
12/14/2012	Mable Sundstrom, et al	Patricia Welch (trustee)			

Researcher: John Ewanowski, CRSA Architecture

Date: 4/22/2014



Jens Peter Rasmussen Dies in Gorgorza

At his home in Gogorza last Tuesday, Jens Peter Rasmussen died from heart failure. The sufferer had been ailing for a year or more, and had been confined to his bed for three weeks.

Mr. Rasmussen was born in Denmark on October 12th, 1858. He came to Utah in 1889, making his home at Gogorza the far greater portion of the time since then. He was a kindly, industrious citizen, being held in high esteem by all who knew him, and to his widow and children sympathy is extended in their bereavement.

Deceased is survived by his widow Mrs. Christina Marie Rasmussen, and eight children, Christina R., Mrs. Marie Roach, Erastus L., James R., Aaron K., Osmer and Osmund, all living in Parley's Park, and Orson Rasmussen of Oakland, California. Also one sister, Mrs. Andrea McLaughlin, of Salt Lake City.

Short funeral services will be held at Gogorza Sunday at 10 o'clock. Remains will be taken to Salt Lake for burial, services being held in the Twenty-fifth ward meeting house at 2 o'clock, p. m.

Remains may be viewed at his home.

Park Record 9/22/1922

Mrs. Sundstrom Dies

Last Sunday morning, at the family residence on lower Woodside avenue, Mrs. Erika Johnson Sundstrom, closed her eyes in death, and entered eternal sleep, shortly before the noon-day hour, October 27th. The lady had been afflicted with bronchitis; heart trouble followed and for about two months has been ailing, getting gradually weaker until the Reaper claimed her. Born in Tempt, Sweden, September 16, 1861, she had passed the three-score and eight milestone in life's journey. Coming to America in

1882, she lived in Murray until 1904 when she arrived in Park City and has been a respected citizen in this chosen section for a quarter of a century. She was a member of the L. D. S. church, and Wednesday last, services were held at 11 o'clock, conducted by Bishop Oblad, and were attended by many friends and neighbors. Pallbearers were sons, grandsons, and Mr. Tony Polychronis. Interment in City Cemetery, in charge of Mortician G. M. Archer.

Survivors are in addition to her husband, Isaac Sundstrom, one daughter, Mrs. Frank Kyriopoulos of Salt Lake; three sons, Gustave, Oscar and Albert of Park City; seven grandchildren, and one great-grandchild.

We wish to express our sincere thanks, and deep appreciation to our many friends for kind service rendered, during the illness and following the loss of our beloved wife and mother. We accept the beautiful floral offerings as expressive of your sympathy, and for these we tender our gratitude.

MR. ISAAC SUNDSTROM AND
FAMILY,

MR. AND MRS. FRANK KYRIOPOUL-
OUS AND FAMILY.

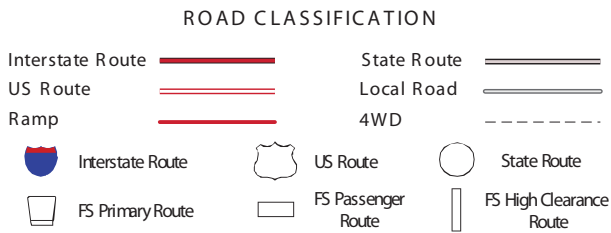
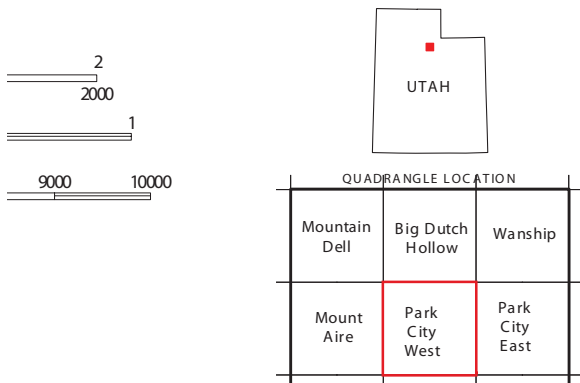
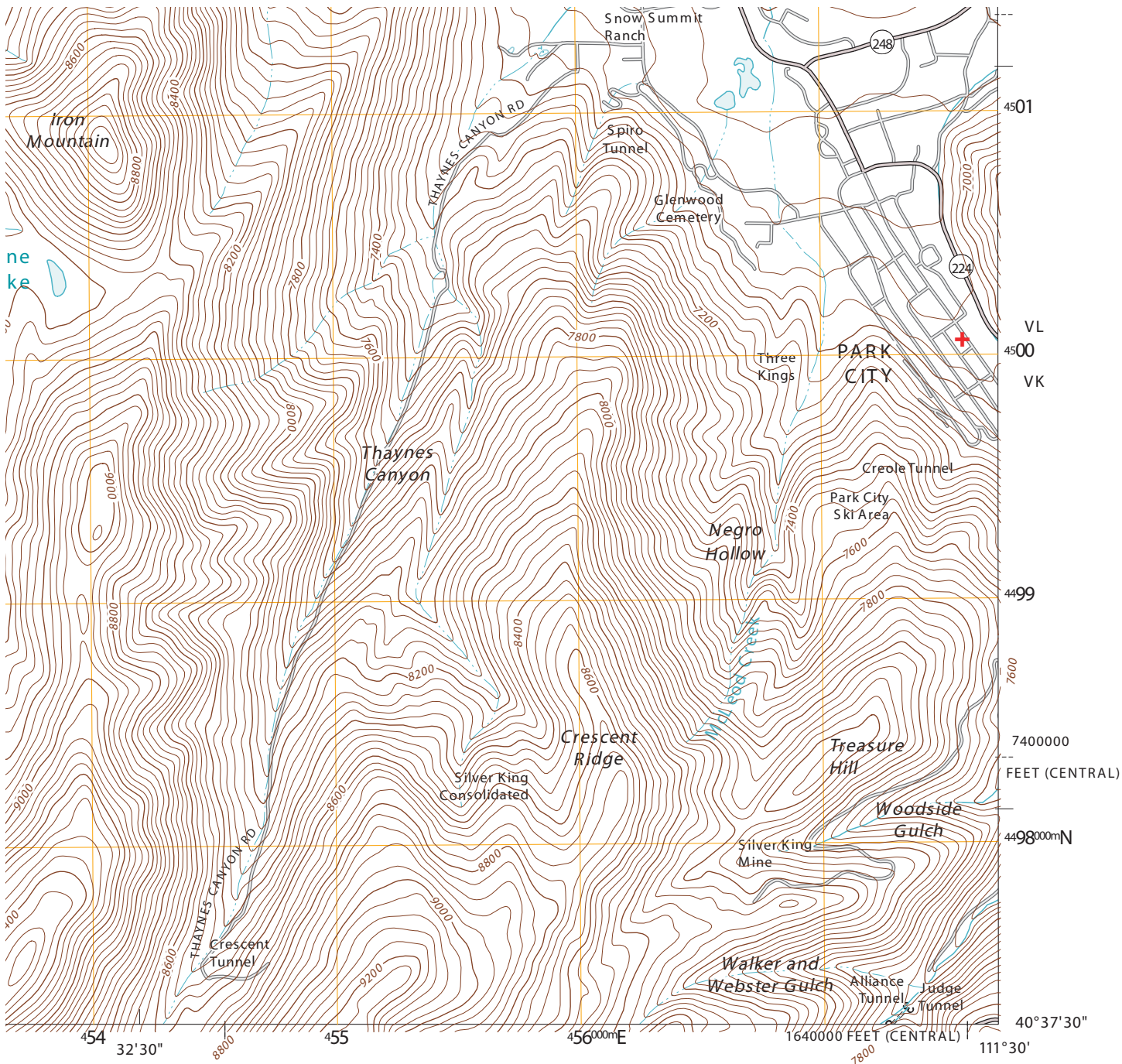
Park Record 11/1/1929

1129 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



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

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

1129 PARK AVE SMITH RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

1129 PARK AVENUE, PARK CITY, UTAH 84060

CONSULTANTS	

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

CODE ANALYSIS			
APPLICABLE CODES			
2015 IRC	2018 IBC		
2018 IPC	2018 IMC		
2017 NEC	2018 IFGC		
2018 IECC	2018 IFC		
OCCUPANCY: R2			
CONSTRUCTION TYPE: VB			
BUILDING TO BE FIRE SPRINKLED: CONTRACTOR			
TO PROVIDE APPROVALS PRIOR TO			
INSTALLATION.			
AREA CALCULATIONS (S/F)			
LIVING AREA	EXISTING	NEW	TOTAL
MAIN LEVEL	874		874
GARAGE			
DECK AREA			
PATIO AREA			
LOD/DISTURBED AREA			
LOT AREA			
ALLOWABLE FOOTPRINT			
PROPOSED FOOTPRINT			

[illegible]

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

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. 2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE. 3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING. 4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING. 5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY. 6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.	7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK. 8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION. 9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM. 10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11. 11. TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS. 12. EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT. 13. BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.
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Jonathan DeGray
A r c h i t e c t

11129 PARK AVE SMITH RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
11129 PARK AVENUE, PARK CITY, UTAH 84060

COVER SHEET

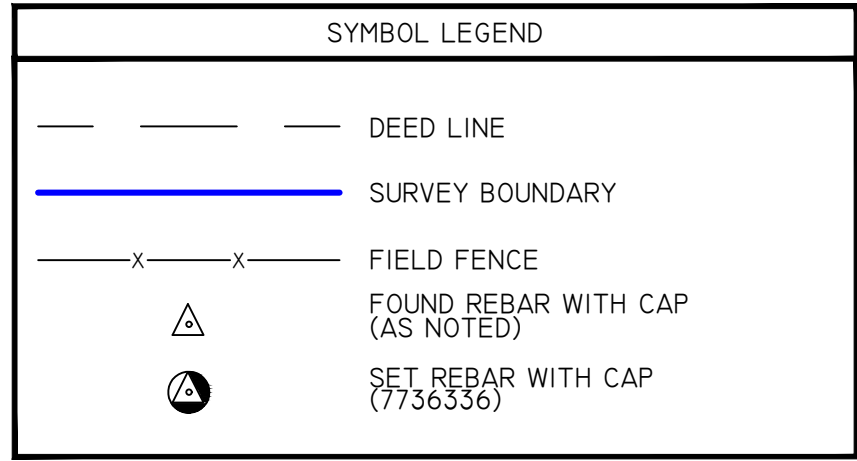
REVISIONS:

DATE:
DECEMBER 01, 2020

PROJECT NUMBER:
2010-02

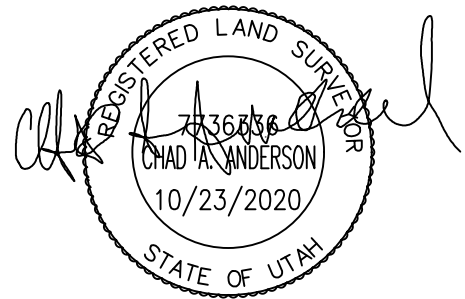
SHEET NUMBER:

Aa



I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A ANDERSON - PLS _____ DATE _____



THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY INFORMATION TO AID IN THE SALE OF THE SUBJECT PROPERTY. SURVEY WAS PERFORMED IN OCTOBER OF 2020.

LOT 1:
BEGINNING AT A POINT ON A RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE OF AND RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT BEING 19.90 FEET N55°00'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 1ST STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" E TO THE POINT OF BEGINNING; AND RUNNING THENCE S35°59'00" E 56.70 FEET ALONG SAID BLOCK LINE; THENCE S56°01'00" W 150.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK; THENCE N35°59'00" W 25.00 FEET; THENCE N54°01'00" E 7.50 FEET; THENCE N35°59'00" W 9.87 FEET; THENCE N56°55'00" E 9.96 FEET; THENCE N62°44'00" E 4.87 FEET TO A HOUSE CORNER; THENCE S35°59'00" E 14.23 FEET ALONG THE BUILDING LINE TO THE FRONT FENCE OF THE EXISTING HOUSE ON THE WEST; THENCE N36°20'15" E 4.40 FEET TO A POINT ON SAID RETAINING WALL; THENCE N25°40'59" E 44.83 FEET ALONG SAID RETAINING WALL TO THE POINT OF BEGINNING.

CONTAINING 0.10 ACRES

LOT 2:

BEGINNING AT A POINT A RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE OF AND RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT ALSO BEING 90.00 FEET S35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 50.00' W STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" W TO THE POINT OF BEGINNING, AND RUNNING THENCE S52°40'59" W ALONG SAID RETAINING WALL 44.85 FEET; THENCE S50°20'15" W 4.60 FEET TO A CORNER OF THE EXISTING HOUSE; THENCE S52°32'49" W ALONG SAID HOUSE LINE 16.23 FEET; THENCE S62°48'15" W 4.87 FEET; THENCE S35°55'57" W 4.96 FEET; THENCE S35°59'00" E 9.87 FEET; THENCE S54°01'00" W 75.00 FEET; THENCE S35°59'00" W 50.00' W STREET AND PARK AVE. E 75.00 FEET; THENCE S35°59'00" W 44.80 FEET; THENCE N54°01'00" E 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PARK AVE; THENCE S35°59'00" E 23.80 FEET TO THE POINT OF BEGINNING;

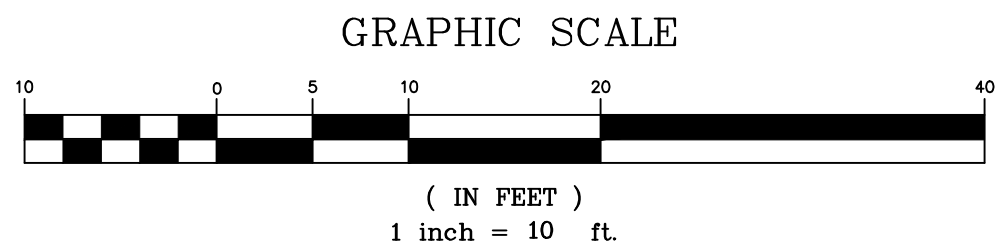
CONTAINING 0.13 ACRES

BEGINNING AT A POINT 190.00 FEET S55°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11TH STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7 AND S54°00'00" W 75.00 FEET AND S35°59'00" E 5.53 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE S35°59'00" E 8.97 FEET; THENCE S54°01'00" W 3.71 FEET; THENCE N34°03'25" W 9.15 FEET; THENCE N56°35'57" E 3.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 32 SQUARE FEET

BASIS OF BEARINGS: S35°59'00"E MEASURED BETWEEN FOUND STREET MONUMENTS AS SHOWN HEREON.

The map displays the project location in Park City, Utah. The project site is highlighted with a blue outline and labeled "PROJECT LOCATION". The map shows surrounding streets including Sullivan Rd, Park Ave, 12th St, 11th St, Wendell Ave, Dear Valley, and Silver Creek. Nearby landmarks include Park City Library, The Shop Yoga Studio, Grand Americana, 1120 Empire - Unit A, Cool Water Resort, Economically Priced 5 Bedroom - 1025PARK, Town Pointe Condos by Wyndham Vacation..., and Park Station Condominiums.



ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 2296 SOUTH 270 EAST, HEBER CITY, UT 84032
(801) 592-5975

EXISTING
CONDITIONS

PROJECT: PARK AVENUE EXISTING CONDITIONS

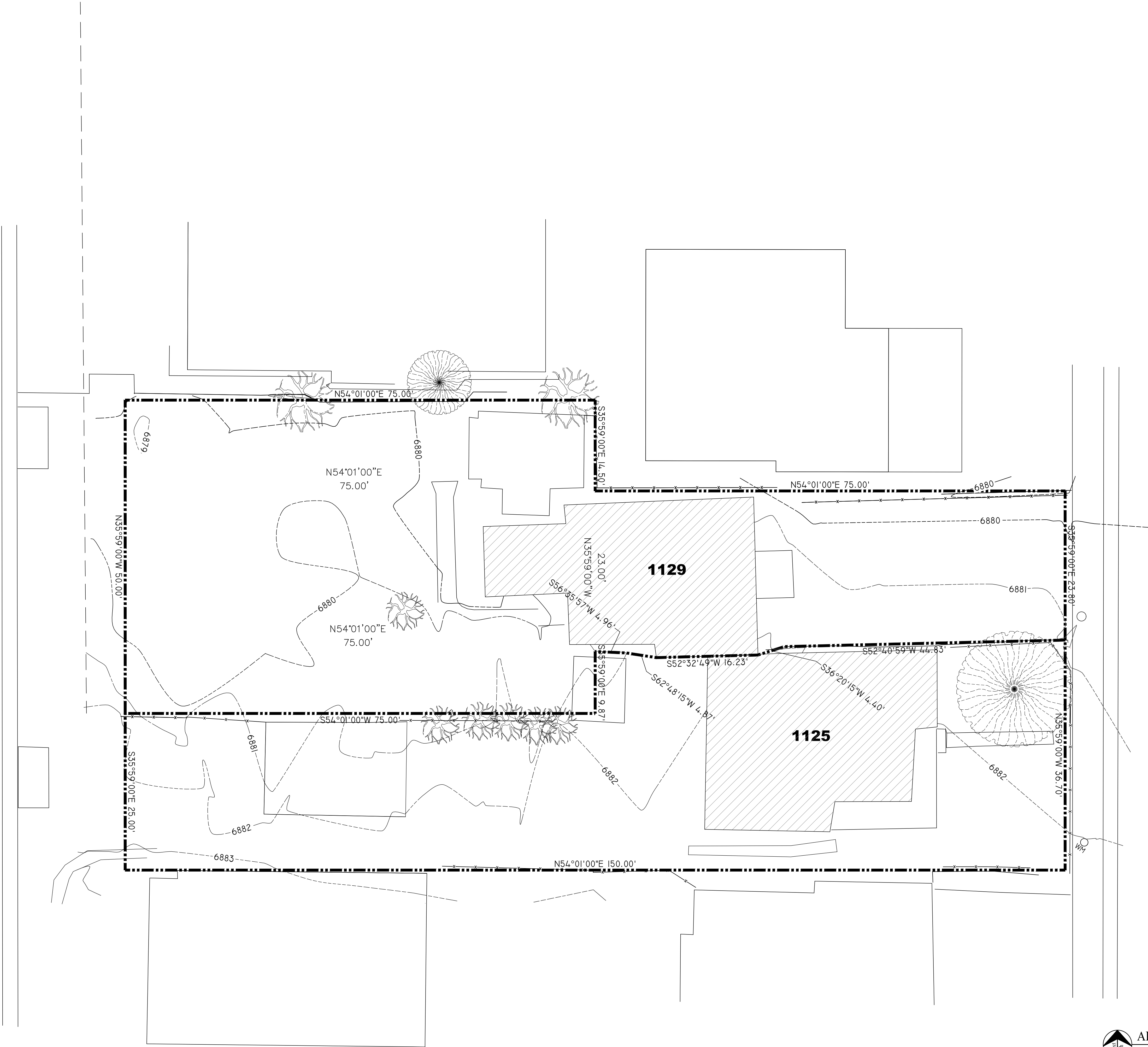
PREPARED FOR: WENDY SMITH

PROJECT NO.
20-10-280

1 OF 1
HEET

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WOODSIDE AVE



PARK AVE



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- FOUND REBAR & CAP
- Ⓜ ELECTRIC METER BOX
- Ⓜ GAS METER
- Ⓜ WATER METER
- Ⓜ SEWER MANHOLE
- Ⓜ POWER POLE
- Ⓜ FIRE HYDRANT
- LOD FENCE
- → SURFACE DRAINAGE FLOW
- - - - EXISTING CONTOUR LINE
- — — NEW CONTOUR LINE
- SS — SANITARY SEWER MAIN
- WL — WATER LATERAL LINE
- GL — GAS LINE
- PL — POWER LINE
- FD — FOUNDATION DRAIN LINE

ARCHITECTURAL SITE PLAN

1129 PARK AVE SMITH RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

1129 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

REVISIONS:

DATE:
DECEMBER 01, 2020

PROJECT NUMBER:
2010-02

SHEET NUMBER:

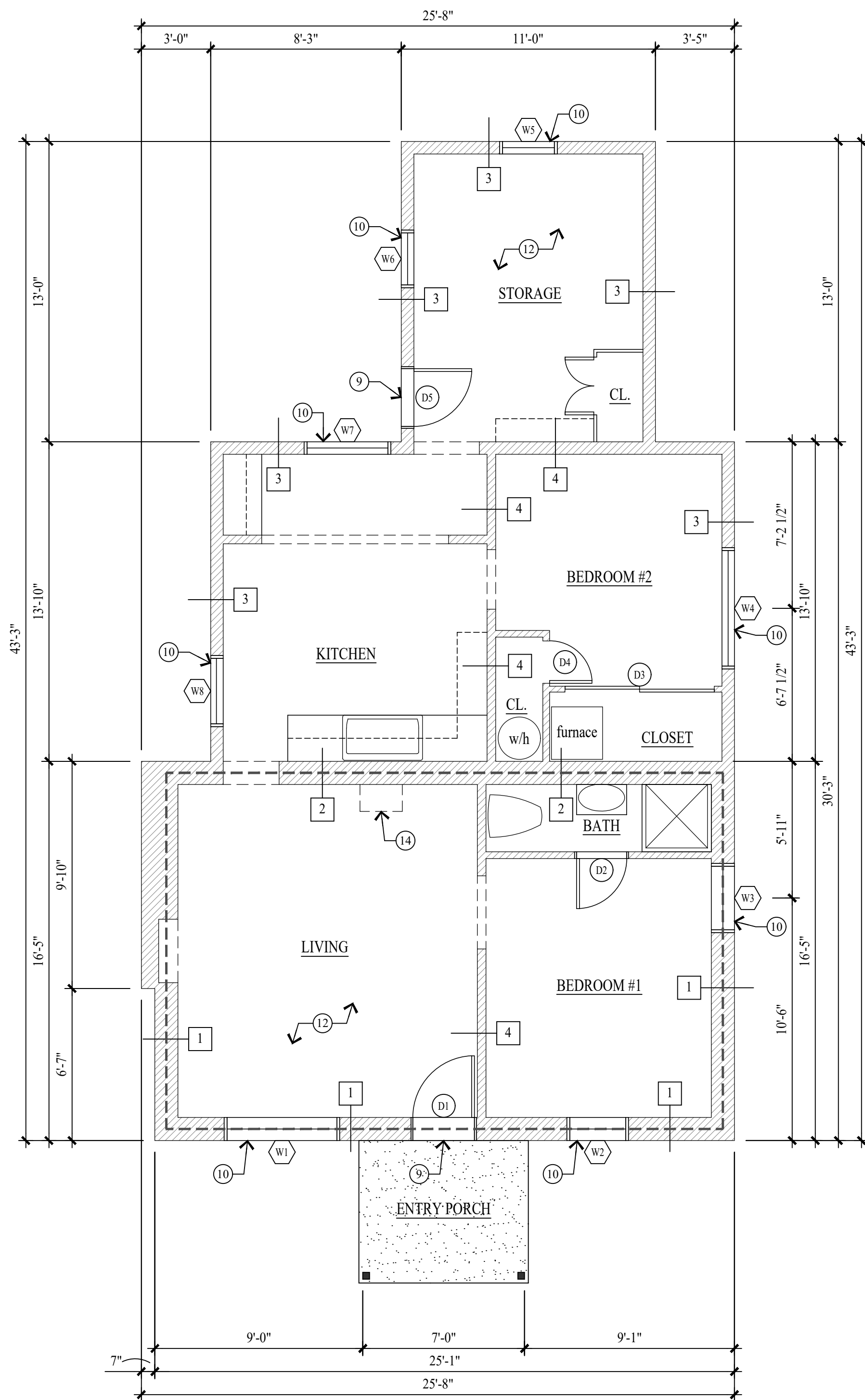
A0.1

Jonathan DeGray
A r c h i t e c t

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

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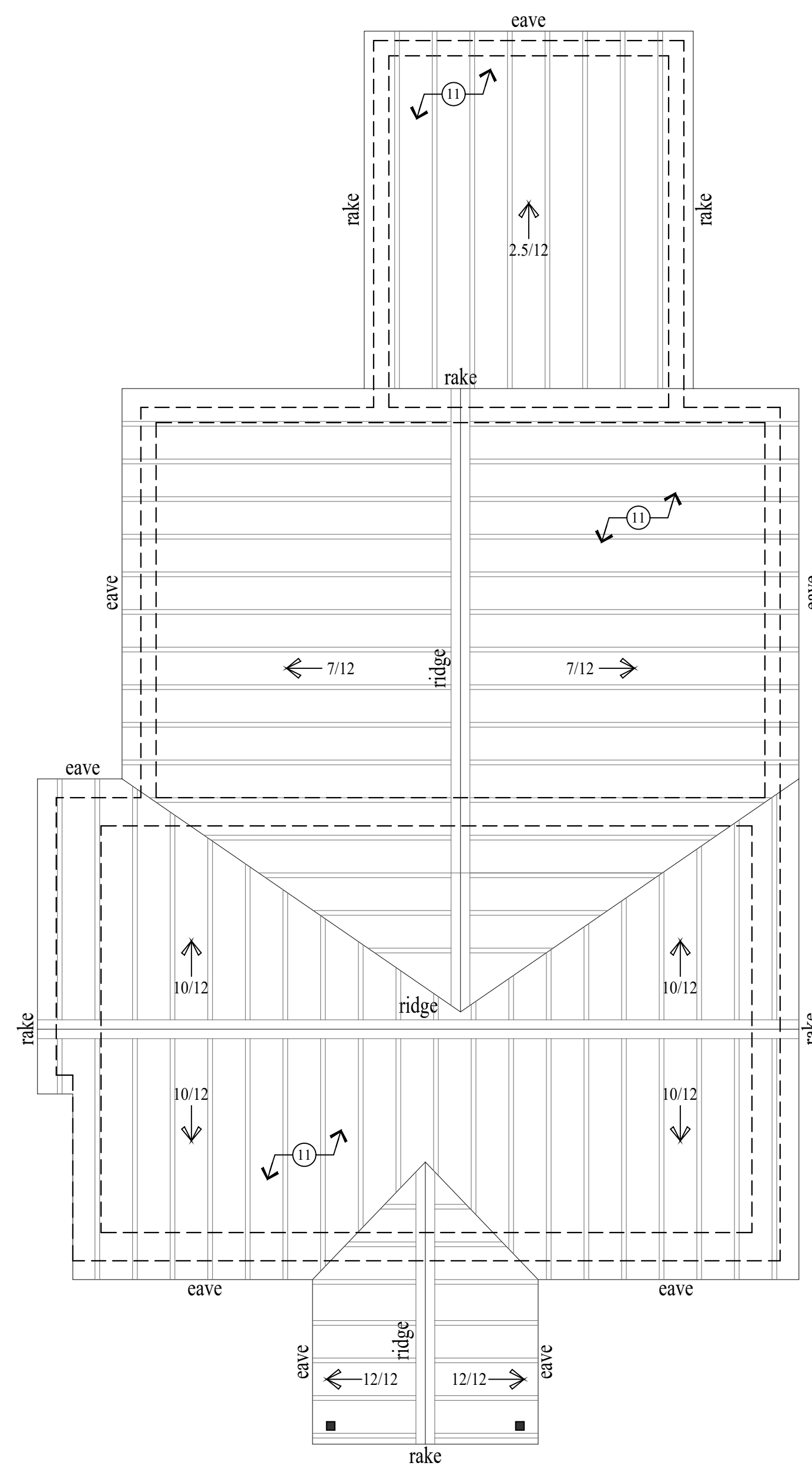
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MAINLEVEL PLAN

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

MAIN LEVEL FOOTPRINT = 874 S/F



ROOF PLAN

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

WALL LEGEND



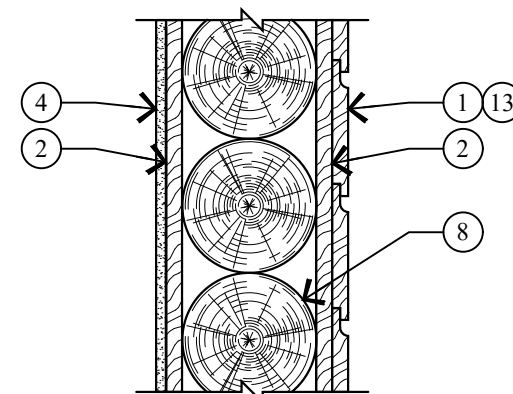
EXISTING WALL
EXISTING HISTORIC LOG WALL

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

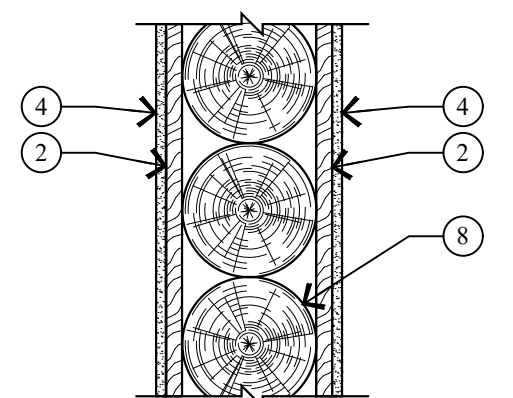
KEY NOTES

- ① 1x8 HORIZONTAL LAP SIDING.
- ② 1x12 VERTICAL SKIP PLANK.
- ③ EXTERIOR PLYWOOD SHEATHING.
- ④ 1/2" GYPSUM BOARD / WALL PAPER / WOOD PANELING / PAINT.
- ⑤ 1x2 VERTICAL BLOCKING @ 12" O.C.
- ⑥ 2x4 STUDS @ 24" O.C.
- ⑦ BATT INSULATION.
- ⑧ 7"-8" DIA. STACKED LOG WALL (HISTORIC).
- ⑨ EXTERIOR DOORS WERE REPLACED AFTER 1949
- ⑩ WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1949.
- ⑪ STANDING SEAM METAL ROOF ON PLYWOOD SHEATHING ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- ⑫ FLOOR ASSEMBLY: CARPET/VINYL OVER 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
- ⑬ T1-11 PLYWOOD SIDING REPLACED THE 1x8 HORIZONTAL LAP SIDING AFTER 1949 ON THE SOUTH AND NORTH ELEVATION.
- ⑭ DASHED LINE INDICATES THE MASONRY CHIMNEY ABOVE. THE CHIMNEY NO LONGER FUNCTIONS AND TERMINATES BEFORE THE ROOF.

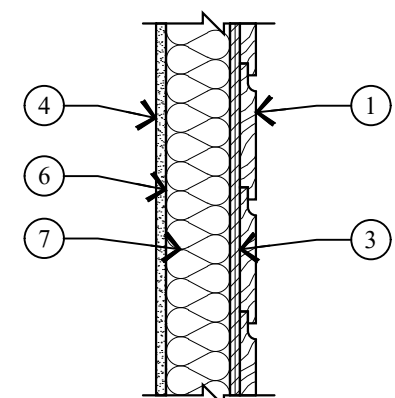
WALL TYPES



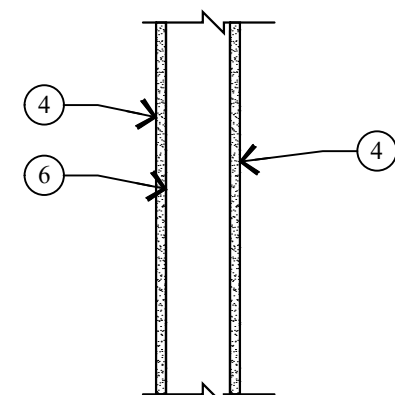
1	WALL TYPE
	SCALE: 1"=1'-0"



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



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



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

Jonathan DeGray
Architect

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

1129 PARK AVE SMITH RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

1129 PARK AVENUE, PARK CITY, UTAH 84060

DESCRIPTION:
AS-BUILT S
FLOOR PLAN & ROOF PLAN

REVISIONS

DATE:

DECEMBER 01, 2020

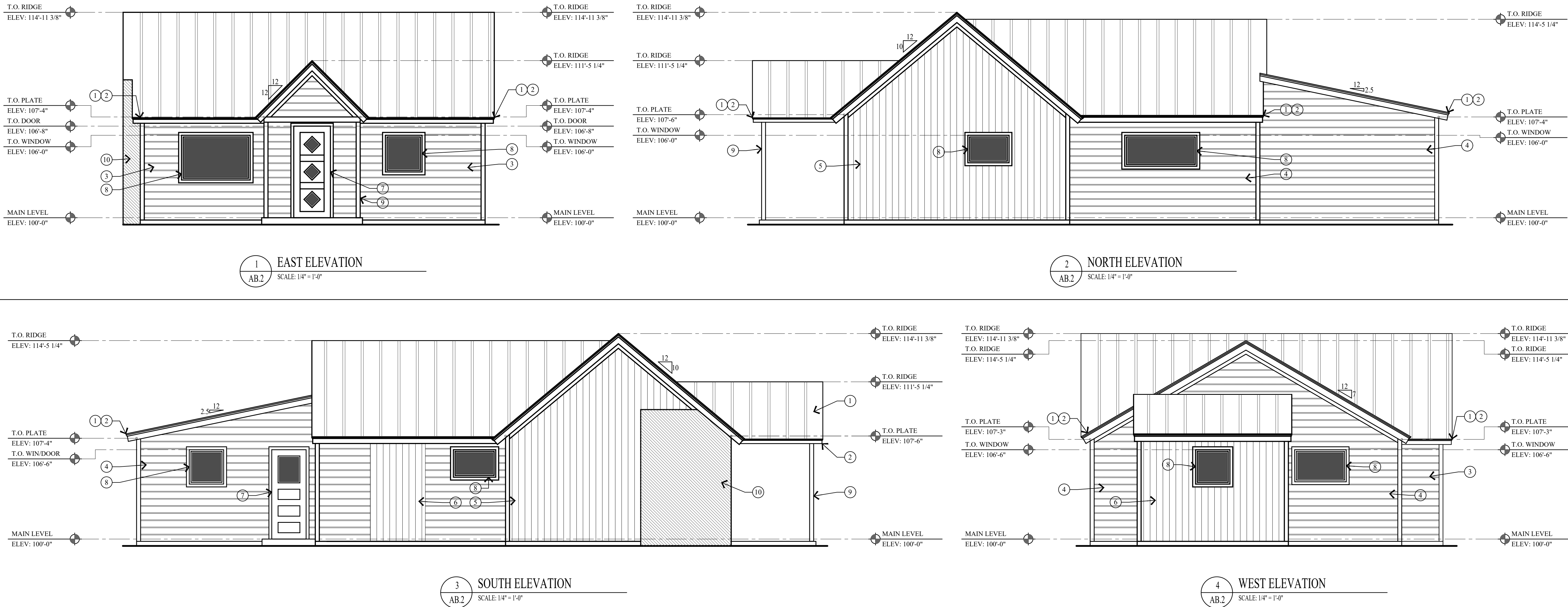
PROJECT NUMBER:

2010-02

SHEET NUMBER

AB.1

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- ### KEY NOTES
- STANDING SEAM METAL ROOF ON PLYWOOD SHEATHING OVER 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
 - ALL 1x TRIM, FASCIA, SOFFIT, FLASHING AND DRIP METAL ARE IN NEED OF REPAIR
 - 1x8 HORIZONTAL LAP SIDING ON 1x12 VERTICAL SKIP PLANK ON 7"-8" DIA. STACKED LOG WALL ON 1x12 VERTICAL SKIP PLANK.
 - 1x8 HORIZONTAL LAP SIDING ON EXTERIOR SHEATHING ON 2x4 STUDS @ 24" O.C.
 - T1-11 PLYWOOD SIDING ON 1x12 VERTICAL SKIP PLANK ON 7"-8" DIA. STACKED LOG WALL ON 1x12 VERTICAL SKIP PLANK.
 - T1-11 PLYWOOD SIDING ON ON EXTERIOR SHEATHING ON 2x4 STUDS @ 24" O.C.
 - EXTERIOR ENTRY DOORS WERE REPLACED AFTER 1949.
 - WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1941.
 - THE COVERED ENTRY PORCH WAS BUILT AFTER 1949.
 - THE HATCHED AREA INDICATES WERE THE HOUSE CONNECTS TO THE ADJACENT HOUSE TO THE SOUTH (1125 PARK AVE).

PROJECT DESCRIPTION:
1129 PARK AVE SMITH RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
1129 PARK AVENUE, PARK CITY, UTAH 84060

AS-BUILTS
ELEVATIONS

SHEET DESCRIPTION:

REVISIONS:

DATE:
DECEMBER 01, 2020

PROJECT NUMBER:
2010-02

SHEET NUMBER:

AB.2

Jonathan DeGray
A r c h i t e c t

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

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



PHYSICAL CONDITION REPORT

For use with the Historic District/Site Design Review Application

For Office Use Only	
PROJECT PLANNER	APPLICATION #
	DATE RECEIVED

PROJECT INFORMATION

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

NAME: Wendy Smith		
ADDRESS: 1129 Park Avenue		
TAX ID #: SA-50	OR	
SUBVISION: SA	OR	
SURVEY:	LOT #: 1	BLOCK #: 5

CONTACT INFORMATION

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

Instructions for Completing the PHYSICAL CONDITION REPORT

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

WRITTEN DESCRIPTION

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

PHOTOGRAPHS

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

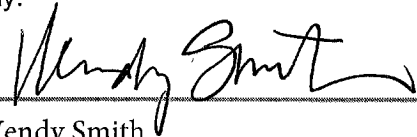
ACKNOWLEDGMENT OF RESPONSIBILITY

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

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

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

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

Signature of Applicant: 

Name of Applicant: Wendy Smith

Mailing Address: 1919 Webster St., Palo Alto, CA 94301

Phone #: 605-303-3038

Fax#:

Email: wendypaloalto@gmail.com

Type of Application:

AFFIRMATION OF SUFFICIENT INTEREST

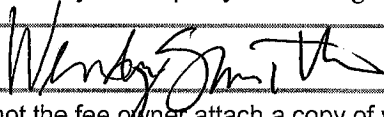
I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: Wendy Smith

Mailing Address: 1919 Webster St., Palo Alto, CA 94301

Street Address / Legal: 1129 Park Ave., SA-50

Description of Subject Property: Existing single family home

Signature: 

Date:

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.
4. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs. Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

1. Site Design

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

Elements/Features: *Property description*

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

Estimated date of construction:

Describe existing feature:

Narrow building lot on flat terrain. The house is recessed roughly 55 feet from city roadway (Park Ave). There is no significant vegetation on the property, mostly natural grasses.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers:

Illustration Numbers: 1 of 1, A0.1

Elements/Features: *Covered entry porch*

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

Estimated date of construction: After 1949

Describe existing feature:

The covered entry porch on the east elevation was built after 1949 and is in poor shape.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 1, 2

Illustration Numbers: A0.1, AB.1, AB.2

Photo 1: Entry porch, East elevation



Photo 2: Entry porch, East elevation, Adjacent House Connection



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

2. Structure

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

Elements/Features: *Historic structure and additions*

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

Estimated date of construction: **1895 - After 1949**

Describe existing feature:

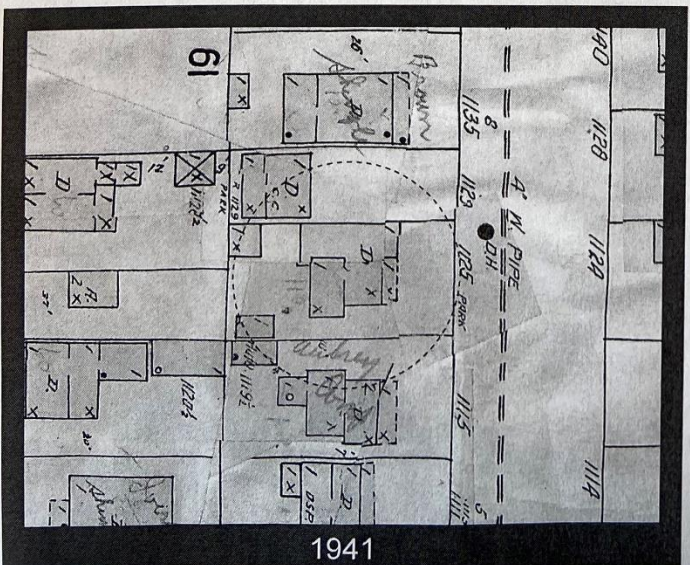
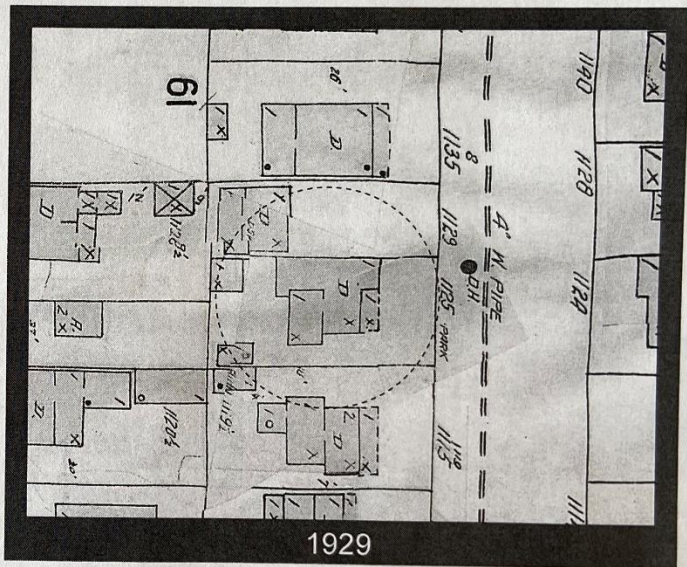
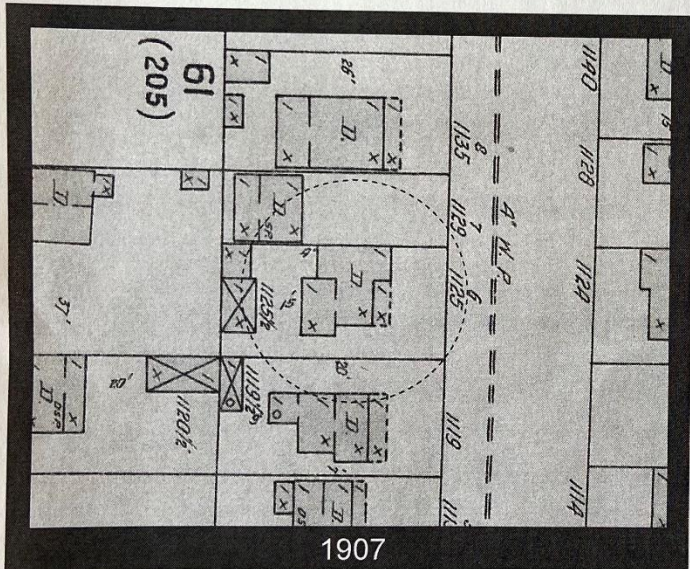
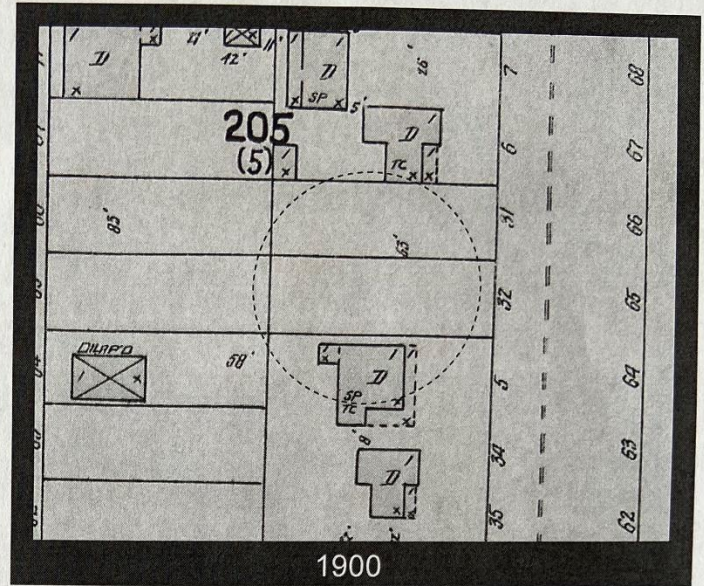
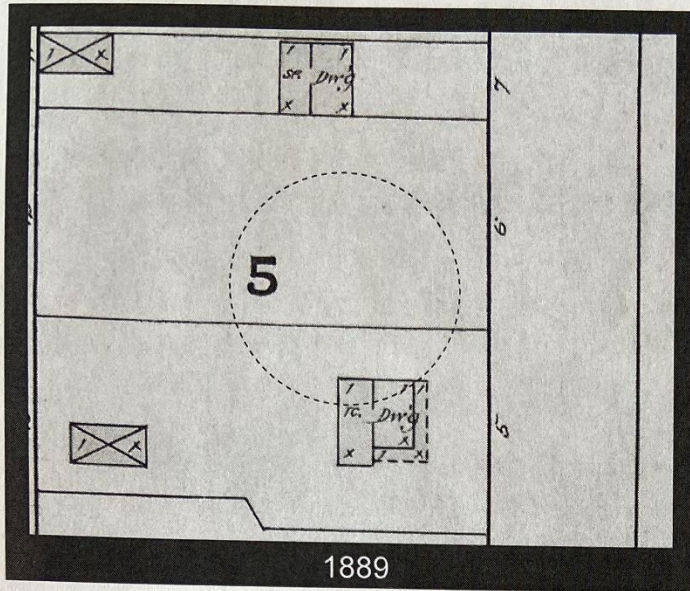
The existing structure at 1129 Park Avenue was built in 1895. The log house is a one-story rectangle (Hall-Parlor) form with a simple gable roof. The Sanborn maps indicate the rear addition was built after 1949. The covered entry porch on the east elevation was built after 1949. The 1895 structure has no foundation and all post and logs sit on stacked stone and soil. The additions after 1949 have some sort concrete foundation, in poor shape. The historic floor assembly: 1x3 tongue and groove plank over 2x6 floor joist at 24" o.c. The historic wall assembly: 1x8 horizontal lap siding on 1x12 vertical skip plank on 7"-8" dia. Stacked log on 1x12 vertical skip plank. The roof assembly: Standing seam metal roof on plywood sheathing on 1x12 skip plank on 2x4 joist at 24" o.c.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **3**

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

Photo 3: Sanborn Maps



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

3. Roof

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

Elements/Features: Roof description

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

Estimated date of construction: 1895 - After 1949

Describe existing feature:

The roof over the 1895 log house is a simple gable roof with 10:12 pitch, the ridge runs north and south. The rear addition was built after 1949 and has a simple gable roof with 7:12 pitch, the ridge runs east and west. The roof over the storage room has a shed roof with 2.5:12 pitch and sheds to the west. The covered entry porch built after 1949 on the east elevation is simple gable with 12:12 pitch. The ridge runs east and west. The roof assembly: Standing seam metal roof on plywood sheathing on 1x12 skip plank on 2x4 joist at 24" o.c.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 1, 2, 5, 6

Illustration Numbers: AB.1, AB.2

4. Chimney

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

Elements/Features: Masonry chimney

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

Estimated date of construction: 1895

Describe existing feature:

The masonry chimney is original to the historic structure. The chimney no longer functions as a smoke flue and terminates before the roof.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 12

Illustration Numbers: AB.1

5. Exterior Walls

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

Elements/Features: Exterior elevations

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

Estimated date of construction: 1895 – After 1949

Describe existing feature:

The East Elevation is 1x8 horizontal lap siding over 1x12 vertical skip plank on 7"-8" dia. Stacked log wall on 1x12 vertical skip plank. The windows are aluminum frame with insulated glass, replaced after 1949. The front entrance door was replaced after 1949. The exterior trim around the windows and entry door were replaced after 1949. The covered entry porch built after 1949 is simple gable with 12:12 pitch. The ridge runs east and west. The house connects to the adjacent house to south (1125 Park Ave).

The South Elevation: The 1895 log house gable wall is T1-11 siding on 1x12 vertical skip plank on 7"-8" stacked log wall on 1x12 vertical skip plank. The house connects to the adjacent house to south (1125 Park Ave). The addition after 1949 has 1x8 horizontal lap siding and T1-11 over exterior sheathing on 2x4 studs at 24" o.c. The windows are aluminum frame with insulated glass, replaced after 1949. The exterior door was replaced after 1949. The exterior trim around the windows and door were replaced after 1949.

The North Elevation: The 1895 log house gable wall is T1-11 siding on 1x12 vertical skip plank on 7"-8" stacked log wall on 1x12 vertical skip plank. The addition after 1949 has 1x8 horizontal lap over exterior sheathing on 2x4 studs at 24" o.c. The windows are aluminum frame with insulated glass, replaced after 1949. The exterior trim around the windows and door were replaced after 1949.

The West Elevation: The addition after 1949 has 1x8 horizontal lap siding and T1-11 over exterior sheathing on 2x4 studs at 24" o.c. The windows are aluminum frame with insulated glass, replaced after 1949. The exterior trim around the windows and door were replaced after 1949.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

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

Illustration Numbers: AB.1, AB.2

Photo #4: *West and South elevation*



Photo #5: *North elevation*



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

Photo #6: South elevation



Photo #7: West elevation



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

6. Foundation

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

Elements/Features: *Foundation*

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

Estimated date of construction: **1895 – After 1949**

Describe existing feature:

The 1895 log structure has no foundation and all post and log sit on stacked stone and soil. The additions after 1949 have some sort concrete foundation, in poor shape.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers:

Illustration Numbers: **AB.1**

7. Porches

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

Elements/Features: *Covered entry porch*

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

Estimated date of construction: **After 1949**

Describe existing feature:

The covered entry porch built after 1949 is simple gable with 12:12 pitch. The ridge runs east and west with 4x4 columns in poor shape.

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **1, 2, 8**

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

Photo 8: Covered entry porch, East elevation

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

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

Elements/Features: *Mechanical and Electrical system*

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

Estimated date of construction: **After 1949**

Describe existing feature:

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

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **9, 10**

Illustration Numbers:

Photo 9: *Furnace*



Photo 10: *Electrical meter and panel*



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

9. Door Survey

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

Number of historic doors on the structure: **2**

Number of existing replacement/non-historic doors: **3**

Number of doors completely missing: **2**

<i>Door #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
D1	Fair		1, 2, 13	Yes
D2	Poor		15	
D3	Poor		24	
D4	Poor		24	
D5	Poor		4, 6, 23	Yes

10. Window Survey

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

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

Number of existing replacement/non-historic windows: **8**

Number of windows completely missing: **1**

<i>Win. #:</i>	<i>Existing Condition (Excellent, Good, Fair, Poor):</i>	<i>Describe any deficiencies:</i>	<i>Photo #:</i>	<i>Historic (50 years or older):</i>
W1	Fair		1, 2, 14	
W2	Fair		1, 2	
W3	Fair		5	
W4	Fair		5, 24	
W5	Fair		7, 22	
W6	Fair		4, 6, 25	
W7	Fair		4, 17	
W8	Fair			

11. Interior Photographs

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

Elements/Features:

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

Estimated date of construction: **After 1949**

Describe existing feature:

See photos

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers:

Illustration Numbers:

Photo 11: 1895 stacked log wall with 1x12 vert. skip plank



Photo 12: *Living room looking northwest, Masonry chimney*



Photo 13: *Living room looking northeast, Entrance door*



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

Photo 14: *Living looking southeast*



Photo 15: *Bedroom #1 looking southwest*



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

Photo 16: *Bathroom*



Photo 17: *Kitchen looking west*



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

Photo 18: Kitchen looking northeast



Photo 19: Kitchen looking north



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

Photo 20: Kitchen looking northwest



Photo 21: Kitchen looking south



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

Photo 22: *Storage looking northwest*



Photo 23: *Storage looking east*



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

Photo 24: *Bedroom #2 looking northeast*



Photo 25: *Bedroom #2 looking southeast*



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

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



HISTORIC PRESERVATION PLAN

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR

CHIEF BUILDING OFFICIAL

PROJECT INFORMATION

☐ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: Wendy Smith		
ADDRESS: 1129 Park Avenue		
TAX ID #: SA-50		OR
SUBIVISION: SA		OR
SURVEY: _____	LOT #: 1	BLOCK #: 5

CONTACT INFORMATION

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

1. Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: Site Design

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

Narrow building lot on flat terrain. The house is recessed roughly 55 feet from city roadway (Park Ave). There is no significant vegetation on the property, mostly natural grasses.

2. Structural

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

Element/Feature: Structure

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

The existing log house built in 1895 is a one-story rectangle (Hall-Parlor) form with a simple gable roof. It is our intention to strip the existing historic structure down, removing all the contemporary material and then see what we have. We would propose to proceed as follows:

- 1. Stabilize the historic wood structure and lift it up enough to construct a new foundation.**
- 2. Re-install the historic structure to the new foundation.**
- 3. Re-build the historic structure from the inside to meet the structural requirements of the code.**

3. Roof

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

Element/Feature: Roof

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

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

4. Chimney

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

Element/Feature: Masonry Chimney

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

The masonry chimney is original to the historic 1895 structure. The chimney no longer functions as a smoke flue. The masonry chimney will be reused and rebuilt from the roof structure up.

5. Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: Exterior walls

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

It is our intention to strip the existing historic structure down, removing all the contemporary material and then re-build the historic structure from the inside to meet the structural requirements of the code.

6. Foundation

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

Element/Feature: Foundation

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

A new foundation will be built that is code compliant.

7. Porches

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

Element/Feature: Porch

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

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

8. Doors

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

Element/Feature: Doors

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

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

9. Windows

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

Element/Feature: Windows

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

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

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

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

Element/Feature: Mechanical & Electrical systems

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

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

11. Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Addition

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

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

12. Project Team

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc.

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

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

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

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

13. Site History

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

14. Financial Guarantee

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements

15. Acknowledgement of Responsibility

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: _____ Date: _____

Name of Applicant: Jonathan DeGray

1129 PARK AVENUE
PARK CITY, UT 84060
HISTORIC DISTRICT DESIGN REVIEW

<u>ARCHITECTURAL</u>	<u>STRUCTURAL</u>
JONATHAN DEGRAY	SHEN ENGINEERING, INC.
P.O. BOX 1674	HENRY SHEN
614 MAIN STREET SUITE 302	2225 EAST MURRAY HOLLADAY RD
PARK CITY, UTAH 84060	SUITE 208, HOLLADAY, UTAH 84117
TEL. (435) 649-7263	TEL. (801) 466-2625
FAX. (435) 649-7263	FAX. (801) 466-2656
EMAIL: degrayarch@qwestoffice.net	EMAIL: sheneng@msn.com

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

<u>APPLICABLE CODES</u>																																																											
2018 IRC	2018 IBC																																																										
2018 IPC	2018 IMC																																																										
2020 NEC	2015 IFGC																																																										
2018 IECC	2018 IFC																																																										
<u>OCCUPANCY: R3</u>																																																											
<u>CONSTRUCTION TYPE: VB</u>																																																											
BUILDING TO BE FIRE SPRINKLED:																																																											
CONTRACTOR TO PROVIDE APPROVALS																																																											
PRIOR TO INSTALLATION.																																																											
<u>BACKFLOW PREVENTERS (3 TOTAL)</u>																																																											
1. LAWN SPRINKLER																																																											
SYSTEM																																																											
2. BOILER																																																											
3. FIRE SPRINKLER SYSTEM																																																											
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#	Sheet #	SHEET DESCRIPTION
GENERAL		
1	G0.0	COVER
SURVEY		
2	1 of 1	JUPITER MOONS PLAT AMENDMENT
3	1 of 1	LOT LINE ADJUSTMENT SURVEY
4	1of1	EXISTING CONDITIONS SURVEY
AS-BUILT		
5	AB.1	AS-BUILT FLOOR PLAN AND ROOF PLAN
6	AB.2	AS-BUILT ELEVATIONS
ARCHITECTURAL		
7	A0.1	SITE PLAN
8	A0.2	LANDSCAPE PLAN
9	A1.1	LOWER LEVEL PLAN
10	A1.2	MAIN LEVEL PLAN
11	A1.3	UPPER LEVEL PLAN
12	A1.4	ROOF PLAN
13	A2.1	NORTH AND EAST ELEVATIONS
14	A2.2	SOUTH AND WEST ELEVATIONS
15	A3.1	BUILDING SECTIONS
16	A5.1	GENERAL NOTES AND DETAILS
17	A5.2	GENERAL NOTES AND DETAILS
18	A6.1	DOOR, WINDOW, ROOM SCHEDULE
IMAGERY		
19	AI-01	BIRDSEYE IMAGES
20	AI-02	GROUND VIEW IMAGES
21	AI-03	STREETSCAPE
22	AI-04	STREETSCAPE

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

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED, ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QESTAR GAS COMPANY. PROVIDE A LETTER FROM QESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A

1129 PARK AVE RESIDENCE
1129 PARK AVENUE
PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

COVER

SHEET DESCRIPTION:

REVISIONS:

DATE:

April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:

G0.0

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Wendy Jean Smith and Gordon Miller Saul, wife and husband as joint tenants, the owners of Parcel 1, hereby certify that they have caused this land to be subdivided into three lots, together with easements as set forth to be hereafter known as JUPITER MOONS PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owners 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 her hand
this ____ day of _____, 2021.
By: _____
Wendy Jean Smith

In witness whereof, the undersigned set his hand
this ____ day of _____, 2021.
By: _____
Gordon Miller Saul

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

On this ____ day of _____, 2021, Wendy Jean Smith personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that she executed the JUPITER MOONS PLAT AMENDMENT.

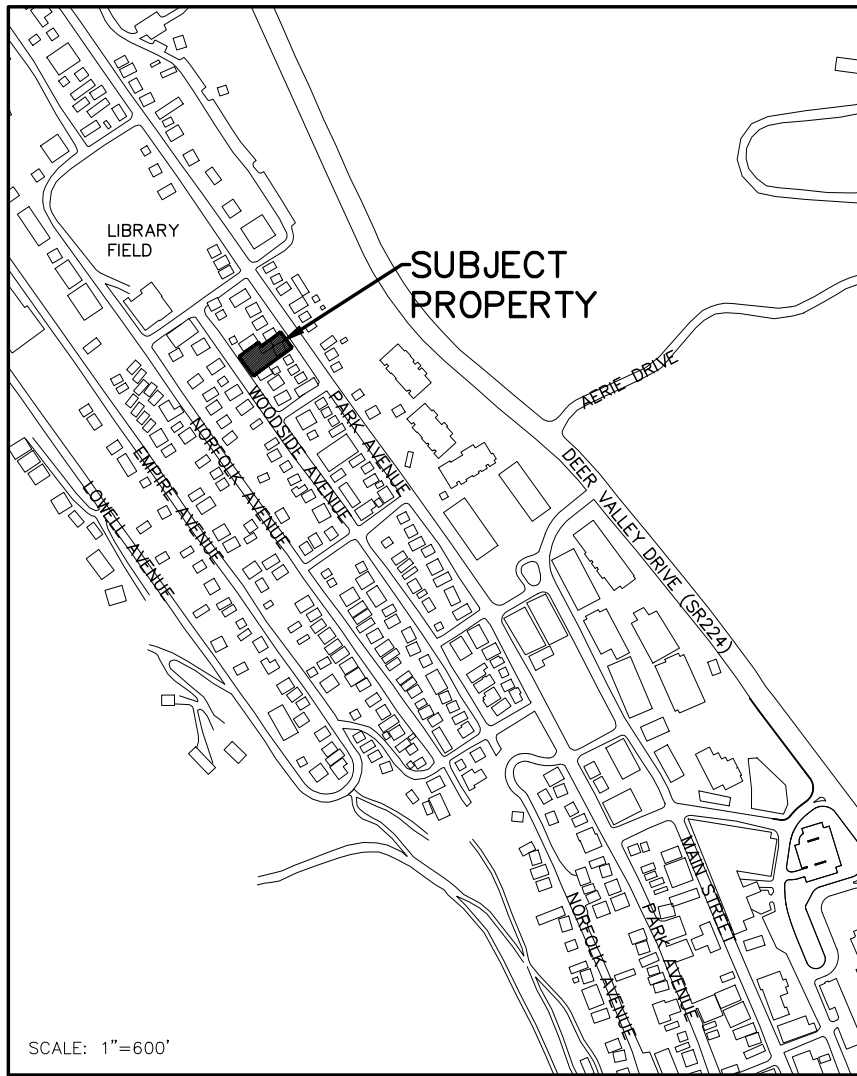
A Notary Public commissioned in _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No: _____

ACKNOWLEDGMENT

State of _____)
: ss.
County of _____)

On this ____ day of _____, 2021, Gordon Miller Saul personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that he executed the JUPITER MOONS PLAT AMENDMENT.

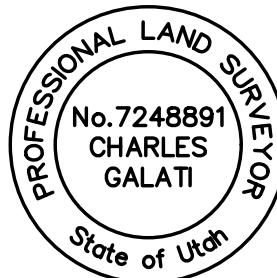
A Notary Public commissioned in _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No: _____



VICINITY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°59'00" E	14.50'
L2	S 77°40'50" W	6.55'
L3	S 56°35'57" W	4.96'
L4	S 62°48'15" W	4.87'
L5	S 36°20'15" W	4.40'



SURVEYORS CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the land shown on this plat and described hereon, and have combined said land into three (3) lots, hereafter to be known as JUPITER MOONS PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTIONS

Parcel 1

Beginning at a point on a retaining wall, said point being 0.80 feet South 35°59'00" East along the block line from the Northerly most corner of Lot 7, Block 5, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder, said point also being 190.00 feet North 35°59'00" West along the monument line from a street monument at the intersection of 11th Street and Park Avenue and 25.00 feet South 54°01'00" West to said Northerly most corner of Lot 7, and 0.80 feet South 35°59'00" East to the point of beginning; and running thence South 52°40'59" West along said retaining wall 44.83 feet; thence South 36°20'15" West 4.40 feet to a corner of the existing house; thence South 52°32'49" West along said house line 16.23 feet; thence South 62°48'15" West 4.87 feet; thence South 56°35'57" West 4.96 feet; thence South 35°59'00" East 9.87 feet; thence South 54°01'00" West 75.00 feet; thence North 35°59'00" West 50.00 feet; thence North 54°01'00" East 75.00 feet; thence South 35°59'00" East 14.50 feet; thence North 54°01'00" East 75.00 feet to a point on the Southerly right-of-way line of Park Avenue; thence South 35°59'00" East 23.80 feet to the point of beginning.

Parcel 2

Beginning at a point on a retaining wall, said point being 0.80 feet South 35°59'00" East along the block line from the Northerly most corner of Lot 7, Block 5, Snyder's Addition to Park City, according to the official plat thereof, on file and of record in the office of the Recorder, Summit County, said point also being 190.00 feet North 35°59'00" West along the monument line from a street monument at the intersection of 11th Street and Park Avenue and 25.00 feet South 54°01'00" West to said Northerly-most corner of Lot 7, and 0.80 feet South 35°59'00" East to the point of beginning; and running thence South 35°59'00" East 36.70 feet along said block line; thence South 54°01'00" West 150.00 feet to a point on the Southwesterly line of said block; thence North 35°59'00" West 25.00 feet; thence North 54°01'00" East 75.00 feet; thence North 35°59'00" West 9.87 feet; thence North 56°35'57" East 4.96 feet; thence North 62°48'15" East 4.87 feet to a house corner; thence North 52°32'49" East 16.23 feet along the building line to the front of the existing house to the West; thence North 36°20'15" East 4.40 feet to a point on said retaining wall; thence North 52°40'59" East 44.83 feet along said retaining wall to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of Parcel 2, and hereby causes this land to be subdivided into three lots, together with easements as set forth to be hereafter known as JUPITER MOONS PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set her hand this ____ day of _____, 2021.

Jupiter Moons, LLC, a Utah limited liability company

By: _____
Wendy Smith, Manager

ACKNOWLEDGMENT

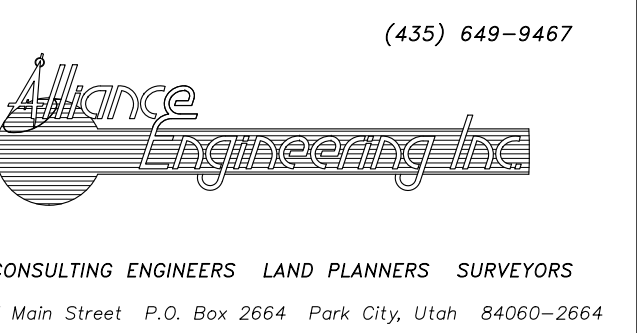
STATE OF _____)
: ss.
COUNTY OF _____)

On this ____ day of _____, 2021, Wendy Smith personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the Manager of Jupiter Moons, LLC, a Utah limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and she acknowledged to me that she executed the JUPITER MOONS PLAT AMENDMENT.

By: _____
Notary Public
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No. _____

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2021-_____.
- The property is located in Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, as shown on the Flood Insurance Rate Map on the Federal Emergency Management Agency, Panel 919, Map Number 49043C0919C, updated by LOMR 16-08-1092P, and has an effective date of August 31, 2017.



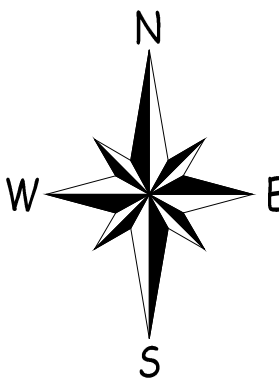
JUPITER MOONS PLAT AMENDMENT

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

SHEET 1 OF 1

2/26/21 JOB NO.: 5-2-21 FILE: X:\SnydersAddition\dwg\sr\plat2021\050221.dwg

PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS ____ DAY OF _____, 2021 BY _____ SUMMIT COUNTY GIS COORDINATOR	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS ____ DAY OF _____, 2021 BY _____ ENGINEERING DEPARTMENT	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2021 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2021 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF _____, 2021 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 2021 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 2021 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____
--	---	---	---	---	---	---	--



SYMBOL LEGEND	
	DEED LINE
	SURVEY BOUNDARY
	FIELD FENCE
	FOUND REBAR WITH CAP (AS NOTED)
	SET REBAR WITH CAP (7736336)

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A. ANDERSON - PLS. DATE



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY INFORMATION TO AID IN THE SALE OF THE SUBJECT PROPERTY. SURVEY WAS PERFORMED IN OCTOBER OF 2020.

DESCRIPTION

LOT 1:
BEGINNING AT A POINT A RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT ALSO BEING 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11TH STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" E TO THE POINT OF BEGINNING; AND RUNNING THENCE S35°59'00" E 36.70 FEET ALONG SAID BLOCK LINE; THENCE S54°01'00" W 150.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK; THENCE N35°59'00" W 25.00 FEET; THENCE N54°01'00" E 75.00 FEET; THENCE N35°59'00" W 9.87 FEET; THENCE N56°35'57" E 4.96 FEET; THENCE N62°48'15" E 4.87 FEET TO A HOUSE CORNER; THENCE N52°32'49" E 16.23 FEET ALONG THE BUILDING LINE TO THE FRONT OF THE EXISTING HOUSE TO THE WEST; THENCE N36°20'15" E 4.40 FEET TO A POINT ON SAID RETAINING WALL; THENCE N52°40'59" E 44.83 FEET ALONG SAID RETAINING WALL TO THE POINT OF BEGINNING.
CONTAINING 0.10 ACRES

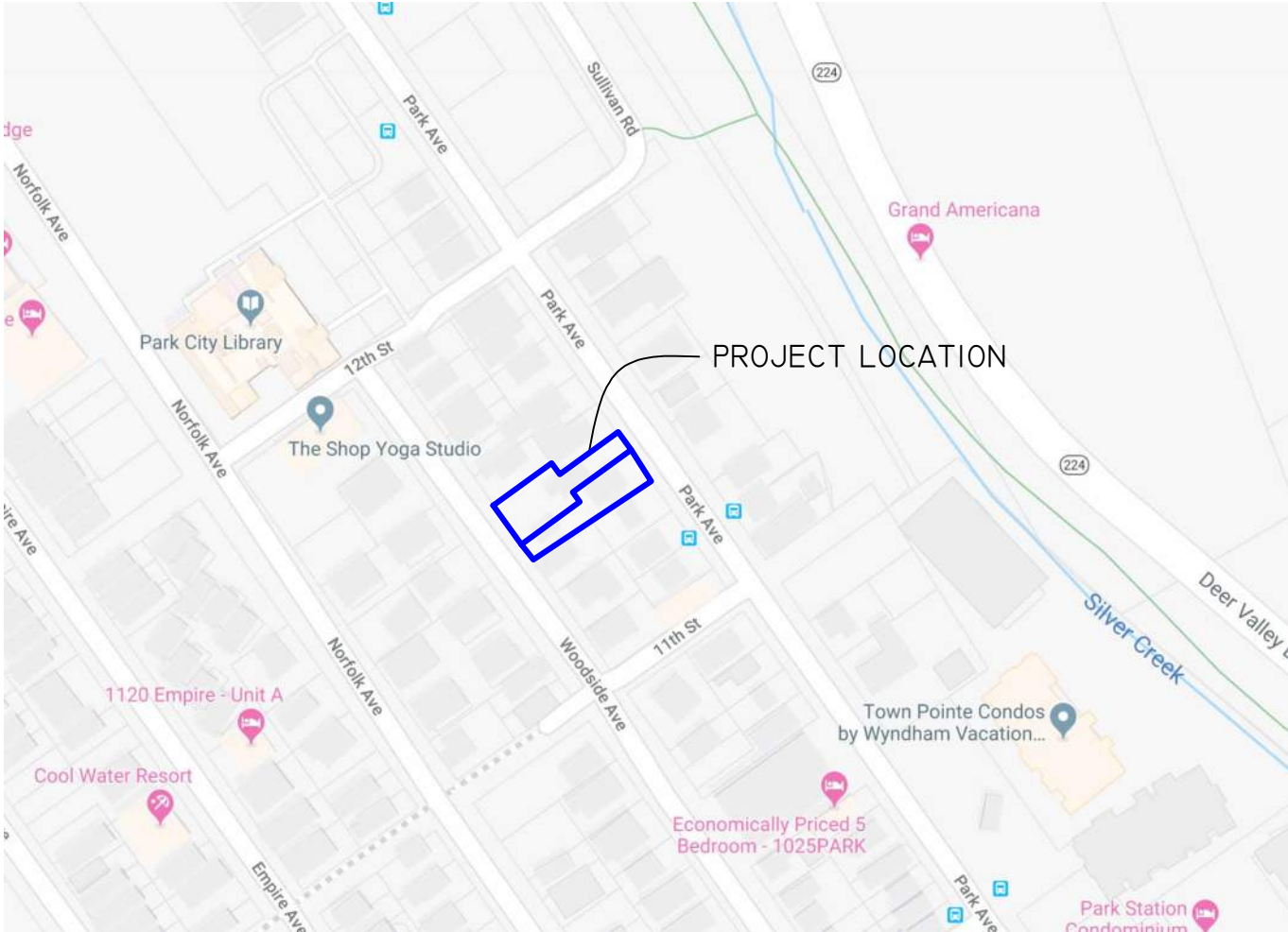
LOT 2:
BEGINNING AT A POINT A RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT ALSO BEING 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11TH STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" E TO THE POINT OF BEGINNING; AND RUNNING THENCE S52°40'59" W ALONG SAID RETAINING WALL 44.83 FEET; THENCE S36°20'15" W 4.40 FEET TO A CORNER OF THE EXISTING HOUSE; THENCE S52°32'49" W ALONG SAID HOUSE LINE 16.23 FEET; THENCE S62°48'15" W 4.87 FEET; THENCE S56°35'57" W 4.96 FEET; THENCE S35°59'00" E 9.87 FEET; THENCE S54°01'00" W 75.00 FEET; THENCE N35°59'00" W 50.00 FEET; THENCE N54°01'00" E 75.00 FEET; THENCE S35°59'00" E 14.50 FEET; THENCE N54°01'00" E 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PARK AVE; THENCE S35°59'00" E 23.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.13 ACRE

EASEMENT:
BEGINNING AT A POINT 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11TH STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7 AND 0.80 FEET S35°59'00" E 3.53 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE S35°59'00" E 8.97 FEET; THENCE S54°01'00" W 3.71 FEET; THENCE N54°03'25" W 9.13 FEET; THENCE N56°35'57" E 3.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 32 SQUARE FEET

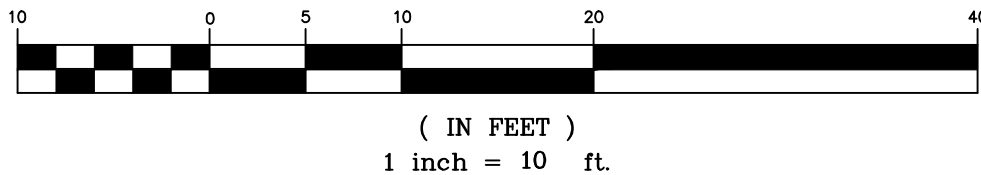
BASIS OF BEARINGS

BASIS OF BEARINGS: S35°59'00"E MEASURED BETWEEN FOUND STREET MONUMENTS AS SHOWN HEREON.

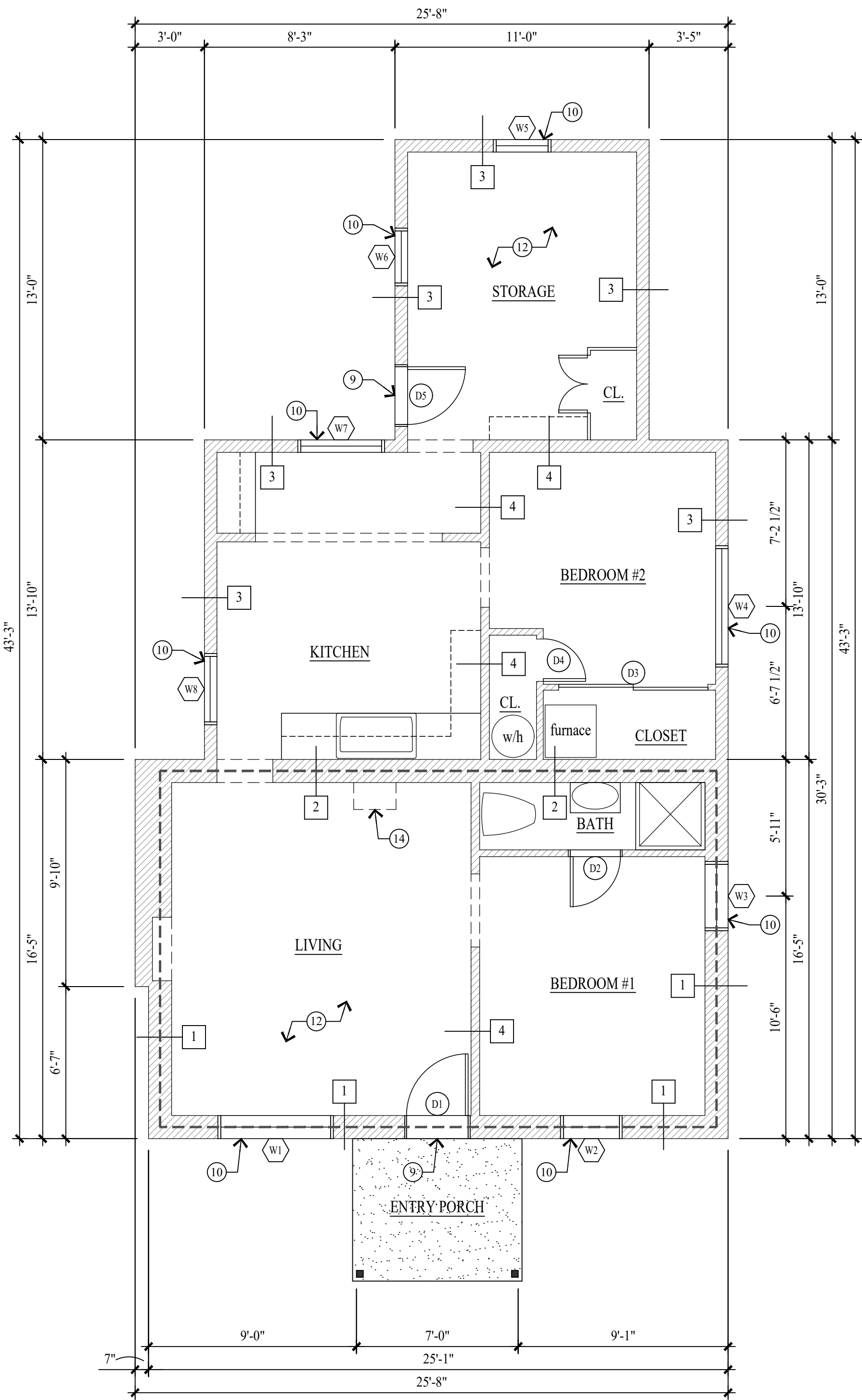
VICINITY MAP



GRAPHIC SCALE

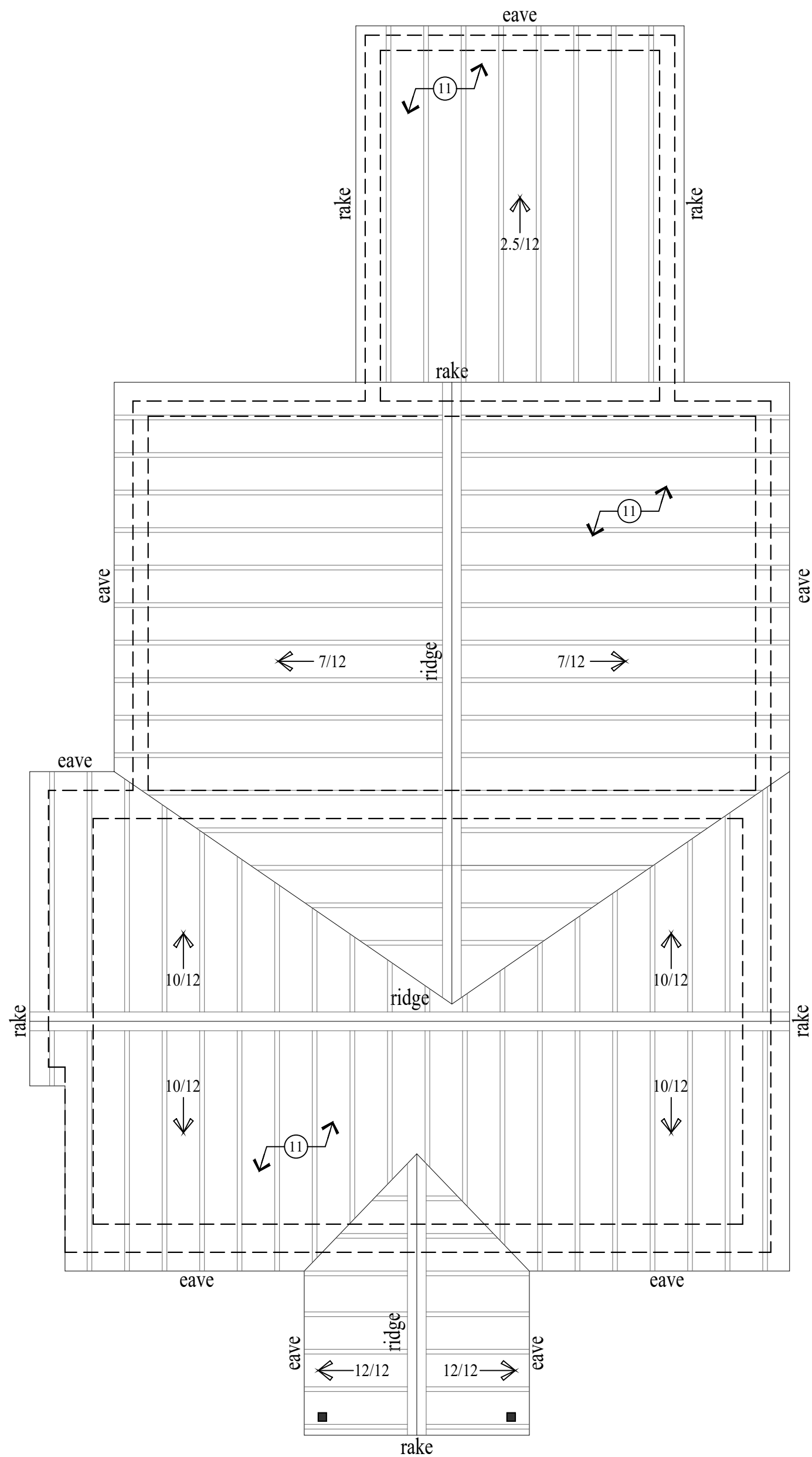


WWW.ELEMENTSURVEYING.COM 2296 SOUTH 270 EAST, HEBER CITY, UT 84032 (801) 592-5975	
EXISTING CONDITIONS SUMMIT COUNTY IN THE NW1/4 OF SEC 16, T2S, R4E, SLB8M	
PROJECT NO. 20-10-280	PREPARED FOR: WENDY SMITH
SHEET 1 OF 1	PROJECT: PARK AVENUE EXISTING CONDITIONS



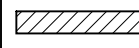
 **MAINLEVEL PLAN**
SCALE: 1/4" = 1'-0"

MAIN LEVEL FOOTPRINT = 874 S/F



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

WALL LEGEND

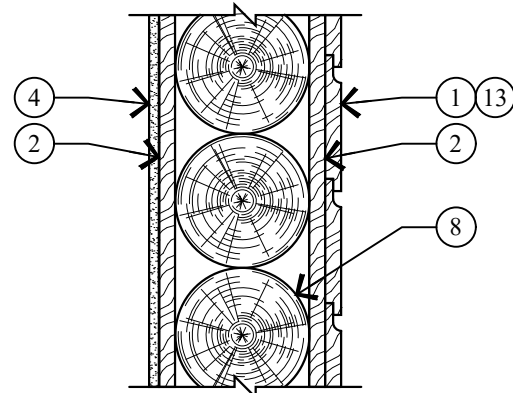
-  EXISTING WALL
-  EXISTING HISTORIC LOG WALL

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

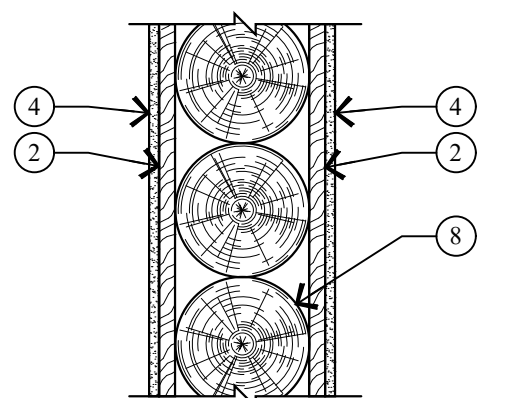
KEY NOTES

- 1x8 HORIZONTAL LAP SIDING.
- 1x12 VERTICAL SKIP PLANK.
- EXTERIOR PLYWOOD SHEATHING.
- 1/2" GYPSUM BOARD / WALL PAPER / WOOD PANELING / PAINT.
- 1x2 VERTICAL BLOCKING @ 12" O.C.
- 2x4 STUDS @ 24" O.C.
- BATT INSULATION.
- 7"-8" DIA. STACKED LOG WALL (HISTORIC).
- EXTERIOR DOORS WERE REPLACED AFTER 1949.
- WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1949.
- STANDING SEAM METAL ROOF ON PLYWOOD SHEATHING ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- FLOOR ASSEMBLY: CARPET/VINYL OVER 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
- T1-11 PLYWOOD SIDING REPLACED THE 1x8 HORIZONTAL LAP SIDING AFTER 1949 ON THE SOUTH AND NORTH ELEVATION.
- DASHED LINE INDICATES THE MASONRY CHIMNEY ABOVE. THE CHIMNEY NO LONGER FUNCTIONS AND TERMINATES BEFORE THE ROOF.

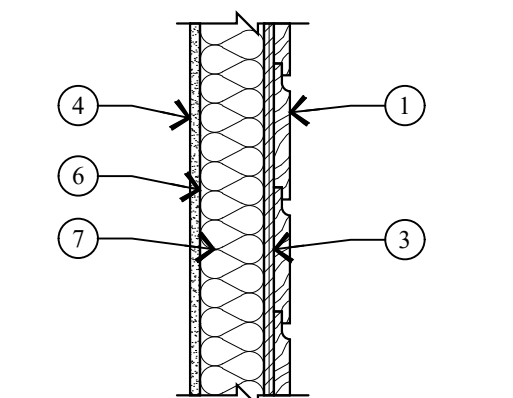
WALL TYPES



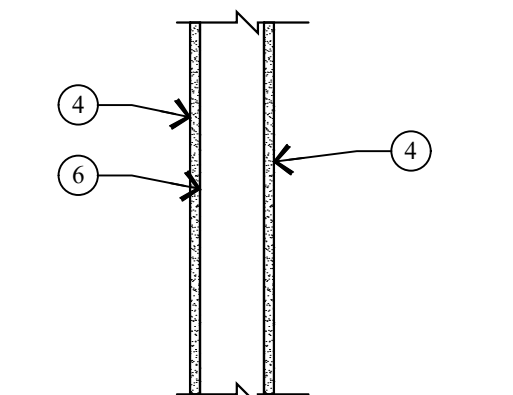
1 WALL TYPE
SCALE: 1"=1'-0"



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

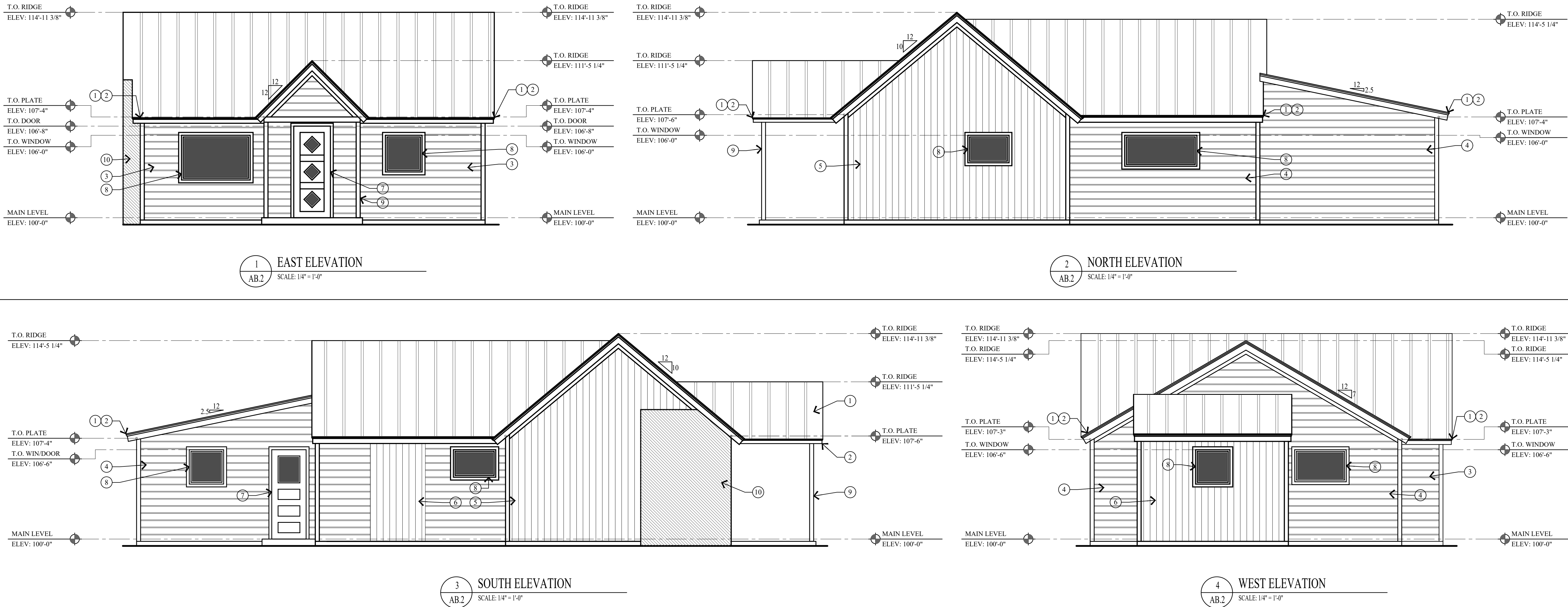


3 WALL TYPE
SCALE: 1"=1'-0"



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

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KEY NOTES

- 1 STANDING SEAM METAL ROOF ON PLYWOOD SHEATHING OVER 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
- 2 ALL 1x TRIM, FASCIA, SOFFIT, FLASHING AND DRIP METAL ARE IN NEED OF REPAIR
- 3 1x8 HORIZONTAL LAP SIDING ON 1x12 VERTICAL SKIP PLANK ON 7"-8" DIA. STACKED LOG WALL ON 1x12 VERTICAL SKIP PLANK.
- 4 1x8 HORIZONTAL LAP SIDING ON EXTERIOR SHEATHING ON 2x4 STUDS @ 24" O.C.
- 5 T1-11 PLYWOOD SIDING ON 1x12 VERTICAL SKIP PLANK ON 7"-8" DIA. STACKED LOG WALL ON 1x12 VERTICAL SKIP PLANK.
- 6 T1-11 PLYWOOD SIDING ON ON EXTERIOR SHEATHING ON 2x4 STUDS @ 24" O.C.
- 7 EXTERIOR ENTRY DOORS WERE REPLACED AFTER 1949.
- 8 WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1941.
- 9 THE COVERED ENTRY PORCH WAS BUILT AFTER 1949.
- 10 THE HATCHED AREA INDICATES WERE THE HOUSE CONNECTS TO THE ADJACENT HOUSE TO THE SOUTH (1125 PARK AVE).

PROJECT DESCRIPTION:
1129 PARK AVE SMITH RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

1129 PARK AVENUE, PARK CITY, UTAH 84060

AS-BUILTS
ELEVATIONS

SHEET DESCRIPTION:

REVISIONS:

DATE:
DECEMBER 01, 2020

PROJECT NUMBER:
2010-02

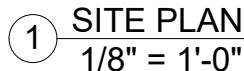
SHEET NUMBER:

AB.2

Jonathan DeGray
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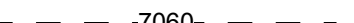
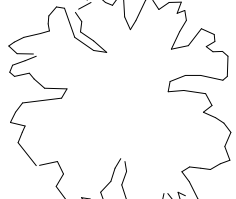
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SITE PLAN NOTES

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET.
2. STABILIZATION CONSTRUCTION ENTRANCE
3. FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1'-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.
4. GRADING NOTES
5. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
6. MAXIMUM ALTERED SLOPES AT 2:1
7. MINIMUM SLOPE FOR DRAINAGE= 2%
8. DRAIN AWAY FROM BUILDING
9. CONTAIN DRAINAGE ON PROPERTY
10. BOLDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT
11. UTILITY NOTES
12. ALL UTILITY LINES TO BE UNDERGROUND
13. ABOVE GRADE UTILITY BOX TO BE IN SCREEN LOCATION
14. EACH SIDE OF DUPLEX MUST HAVE SEPARATE LATERAL CONNECTION TO PUBLIC SEWER SYSTEM.
15. SNOW REMOVAL
16. SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET

SYMBOL LEGEND

	INDICATES SURFACE DRAINAGE
	EXISTING GRADE
	PROPOSED GRADE
	SETBACK LINE
	PROPERTY LINE
	L.O.D. FENCE
	SEWER MANHOLE
	SIGN
	POWER POLE
	FOUND REBAR W/ CAP
	WATER SERVICE LID
	ELECTRICAL MANHOLE
	EXISTING TREE TO REMAIN

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1129 PARK AVE RESIDENCE
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SITE PLAN

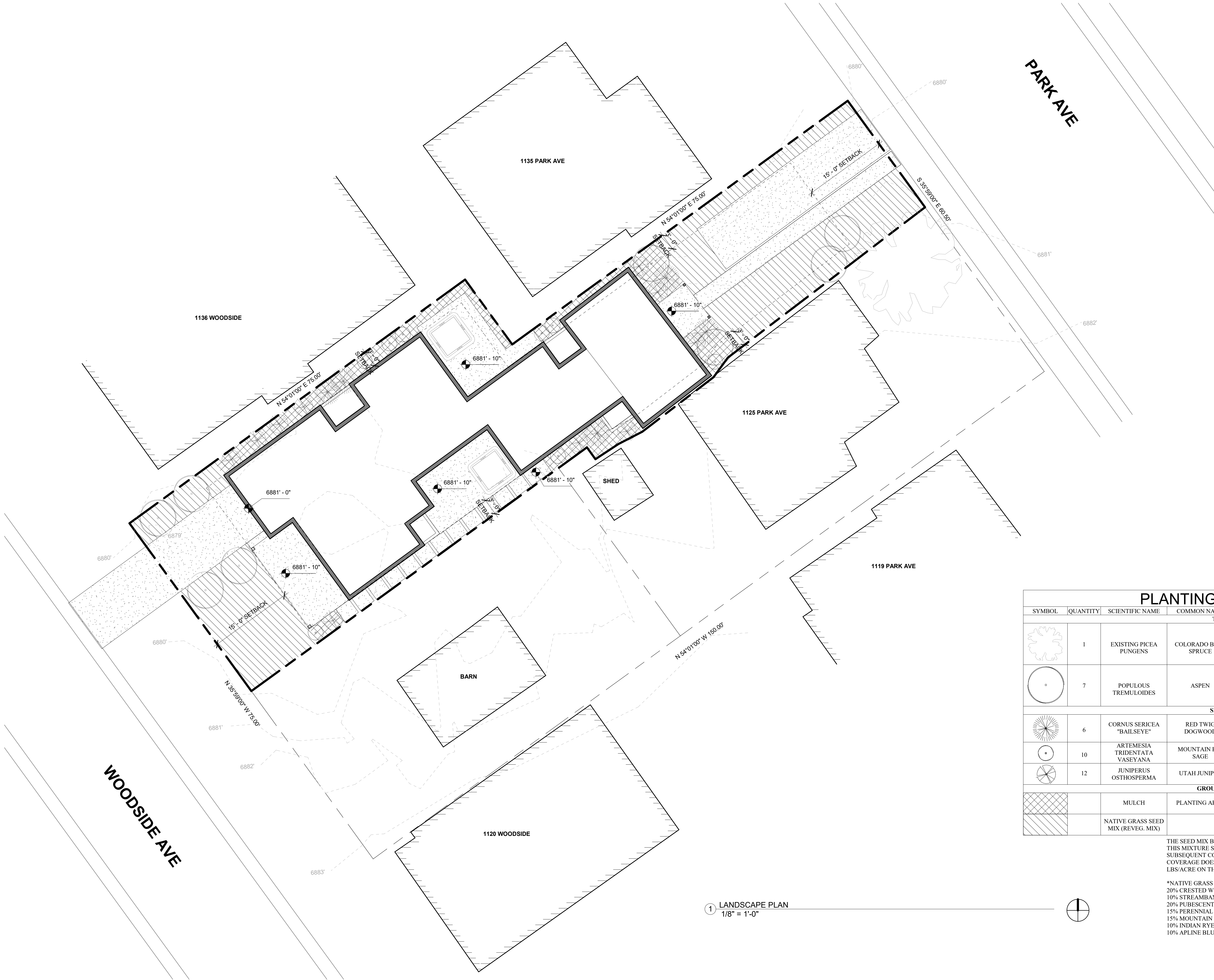
DATE: April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:

A0.1

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PLANTING NOTES

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

VEGETATION NOTES

THE LMC INDICATES THAT THE PROPERTY OWNER MUST PROTECT SIGNIFICANT VEGETATION DURING ANY DEVELOPMENT ACTIVITY. SIGNIFICANT VEGETATION INCLUDES LARGE TREES 6" IN DIAMETER OR GREATER MEASURED 4'-6" ABOVE GROUND, GROVES OF SMALLER TREES OR CLUMPS OF OAK AND MAPLE COVERING AN ARE 50 SQUARE FEET OR MORE MEASURED AT THE DRIP LINE. THE DEVELOPMENT PLANS MUST SHOW ALL SIGNIFICANT VEGETATION WITHIN TWENTY FEET OF A PROPOSED DEVELOPMENT. THE PROPERTY OWNER MUST DEMONSTRATE THE HEALTH AND VIABILITY OF ALL LARGE TREES THROUGH A CERTIFIED ARBORIST. THE PLANNING DIRECTOR SHALL DETERMINE THE LIMITS OF DISTURBANCE AND MAY REQUIRE MITIGATION FOR LOSS OF SIGNIFICANT VEGETATION CONSISTENT WITH LANDSCAPE CRITERIA IN LMC CHAPTER 15-3-3 AND TITLE 14.

PLANTING SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
	1	EXISTING PICEA PUNGENS	COLORADO BLUE SPRUCE			
	7	POPULOUS TREMULOIDES	ASPEN	3' DIA	6'-8" O.C.	
SHRUBS						
	6	CORNUS SERICEA "BAILSEYE"	RED TWIG DOGWOOD	5 GAL.		SPACING AS NOTED ON PLAN
	10	ARTEMESIA TRIDENTATA VASEYANA	MOUNTAIN BIG SAGE	5 GAL.		SPACING AS NOTED ON PLAN
	12	JUNIPERUS OSTHOSPERMA	UTAH JUNIPER	5 GAL.		SPACING AS NOTED ON PLAN
GROUND COVER						
		MULCH	PLANTING AREA			
		NATIVE GRASS SEED MIX (REVEG. MIX)		1LB/1500SF	HYDRO-SEED	SEE SEED MIX BELOW

THE SEED MIX BELOW SHALL BE UTILIZED IN AREAS SPECIFIED FOR NATIVE GRASSES. THIS MIXTURE SHALL BE APPLIED AT A SUFFICIENT RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80% IN A REPRESENTATIVE 10x10' AREA. IF COVERAGE DOES NOT REACH 80% RESEEDING MUST OCCUR. APPLY AT A RATE OF 80 LBS/ACRE ON THE FOLLOWING PERCENTAGES:

*NATIVE GRASS SEED MIX
20% CRESTED WHEATGRASS
10% STREAMBANK WHEATGRASS
20% PUBESCENT WHEATGRASS
15% PERENNIAL RYEGRASS
15% MOUNTAIN BROMEGRASS
10% INDIAN RYEGRASS
10% APLINE BLUEGRASS

*IN ADDITION, ADD 10 LBS/ACRE EACH OF
LINUM LEWISII AND PENSTEMON EATONII
WITH NATIVE GRASS SEED MIXTURE

PROJECT DESCRIPTION:

1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:

LANDSCAPE PLAN

REVISIONS:

DATE:

April 12th, 2021

PROJECT NUMBER:

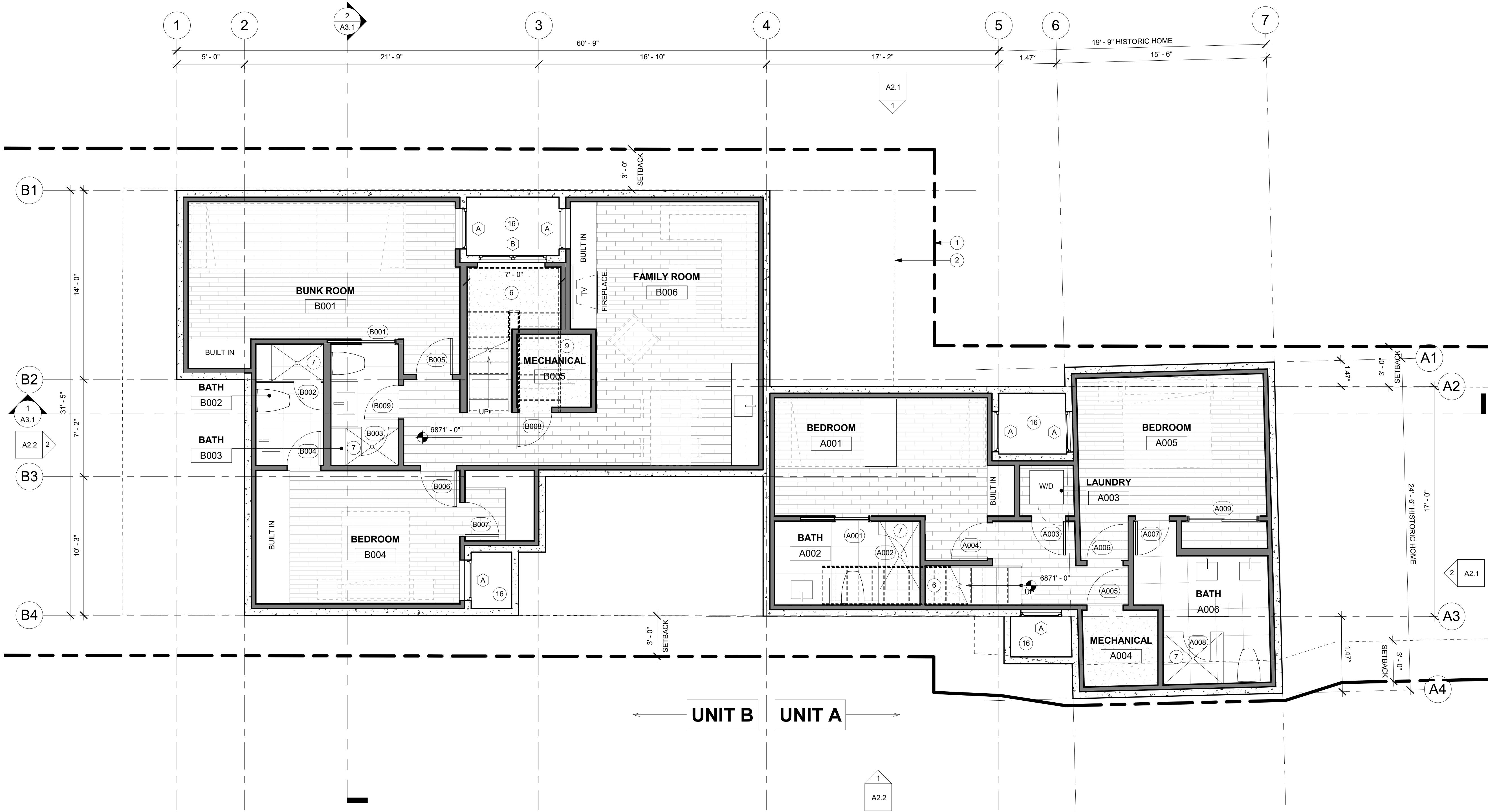
SHEET NUMBER:

A0.2

Jonathan DeGray
Architect

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1 LOWER LEVEL PLAN
1/4" = 1'-0"

GENERAL NOTES

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

- EXISTING 2x FRAMED WALL
- NEW 2x FRAMED WALL

- EXTERIOR WALLS TO BE 2x6 FRAMING W/ R-38 INSULATION - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL FLOOR JOIST TO BE 2x8 FRAMING U.N.O. W/ R-38 INSULATION - TYP. ALL ROOF JOIST TO BE 2x8 FRAMING U.N.O. W/ R-49 INSULATION - TYP.

KEYNOTES

- PROPERTY LINE
- SET BACK LINE
- DASHED LINE INDICATES ELEMENTS ABOVE
- FLAT ROOF, REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
- NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1
- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION
- 5/8" TYPE "X" ON GARAGE CEILING AND WALLS SEPARATING THE GARAGE AND LIVING SPACE
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD
- 4" REINFORCED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE
- 36" HIGH CABLE GUARD RAILING: CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W/ SHAPED 2x6 TOP CAP.
- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
- SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 16/A5.2
- HEATED DECK: WATERPROOF MEMBRANE ON 7/8" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD P.T. DECK JOIST
- EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
- WINDOW WELL W/ EGRESS WINDOW AND STEEL LADDER TO GRADE
- PORCH COLUMNS TO BE REBUILT TO MATCH (E)
- 42" HIGH GUARD WALL W/ CONTINUOUS METAL TOP CAP. W/ METAL SIDING ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- NEW WOOD POST TO UNDERSIDE OF DECK
- 7x7 HOT TUB/ SPA
- 2X FRAMED WOOD DECK W/ WOOD PLANK FINISH
- FIRE SEPARATION WALL BETWEEN UNITS

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1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

LOWER LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

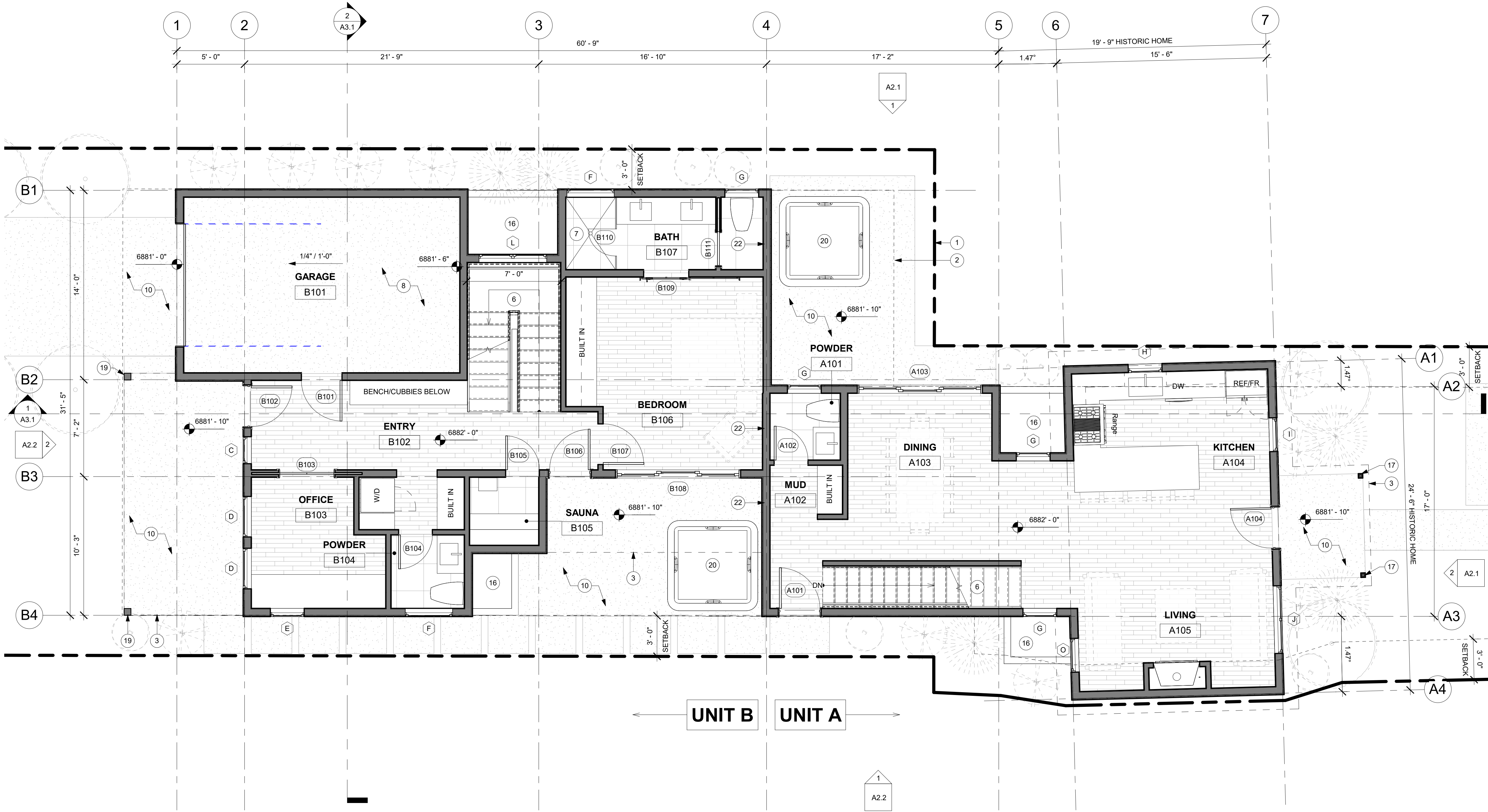
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:

A1.1

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

GENERAL NOTES

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VERIFIED PRIOR TO ANY CONSTRUCTION

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NEW 2x FRAMED WALL

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KEYNOTES

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1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

MAIN LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

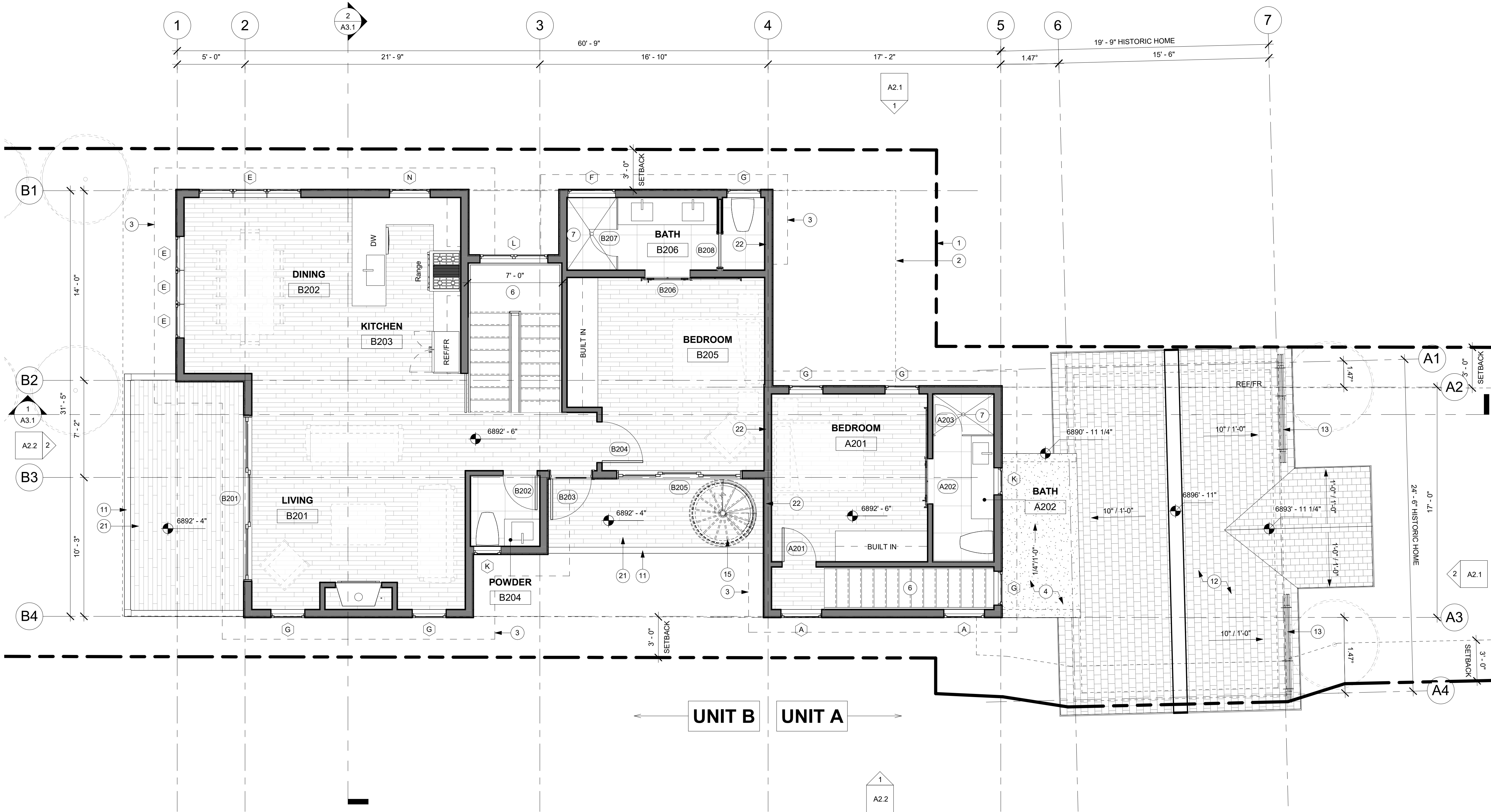
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:

A1.2

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1 UPPER LEVEL
1/4" = 1'-0"

GENERAL NOTES

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1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

UPPER LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

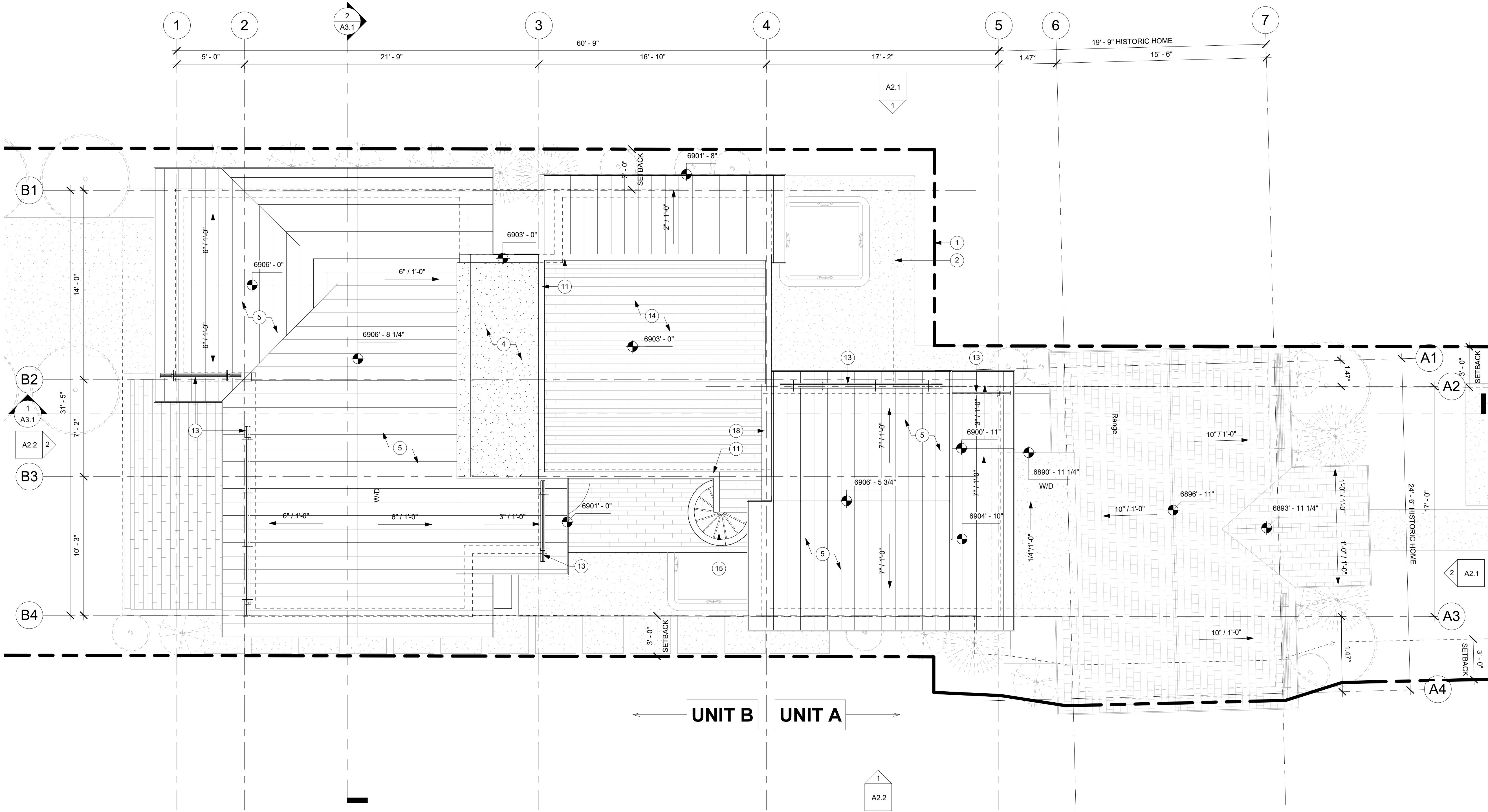
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:

A1.3

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

GENERAL NOTES

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

EXISTING 2x FRAMED WALL

NEW 2x FRAMED WALL

- EXTERIOR WALLS TO BE 2x6 FRAMING W/ R-38 INSULATION - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL FLOOR JOIST TO BE 2x8 FRAMING U.N.O. W/ R-38 INSULATION - TYP. ALL ROOF JOIST TO BE 2x8 FRAMING U.N.O. W/ R-49 INSULATION - TYP.

KEYNOTES

- PROPERTY LINE
- SET BACK LINE
- DASHED LINE INDICATES ELEMENTS ABOVE
- FLAT ROOF, REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
- NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1
- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION
- 5/8" TYPE "X" ON GARAGE CEILING AND WALLS SEPARATING THE GARAGE AND LIVING SPACE
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD
- 4" REINFORCED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE
- 36" HIGH CABLE GUARD RAILING: CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W/ SHAPED 2x6 TOP CAP.
- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
- SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL SEE DETAIL 16/A5.2
- HEATED DECK: WATERPROOF MEMBRANE ON 7/8" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD P.T. DECK JOIST
- EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
- WINDOW WELL W/ EGRESS WINDOW AND STEEL LADDER TO GRADE
- PORCH COLUMNS TO BE REBUILT TO MATCH (E)
- 42" HIGH GUARD WALL W/ CONTINUOUS METAL TOP CAP. W/ METAL SIDING ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- NEW WOOD POST TO UNDERSIDE OF DECK
- 7x7 HOT TUB/ SPA
- 2X FRAMED WOOD DECK W/ WOOD PLANK FINISH
- FIRE SEPARATION WALL BETWEEN UNITS

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:
ROOF PLAN

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

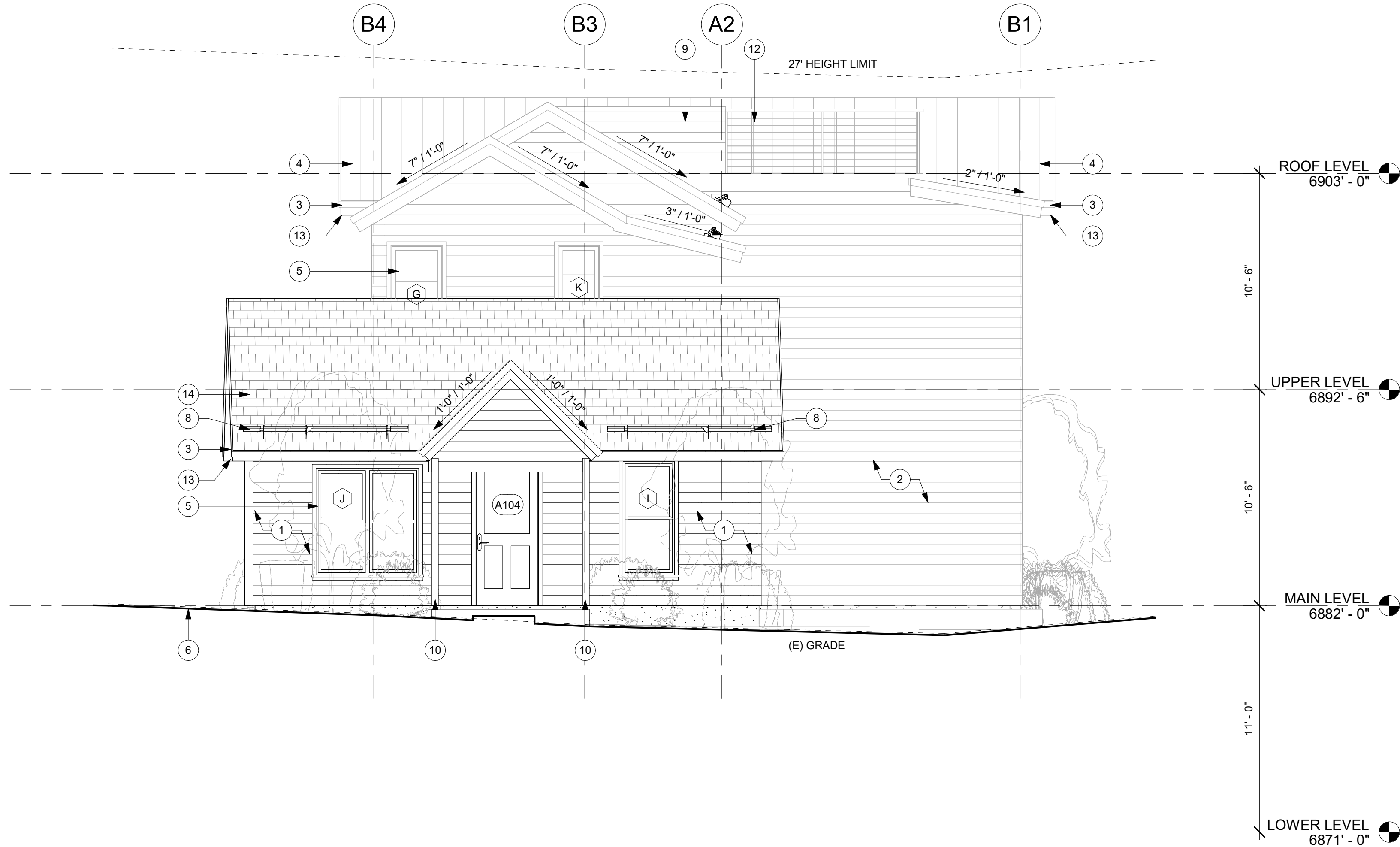
SHEET NUMBER:

A1.4

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1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

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

KEY NOTES

- 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- 1x8 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- 1x4 STAINED CEDAR FASCIA OVER 1x8 BUILT-UP STAINED CEDAR FASCIA W/ BRONZE 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE
- NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
- BLACK ANODIZED ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS. TYP. - SEE SCHEDULE
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- NEW WOOD POST TO UNDERSIDE OF DECK
- SNOW RETENTION BARS S-S X-GARD 2.0 OR EQUAL. SEE DETAIL 17/A5.2
- 42" HIGH GUARD WALL W/ CONTINUOUS METAL TOP CAP. W/ METAL SIDING ON TYVEK HOMEWRAP ON 1 7/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- PORCH COLUMNS TO BE REBUILT TO MATCH (E)
- EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
- 36" HIGH CABLE GUARD RAILING: CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W/ SHAPED 2x6 TOP CAP.
- CEDAR SOFFIT STAINED TO MATCH CEDAR FASCIA
- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE

PROJECT DESCRIPTION:

1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:

NORTH AND EAST ELEVATIONS

REVISIONS:

DATE:

April 12th, 2021

PROJECT NUMBER:

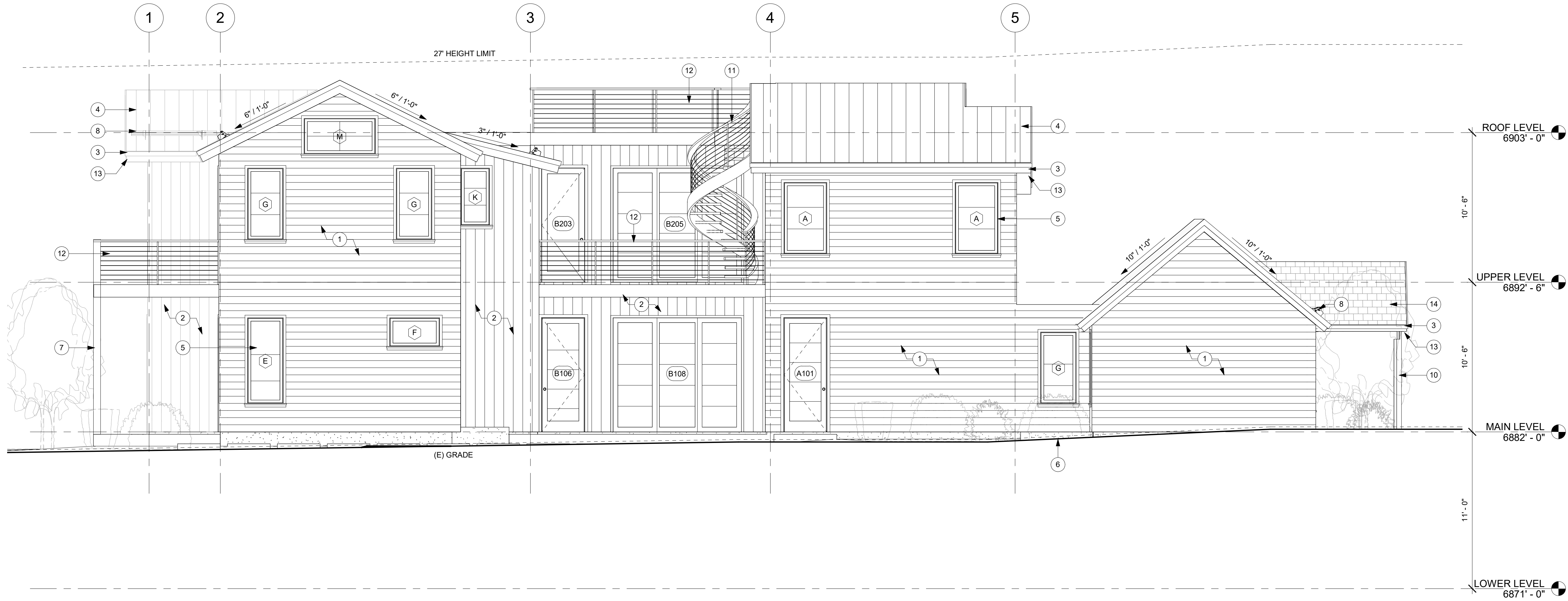
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A2.1

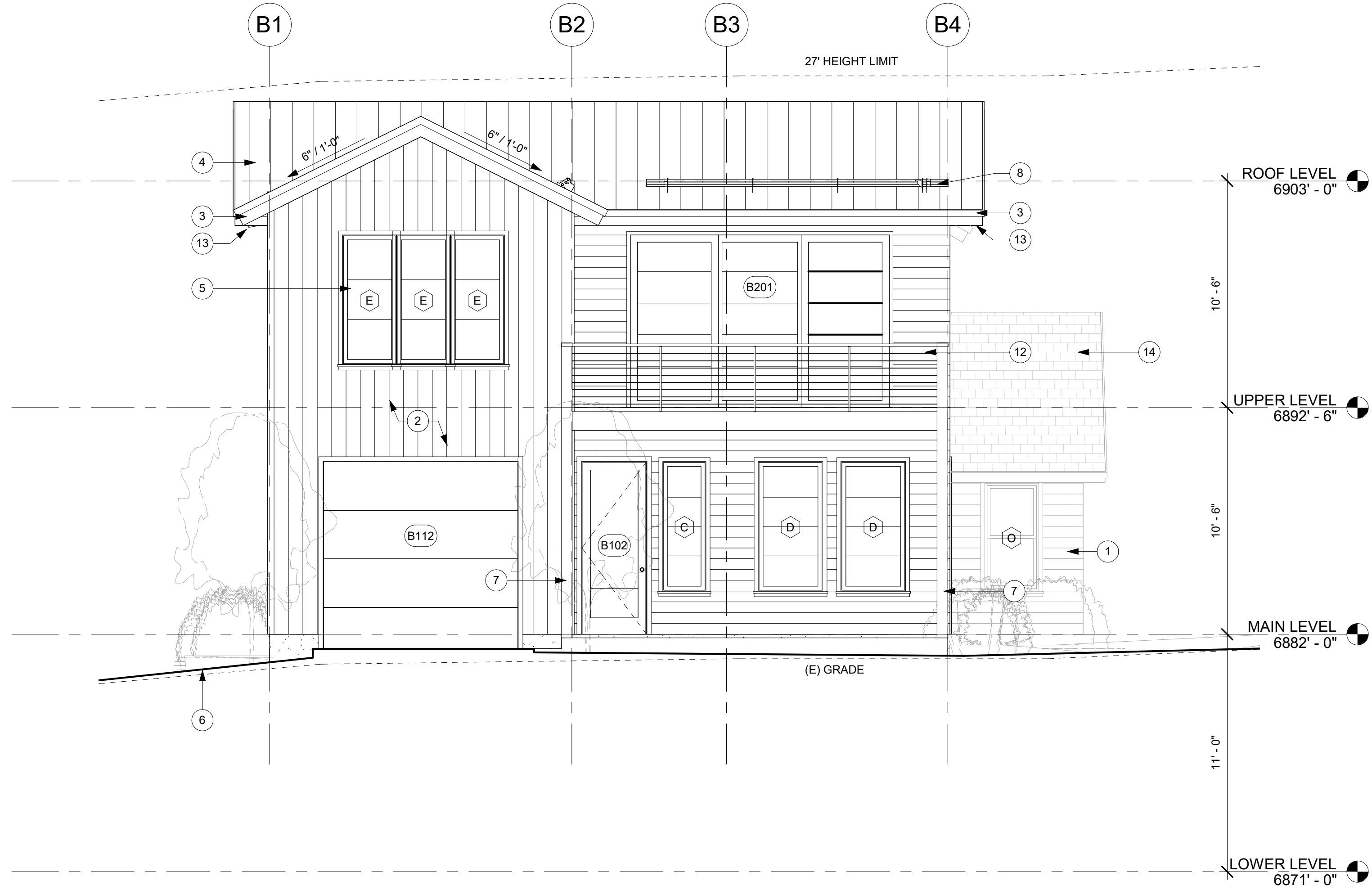
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1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

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

KEY NOTES

- 1 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- 2 1x8 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- 3 1x4 STAINED CEDAR FASCIA OVER 1x8 BUILT-UP STAINED CEDAR FASCIA W/ BRONZE 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE
- 4 NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
- 5 BLACK ANODIZED ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS. TYP. - SEE SCHEDULE
- 6 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 7 NEW WOOD POST TO UNDERSIDE OF DECK
- 8 SNOW RETENTION BARS S-S X-GARD 2.0 OR EQUAL. SEE DETAIL 17/A5.2
- 9 42" HIGH GUARD WALL W/ CONTINUOUS METAL TOP CAP. W/ METAL SIDING ON TYVEK HOMEWRAP ON 1 7/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- 10 PORCH COLUMNS TO BE REBUILT TO MATCH (E)
- 11 EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
- 12 36" HIGH CABLE GUARD RAILING: CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W/ SHAPED 2x6 TOP CAP.
- 13 CEDAR SOFFIT STAINED TO MATCH CEDAR FASCIA
- 14 ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:
SOUTH AND WEST ELEVATIONS

REVISIONS:

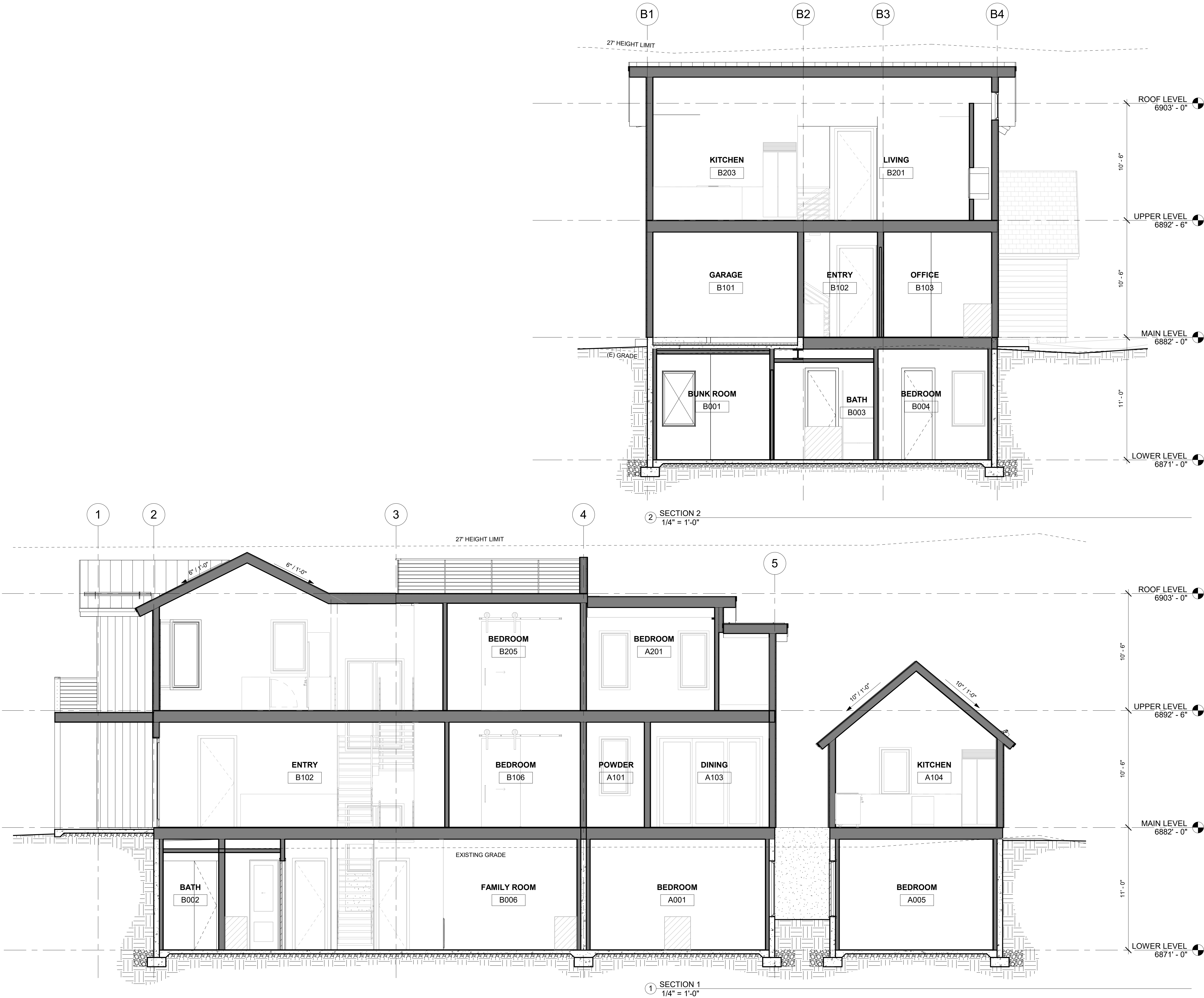
DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:

A2.2

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GENERAL NOTES

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

KEY NOTES

- 1x10 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- NATURAL STONE VENEER
- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
- NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
- 1x4 STAINED WOOD FASCIA W/ BRONZE DRIP EDGE OVER 1x8 BUILT-UP STAINED WOOD FASCIA
- 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE OVER FASCIA
- ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS, TYP. - SEE SCHEDULE
- SIDING TO BUTT INTO WINDOW @ JAMB, SILL, HEAD, TYP. REFER TO DETAILS ON SHEET A5.1 FOR FLASHING DETAILS
- SIDING TO RUN FLUSH TO BACK FACE OF METAL L SHAPE AT CORNER CONDITIONS. SEE DETAIL 16/A5.2 TYP.
- 4" REINFORCED HEATED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3.
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING
- EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 12" TRUSS JOIST FRAMING U.N.O. W/ BIB INSULATION R-39-TYP. ALL ROOF JOIST TO BE 9 1/2" LVL FRAMING U.N.O. W/ 7" CLOSED CELL INSULATION R-49 - TYP.
- ALL LUMBER IN CONTACT W/ CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 1/2" GYP. BD. ON W MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. -IRC R302.11.
- TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL BE 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
- 4" PERF. DRAINAGE PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL TIED INTO STORM DRAIN.
- DRAINAGE MATT ON WATERPROOF MEMBRANE
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES AND DETAILS SEE SHEET A5.1
- STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS
- 42" HEAT AND GLO SLIMLINE GAS FIREPLACE, #SL-9X. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
- FRAMED DOWN CEILING
- SNOW RETENTION BARS S-S X-GARD 2.0 OR EQUAL. SEE DETAIL 16/A5.2
- 4" REINFORCED HEATED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED
- FLAT ROOF. REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
- EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
- TREX FLOATING DECK ABOVE FLAT ROOF
- GLASS RAILING AT PERIMETER OF ROOF DECK
- SEE INTERIOR DESIGN DRAWINGS FOR MORE INFORMATION

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A r c h i t e c t

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1129 PARK AVE
PARK CITY, UT 84060

PROJECT DESCRIPTION:

BUILDING SECTIONS

SHEET DESCRIPTION:

REVISIONS:

DATE:

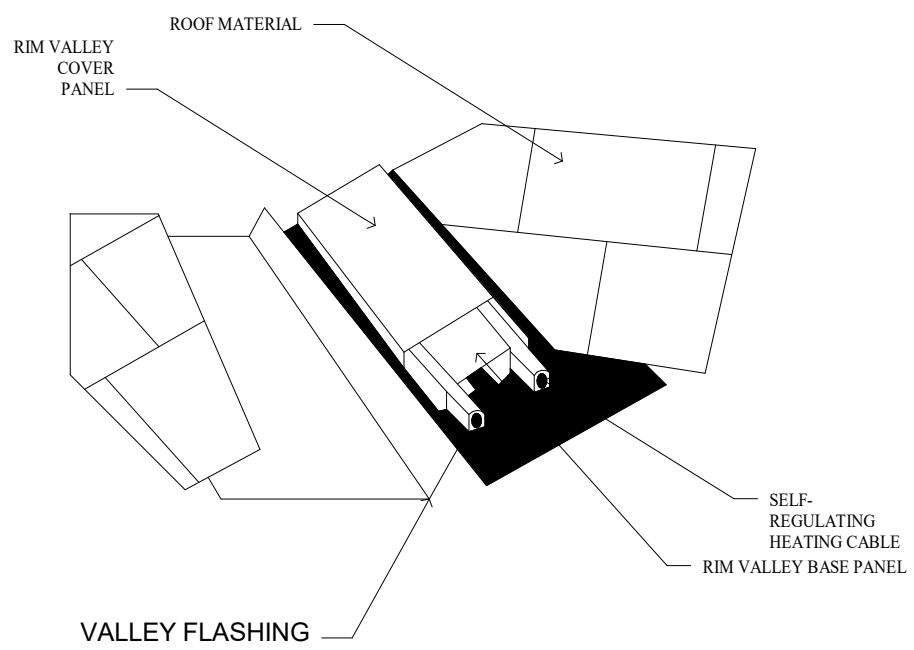
April 12th, 2021

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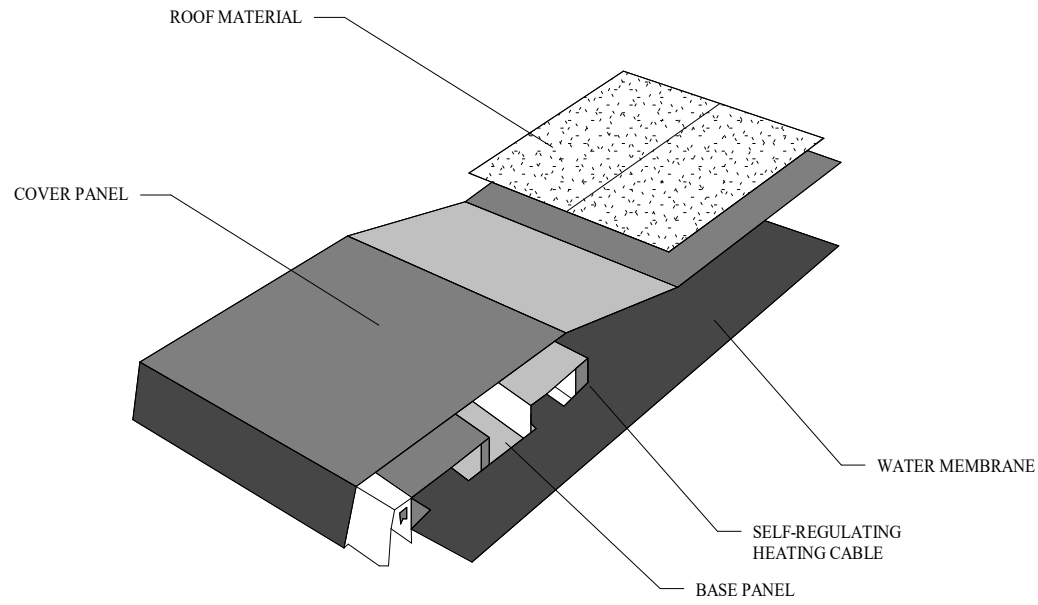
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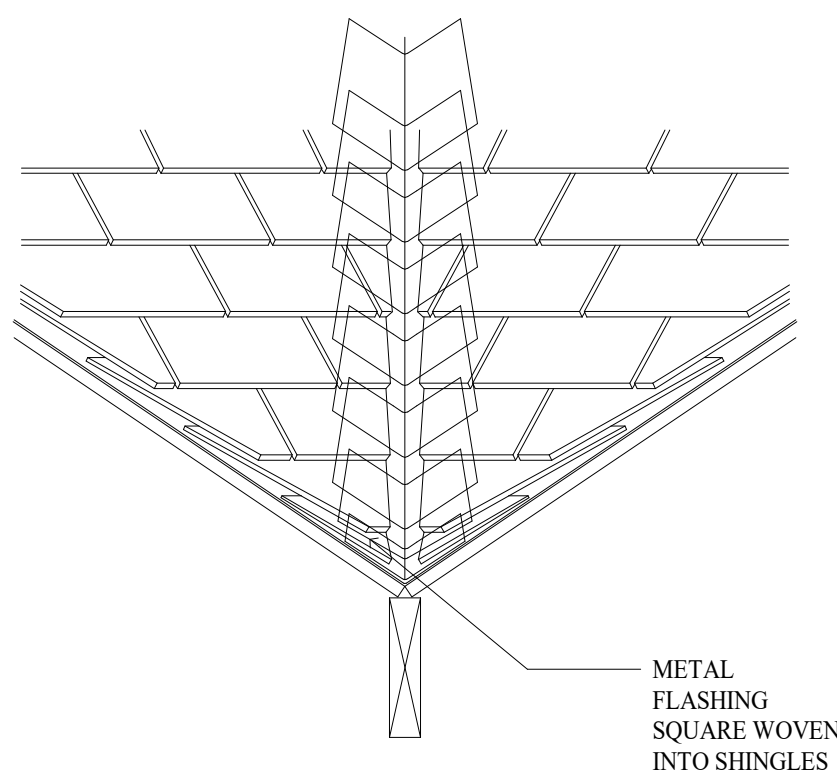
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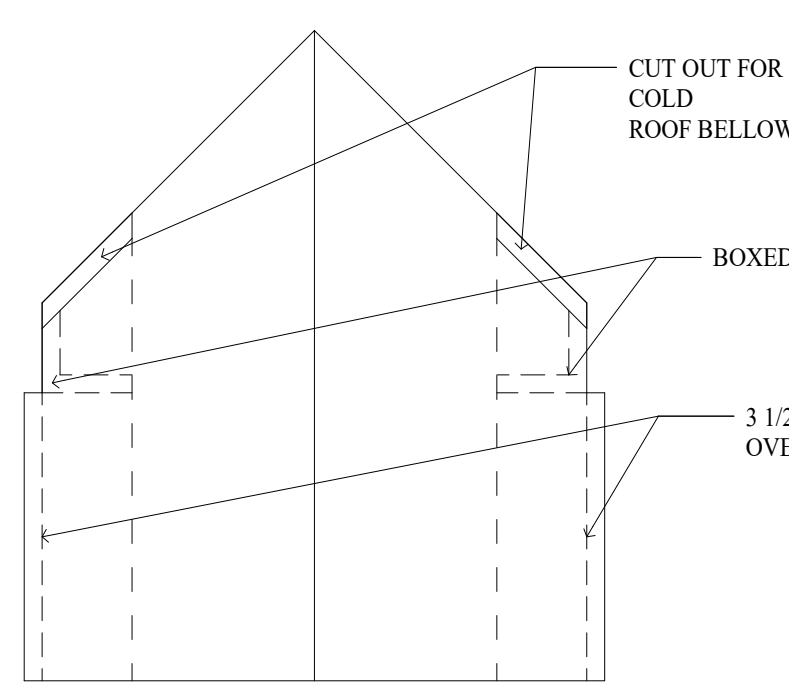
1 VALLEY SNOW MELT DETAIL
A0.2 NO SCALE



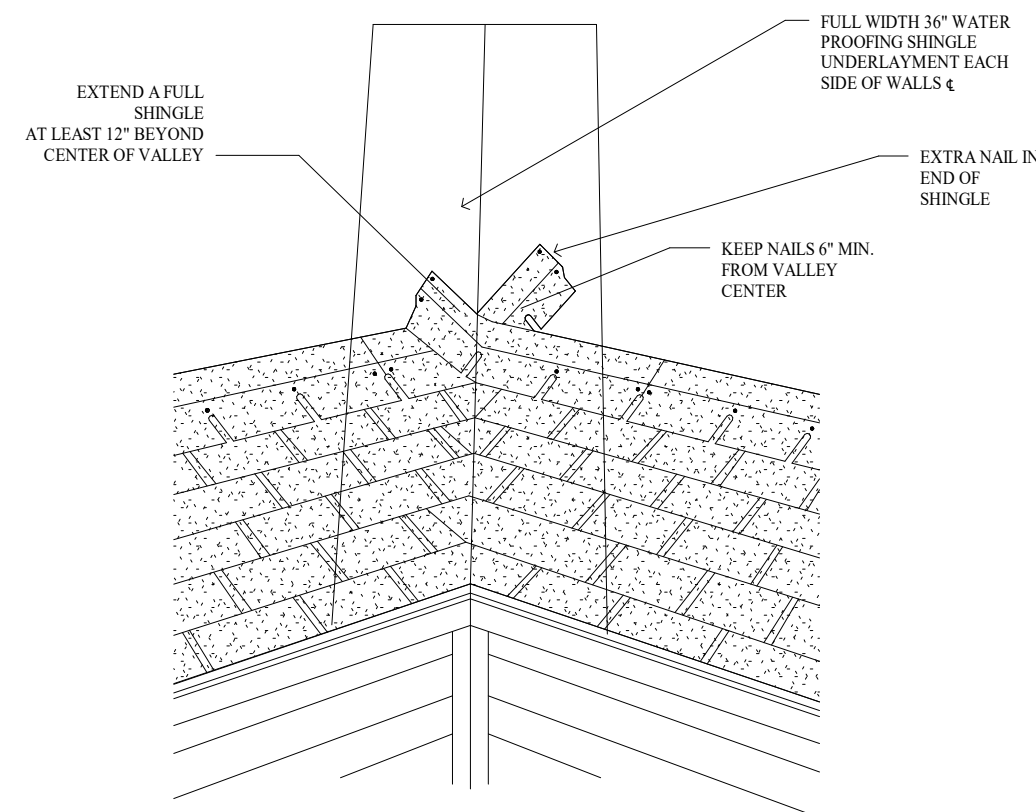
2 EAVE SNOW MELT DETAIL
A0.2 NO SCALE



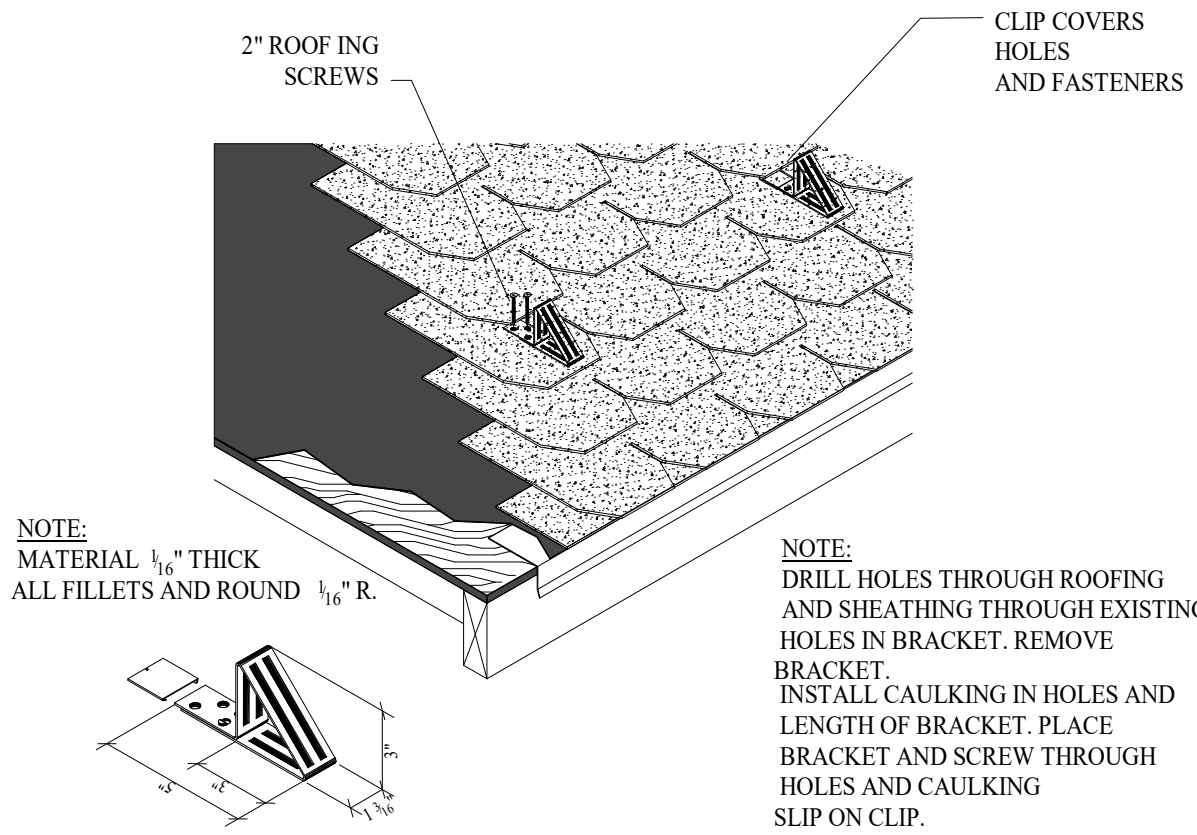
3 CLOSED VALLEY FLASHING
A0.2 NO SCALE



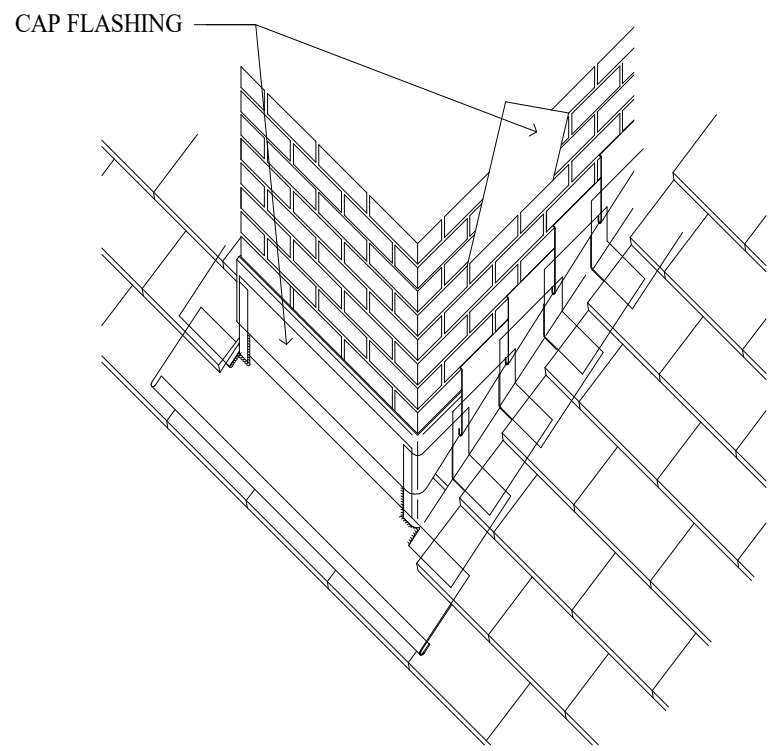
4 DORMER ROOF
A0.2 NO SCALE



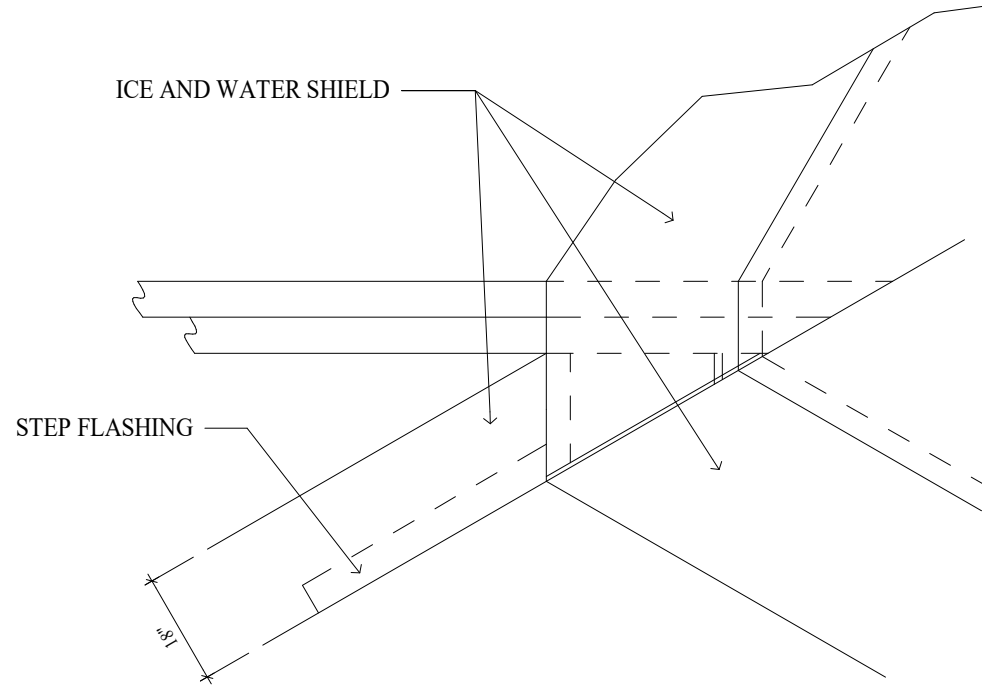
5 WOVEN VALLEY DETAIL
A0.2 NO SCALE



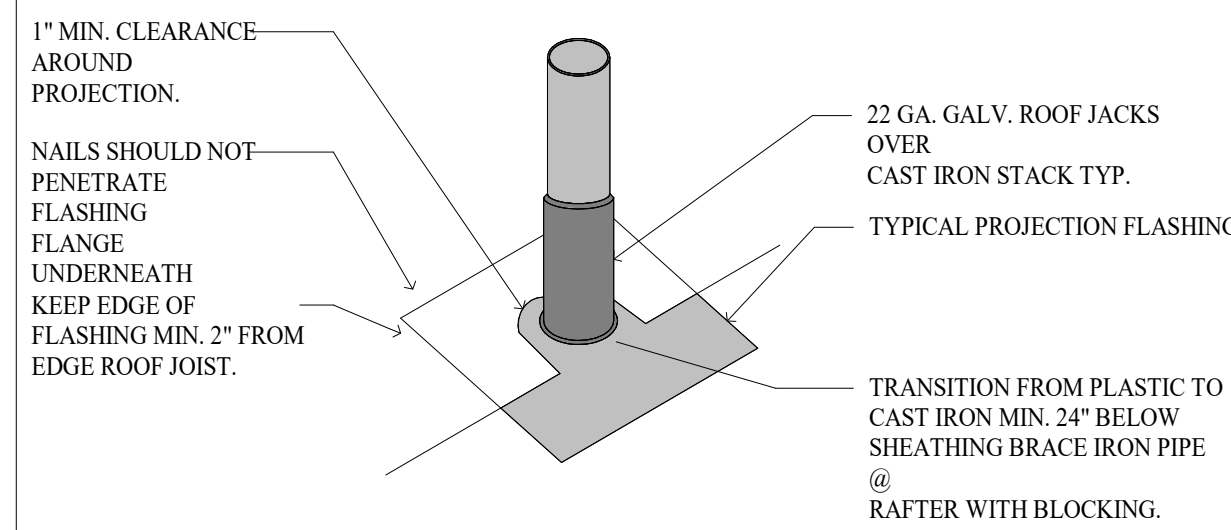
6 SNOW BRACKET DETAIL
A0.2 NO SCALE



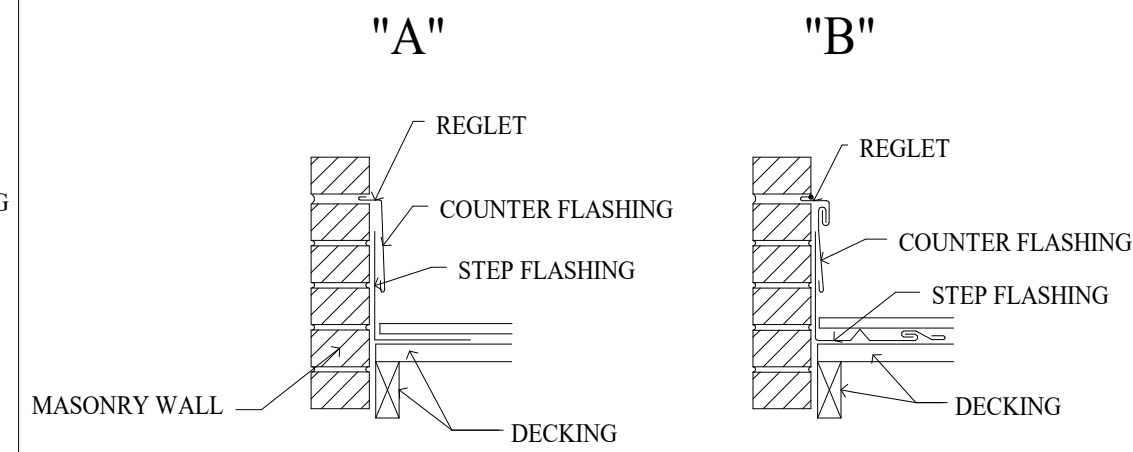
7 CHIMNEY FLASHING
A0.2 NO SCALE



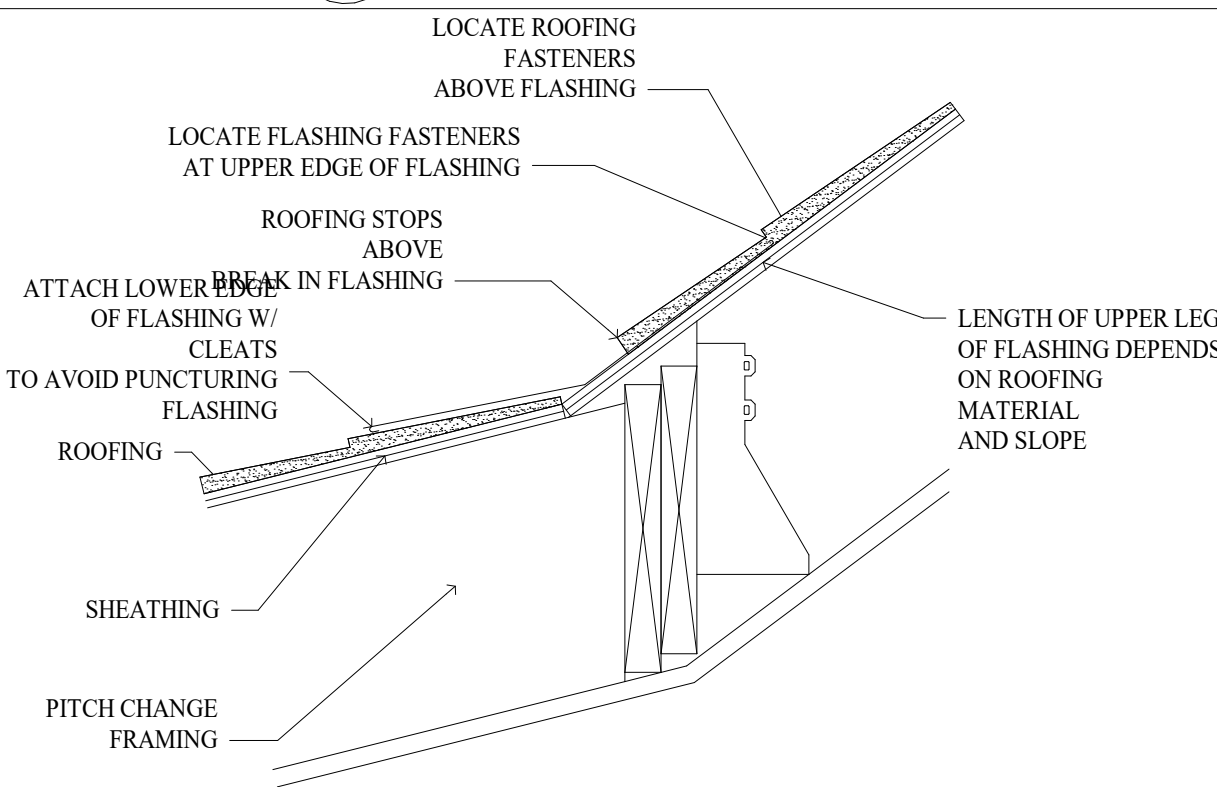
8 DORMER FLASHING DETAIL
A0.2 NO SCALE



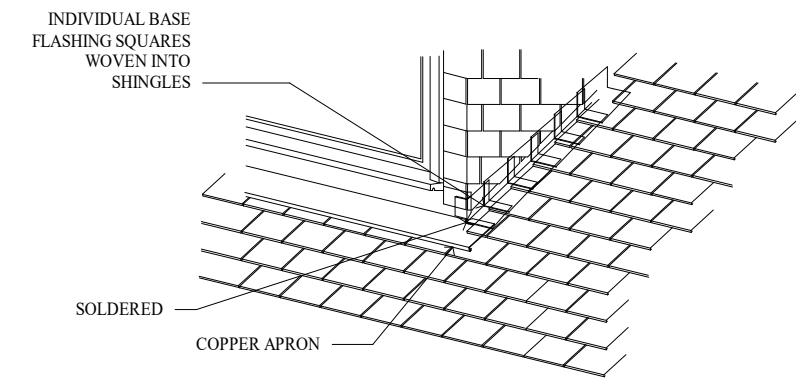
9 VENT FLASHING DETAIL
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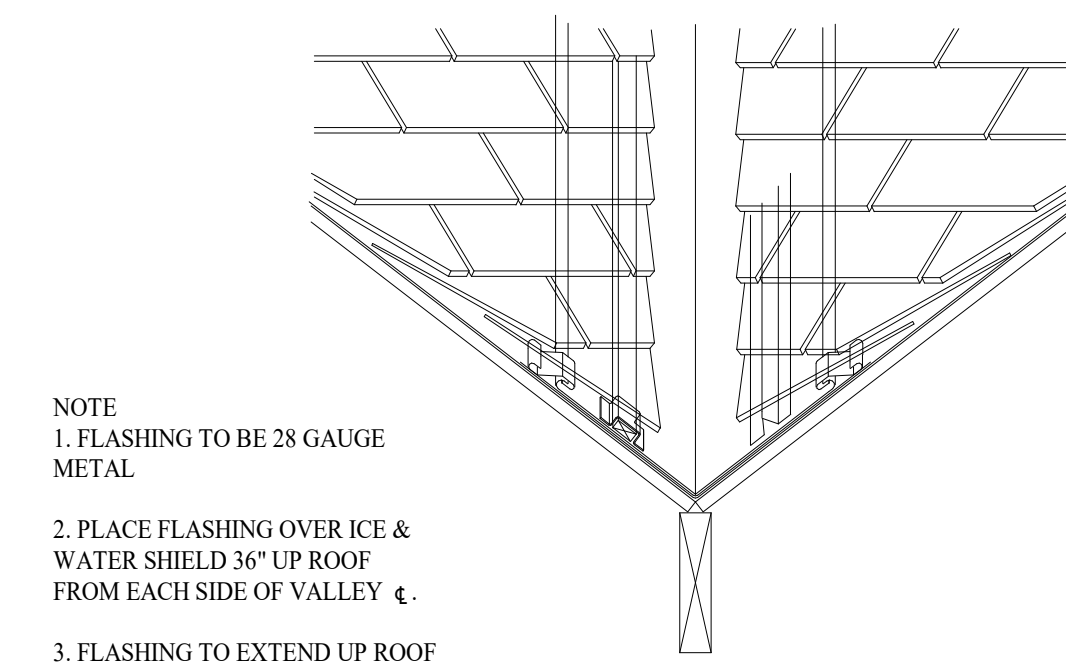
10 RAKE WALL FLASHING DETAIL
A0.2 NO SCALE



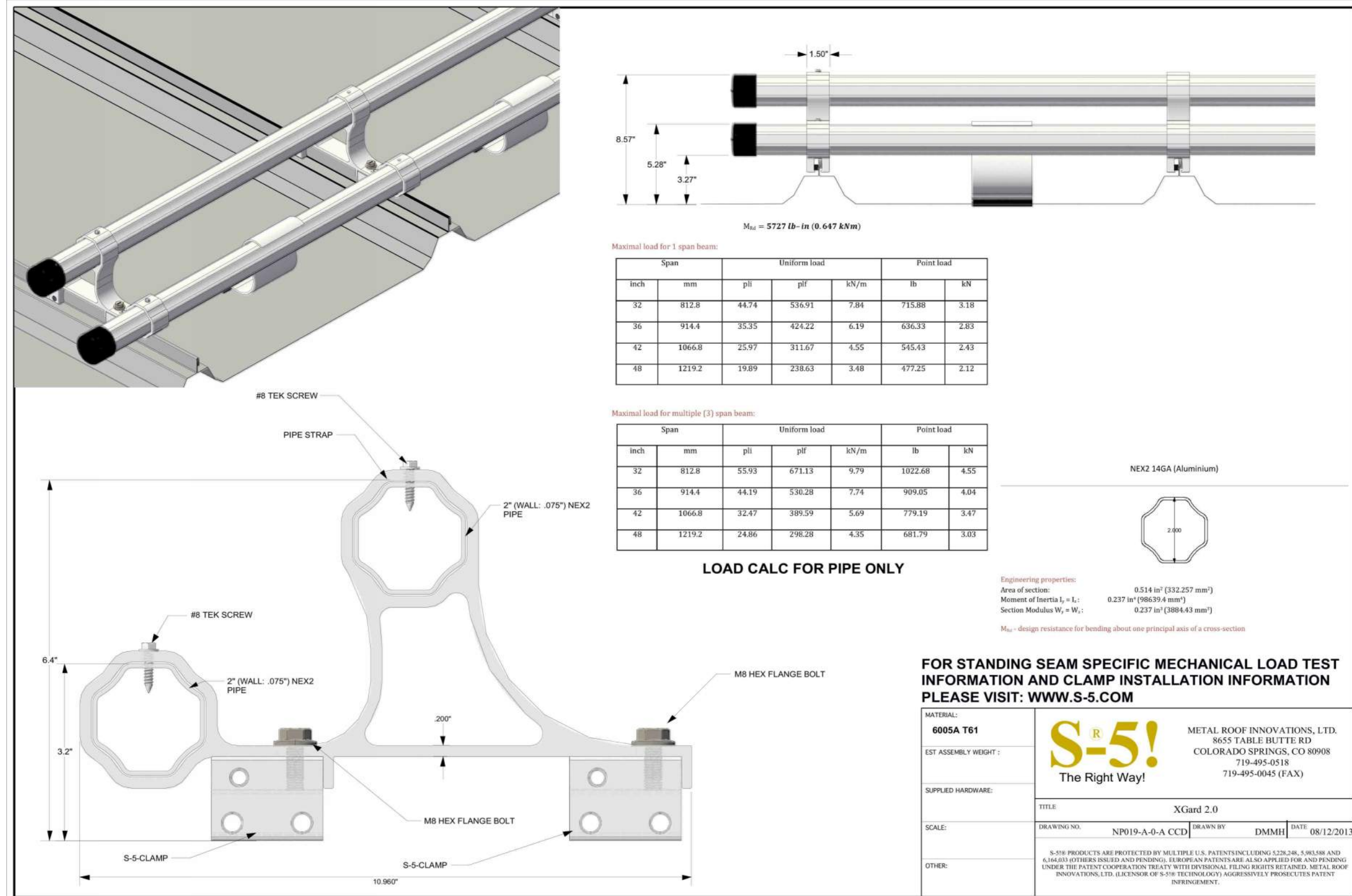
11 ROOF PITCH TRANSACTION DETAIL
A0.2 NO SCALE



12 FLASHING DETAIL
A0.2 NO SCALE



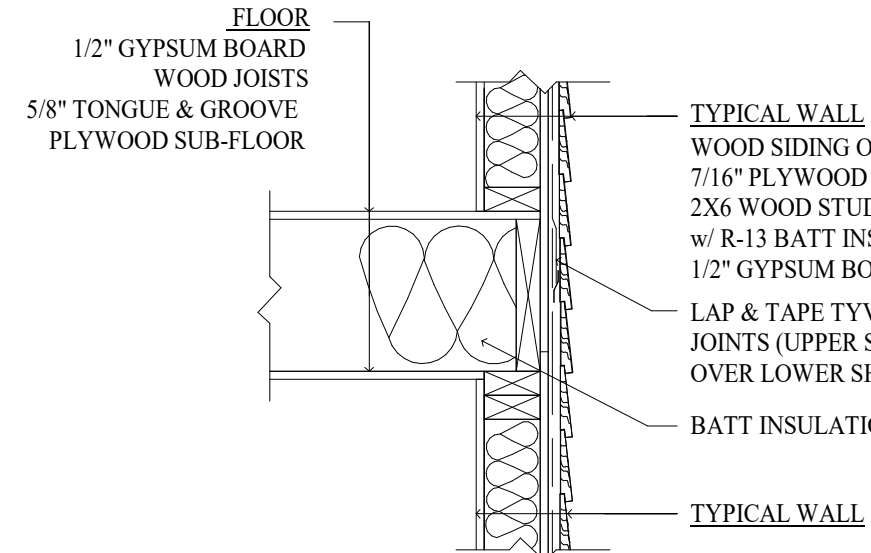
13 OPEN VALLEY DETAIL
A0.2 NO SCALE



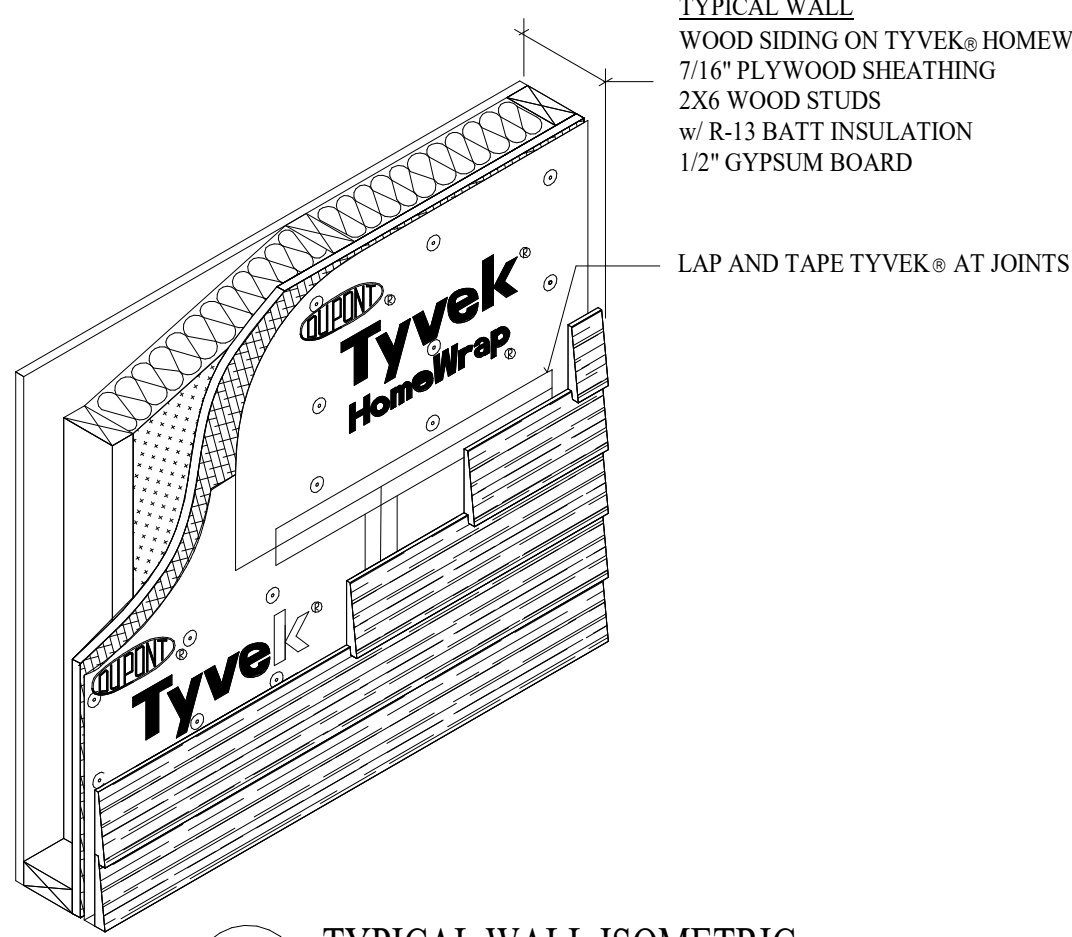
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GENERAL NOTES

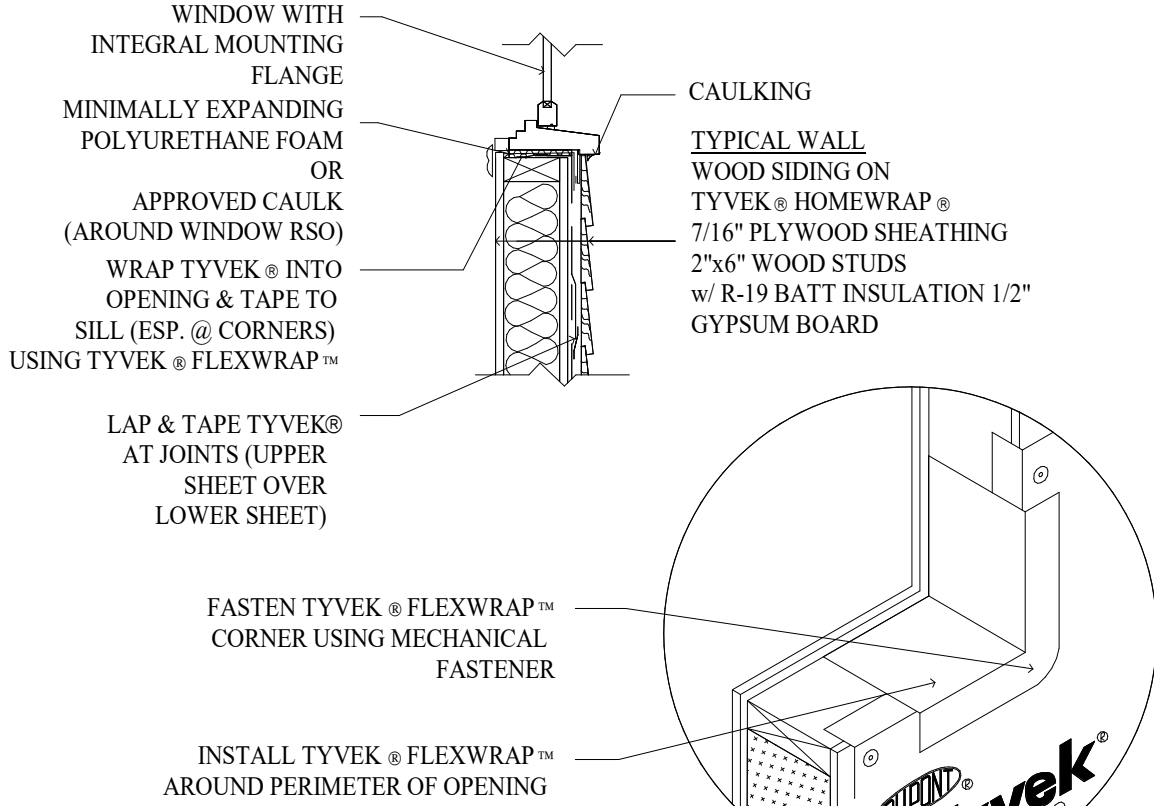
- *SEAL ALL TYVEK ® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE).
- *FASTEN TYVEK ® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAPS)
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



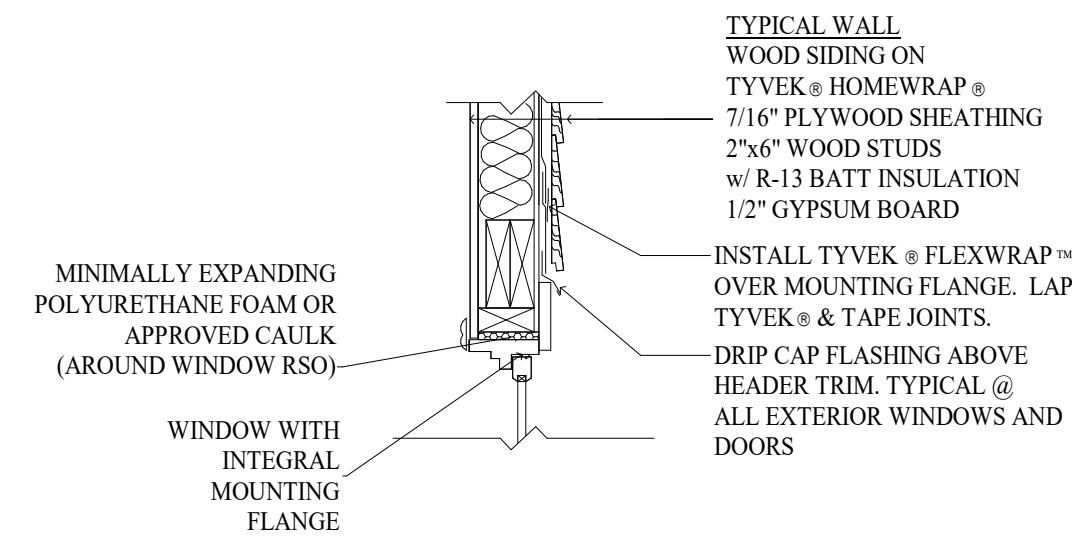
1 FLOOR/WALL INTERFACE DETAIL
A5.1 NOSCALE



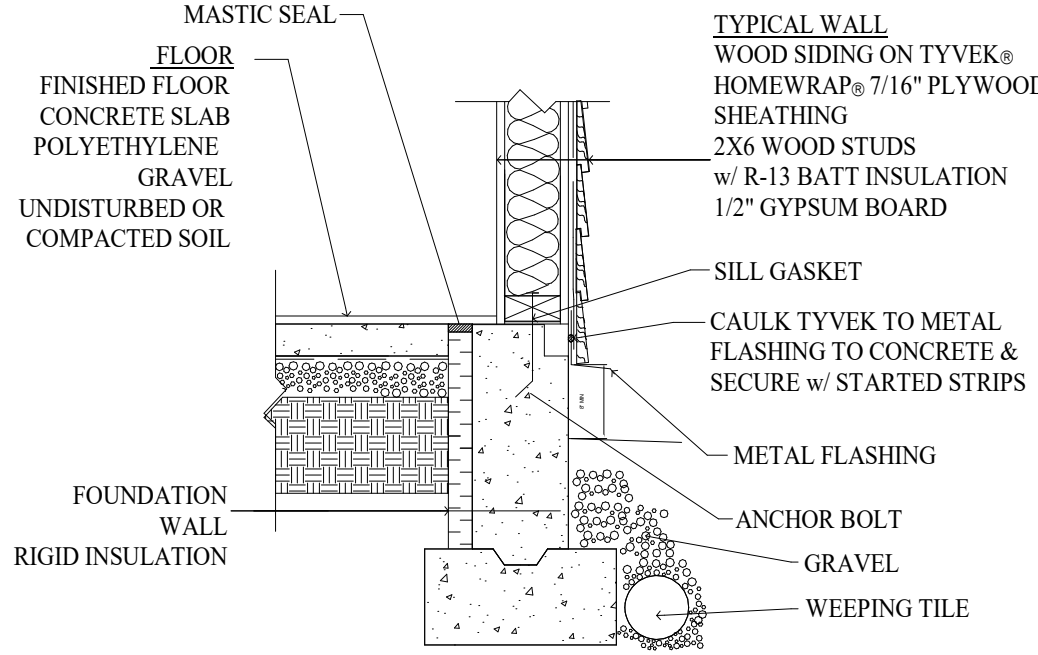
2 TYPICAL WALL ISOMETRIC
A5.1 NOSCALE



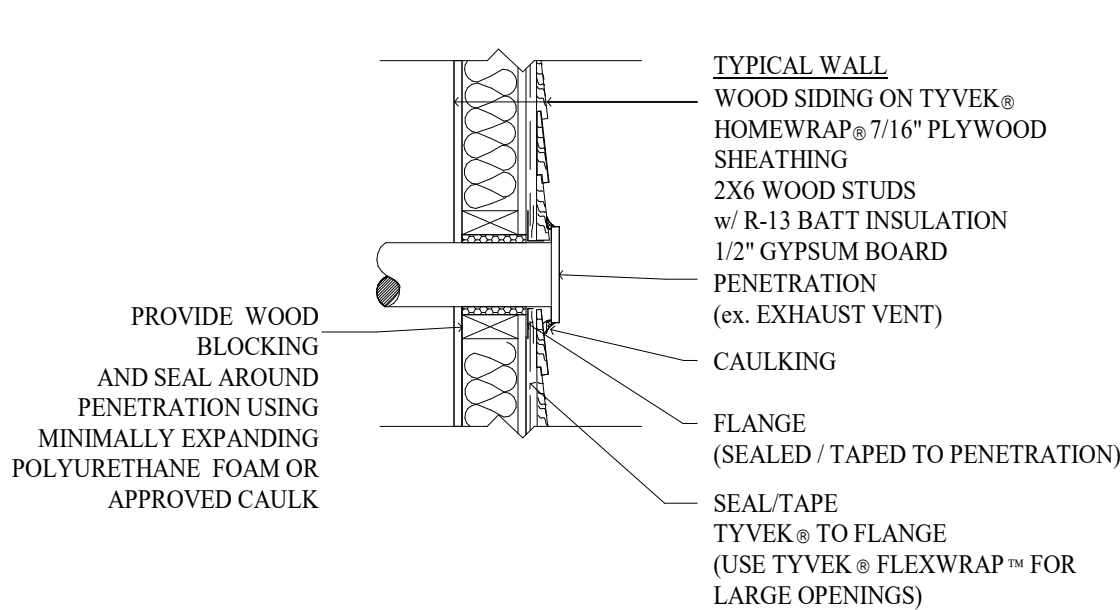
3 WINDOW SILL DETAIL
A5.1 NOSCALE



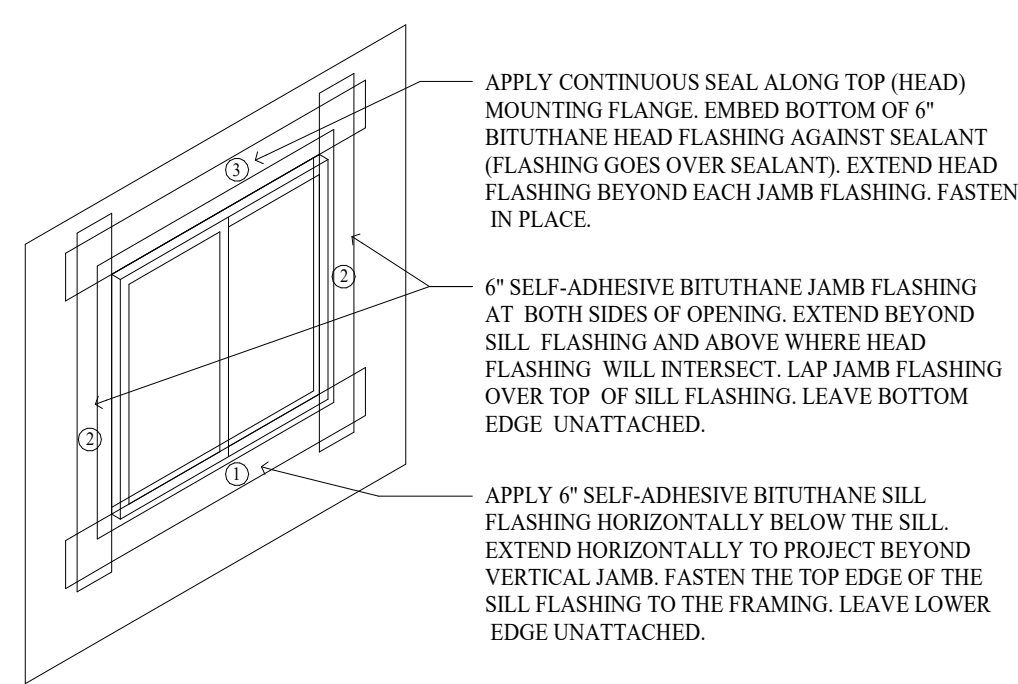
4 WINDOW HEAD DETAIL
A5.1 NOSCALE



5 BASE OF WALL DETAIL
A5.1 NOSCALE



6 WALL PENETRATION DETAIL
A5.1 NOSCALE



7 SILL JAMB AND HEAD FLASHING
A5.1 NOSCALE

ARCHITECTURAL NOTES:

1. ALL WORKS SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. STRUCTURAL SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
2. ALL SUBMITTALS AND CHANGES TO PLANS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO BEING SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. ENGINEER TO APPROVE ALL STRUCTURAL CHANGES.
3. HABITABLE ROOMS, HALLWAYS, CORRIDORS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET MEASURED FROM THE FINISHED FLOOR TO THE FINISHED CEILING. BATHROOMS CAN BE AT 6'-8". NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FT. WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FT. IN HEIGHT. -IRC R305
4. ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS DOUBLE UNDERPAYMENT IS INSTALLED IN ACCORDANCE WITH IRC SECTION R905.2.7
5. ICE BARRIER THAT CONSISTS OF TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. -IRC R905.2.7.1
6. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING. R703.1
7. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING AT ALL OF THE A. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS AND SILLS. C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS. D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM. E. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION. F. AT WALL AND ROOF INTERSECTIONS. G. AT BUILT-IN GUTTERS. IRC R703.8
8. ELEVATORS. WHERE PROVIDED, PASSENGER ELEVATORS, LIMITED USE OR LIMITED APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1. IRC R321.1

FLASHING NOTES:

1. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. A. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION. B. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND. C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER. D. THE END OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1 INCH ON TOPS, SIDES AND ENDS. E. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER. F. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. G. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS. -IRC R317.1

2. ACCESSIBLE BELOW-FLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18" X 24" ACCESS OPENING. -IRC R408.4 FOR ACCESS TO MECHANICAL EQUIPMENT IN THESE AREAS SEE IRC M1305.1.4
3. PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. -IRC R807.1. SEE M1305.1.3 FOR ACCESS TO FURNACES AND OTHER MECHANICAL EQUIPMENT IN ATTIC.
4. PROVIDE 24" ON-CENTER BLOCKING FOR VERTICAL SIDING. -IRC TABLE R703.4 FOOTNOTE j.
5. PROVIDE ROOF SHEATHING RATING AND NAILING SCHEDULE AS PER ENGINEERING DESIGN, OR MINIMUM 5/8", 40/20 RATING IF NO PROFESSIONAL DESIGN IS PROVIDED.

FIREPLACE NOTES:

1. MASONRY OR CONCRETE CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR, CEILING OR ROOF LINE MORE THAN 6 FEET ABOVE GRADE, EXCEPT WHERE CONSTRUCTED COMPLETELY WITHIN THE EXTERIOR WALLS. -IRC R1001.4
2. TWO 1/2 INCH BY 1 INCH STRAPS SHALL BE EMBEDDED A MINIMUM OF 12 INCHES INTO THE CHIMNEY. STRAPS SHALL HOOKED AROUND THE OUTER BARS AND EXTEND 6 INCHES BEYOND THE BEND. EACH STRAP SHALL BE FASTENED TO A MINIMUM OF FOUR FLOOR CEILING OR FLOOR JOIST OR RAFTERS WITH TWO INCH BOLTS. -IRC R1004.4.1
3. ALL WOOD BEAMS, JOIST, STUDS AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A CLEARANCE OF NOT LESS THAN 2 INCHES FROM THE FRONT FACES AND SIDES OF MASONRY FIREPLACES AND NOT LESS THAN 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACES. THE AIR SPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIRE BLOCKING IN ACCORDANCE WITH SECTION R1001.12. EXCEPTIONS: A. MASONRY FIREPLACES LISTED AND LABELED FOR USE IN CONTACT WITH COMBUSTIBLES IN ACCORDANCE WITH UL 127 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURES INSTALLATION INSTRUCTIONS ARE PERMITTED TO HAVE COMBUSTIBLE MATERIAL IN CONTACT WITH THEIR EXTERIOR SURFACES. B. WHEN MASONRY FIREPLACES ARE PART OF MASONRY OR CONCRETE WALLS, COMBUSTIBLE MATERIALS SHALL NOT BE CONTACT WITH THE MASONRY OR CONCRETE WALLS LESS THAN 12 INCHES FROM THE INSIDE SURFACE OF THE NEAREST FIREBOX LINING. C. EXPOSED COMBUSTIBLE TRIM AND THE EDGES OF SHEATHING MATERIALS SUCH AS WOOD SIDING, FLOORING AND DRYWALL SHALL BE PERMITTED TO ABUT THE MASONRY FIREPLACE SIDE WALLS AND HEARTH EXTENSION, PROVIDED SUCH COMBUSTIBLE TRIM OR SHEATHING IS A MINIMUM OF 12 INCHES FROM THE INSIDE SURFACE OF THE NEAREST FIREBOX LINING. D. EXPOSED COMBUSTIBLE MATERIALS OR TRIM MAY BE PLACED DIRECTLY ON THE MASONRY FIREPLACE FRONT SURROUNDING THE FIREPLACE OPENING PROVIDING SUCH COMBUSTIBLE MATERIALS ARE NOT PLACED WITHIN 6 INCHES OF A FIREPLACE OPENING. COMBUSTIBLE MATERIAL WITHIN 12 INCHES OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/4 INCH FOR EACH 1 INCH DISTANCE FROM SUCH AN OPENING. -IRC R1001.11
4. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. -IRC R1003.9

BUILDING ENVELOPE NOTES:

1. CONTRACTOR TO COMPLETE BLOWER DOOR TEST OR COMPREHENSIVE AIR BARRIER INSPECTION PER 2015 IRC CHAPTER 11

STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

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

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PROJECT DESCRIPTION:

GENERAL NOTES AND DETAILS

SHEET DESCRIPTION:

REVISIONS:

DATE:

April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:

A5.2

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ROOM SCHEDULE											
NO.	NAME	FLOOR MAT'L	BASE MAT'L	NORTH	EAST	SOUTH	WEST	CEILING HEIGHT	CEILING FINISH	REMARKS	
Not Placed											
A007	FAMILY ROOM										
LOWER LEVEL											
A001	BEDROOM										
A002	BATH										
A003	LAUNDRY										
A004	MECHANICAL										
A005	BEDROOM										
A006	BATH										
B001	BUNK ROOM										
B002	BATH										
B003	BATH										
B004	BEDROOM										
B005	MECHANICAL										
B006	FAMILY ROOM										
MAIN LEVEL											
A101	POWDER										
A102	MUD										
A103	DINING										
A104	KITCHEN										
A105	LIVING										
B101	GARAGE										
B102	ENTRY										
B103	OFFICE										
B104	POWDER										
B105	SAUNA										
B106	BEDROOM										
B107	BATH										
UPPER LEVEL											
A201	BEDROOM										
A202	BATH										
B201	LIVING										
B202	DINING										
B203	KITCHEN										
B204	POWDER										
B205	BEDROOM										
B206	BATH										

DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	THICK	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HARDWARE	REMARKS
LOWER LEVEL										
A001	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A002	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
A003	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
A004	STYLE AND RAIL	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A005	STYLE AND RAIL	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
A006	STYLE AND RAIL	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A007	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A008	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
A009	DBL SLIDE	5' - 0"	8' - 0"	0' - 1 3/8"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
B001	POCKET	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B002	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
B003	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
B004	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B005	STYLE AND RAIL	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B006	STYLE AND RAIL	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B007	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
B008	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
B009	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
MAIN LEVEL										
A101	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
A102	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A103	3 PANEL SLIDER	9' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
A104	STYLE AND RAIL	3' - 0"	7' - 0"	0' - 1 3/8"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
B101	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
B102	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
B103	DBL POCKET	4' - 0"	8' - 0"	0' - 1 3/8"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B104	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B105	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
B106	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
B107	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B108	3 PANEL SLIDER	9' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
B109	BARN	3' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B110	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
B111	POCKET	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B112	OVERHEAD	9' - 0"	9' - 0"	0' - 1 1/2"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	GARAGE	
UPPER LEVEL										
A201	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A202	STYLE AND RAIL	3' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A203	SHOWER	2' - 0"	7' - 0"	0' - 0 1/2"	GLASS	CLEAR				
B201	3 PANEL SLIDER	12' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B202	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B203	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B204	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B205	3 PANEL SLIDER	9' - 0"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B206	POCKET	3' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B207	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
B208	POCKET	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	

WINDOW SCHEDULE								
MARK	WIDTH	HEIGHT	TYPE	FRAME MATERIAL	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
A	3' - 0"	5' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
B	5' - 0"	6' - 0"	DBL CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
C	2' - 0"	6' - 0"	FIXED	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
D	3' - 0"	6' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
E	2' - 6"	6' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
F	3' - 6"	2' - 0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
G	2' - 6"	5' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
H	2' - 6"	4' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
I	2' - 6"	5' - 6"	DBL HUNG	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
J	5' - 0"	5' - 2"	DBL HUNG DBL	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
K	2' - 0"	4' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
L	5' - 0"	8' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
M	5' - 0"	2' - 6"	FIXED	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
N	3' - 0"	4' - 6"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
O	2' - 6"	5' - 0"	DBL HUNG	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	

DOOR NOTES

- ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
- ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
- ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4.
- FRENCH/PATIO/TERRACE DOORS TO BE SUPPLIED BY WINDOW MANUFACTURER TO HAVE U-VALUE OF .31 MINIMUM.
- AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL 325.-IRC 309.4.

WINDOW NOTES

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

PROJECT DESCRIPTION:

1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:

DOOR, WINDOW, ROOM SCHEDULE

REVISIONS:

DATE:

April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:

A6.1

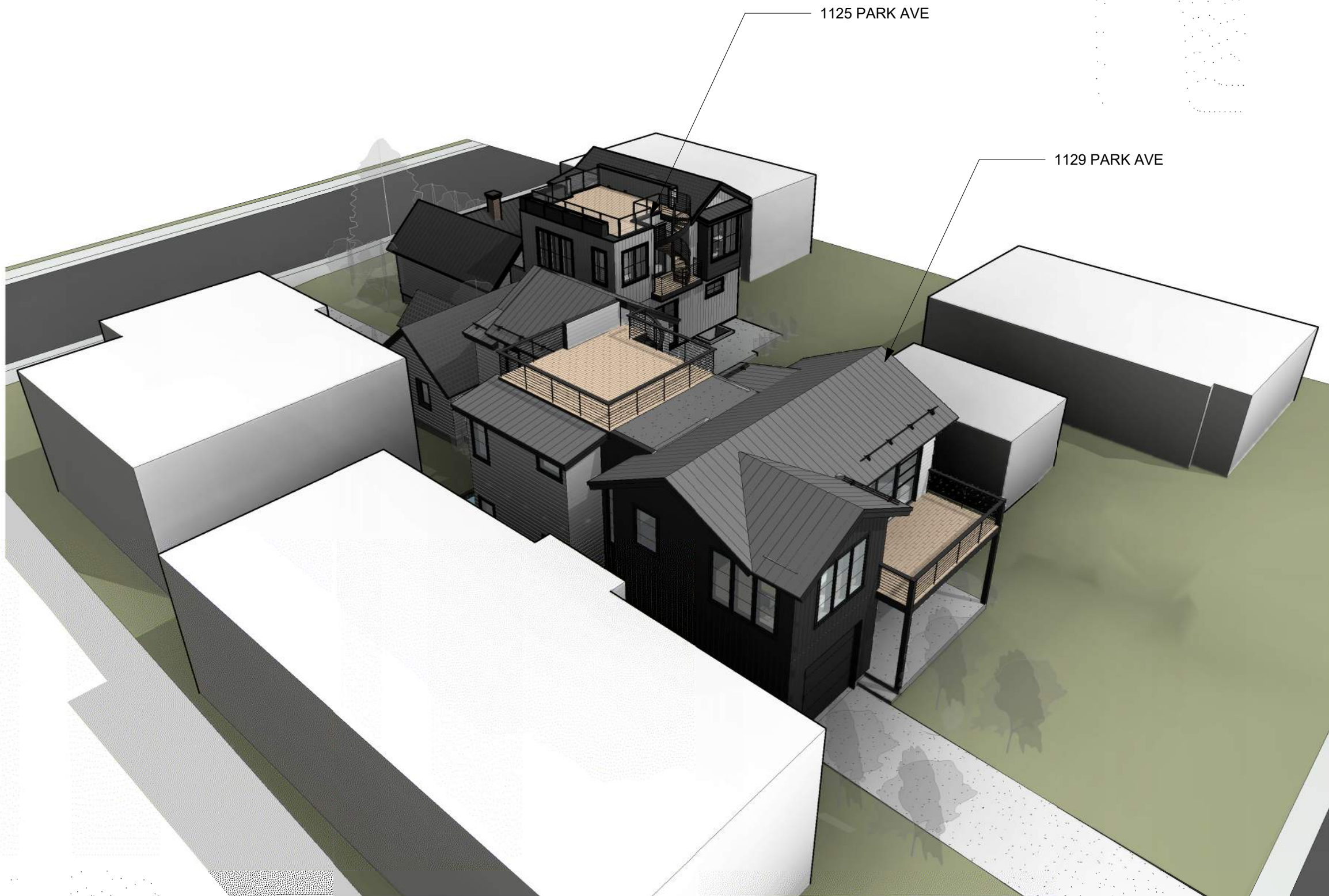
Jonathan DeGray
A r c h i t e c t

P.O. Box 4674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: deggrayj@qwestnet.com

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NE



SW



SE



NW

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A r c h i t e c t
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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:
BIRDSEYE IMAGES

REVISIONS:

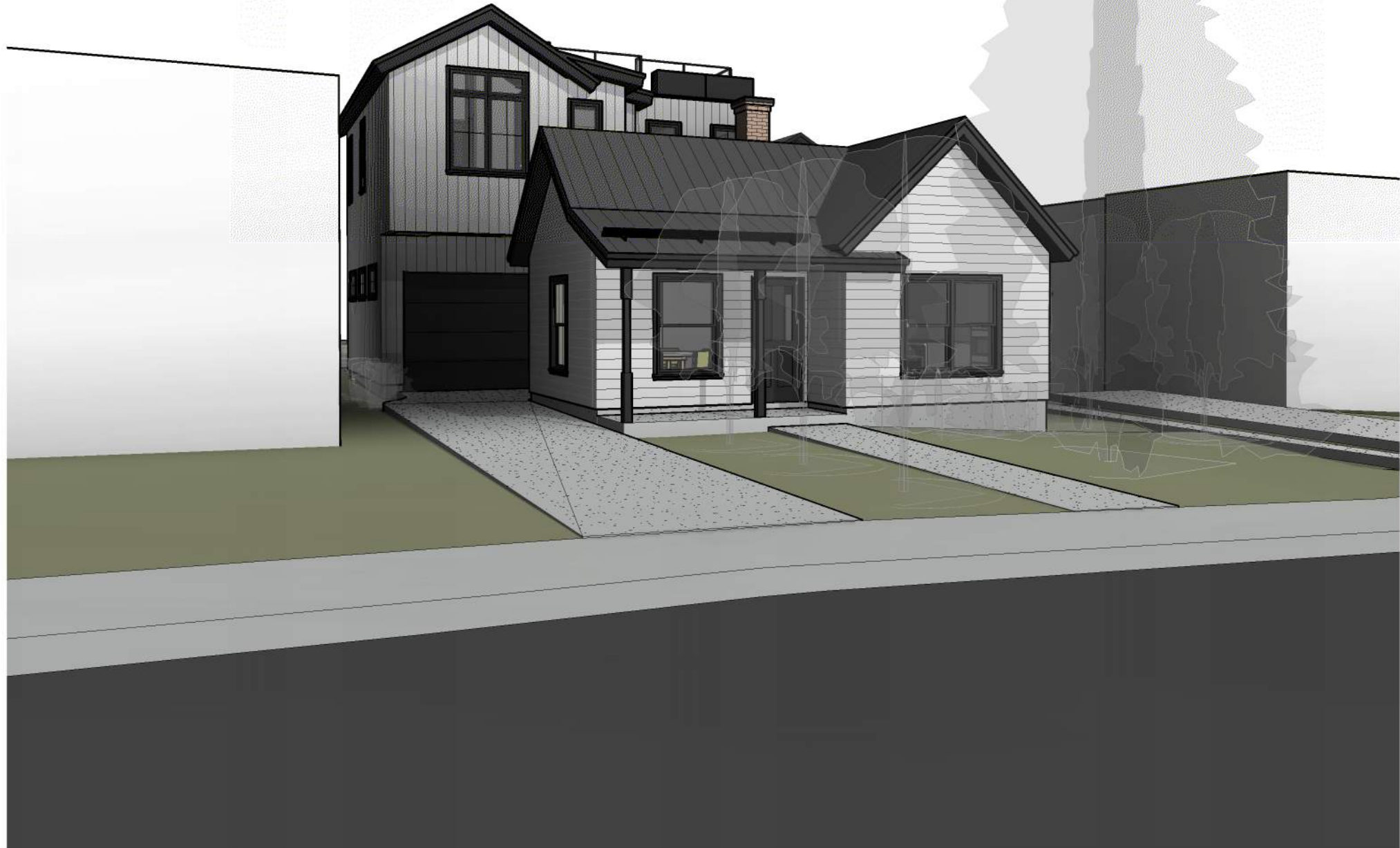
DATE:
April 12th, 2021

PROJECT NUMBER:

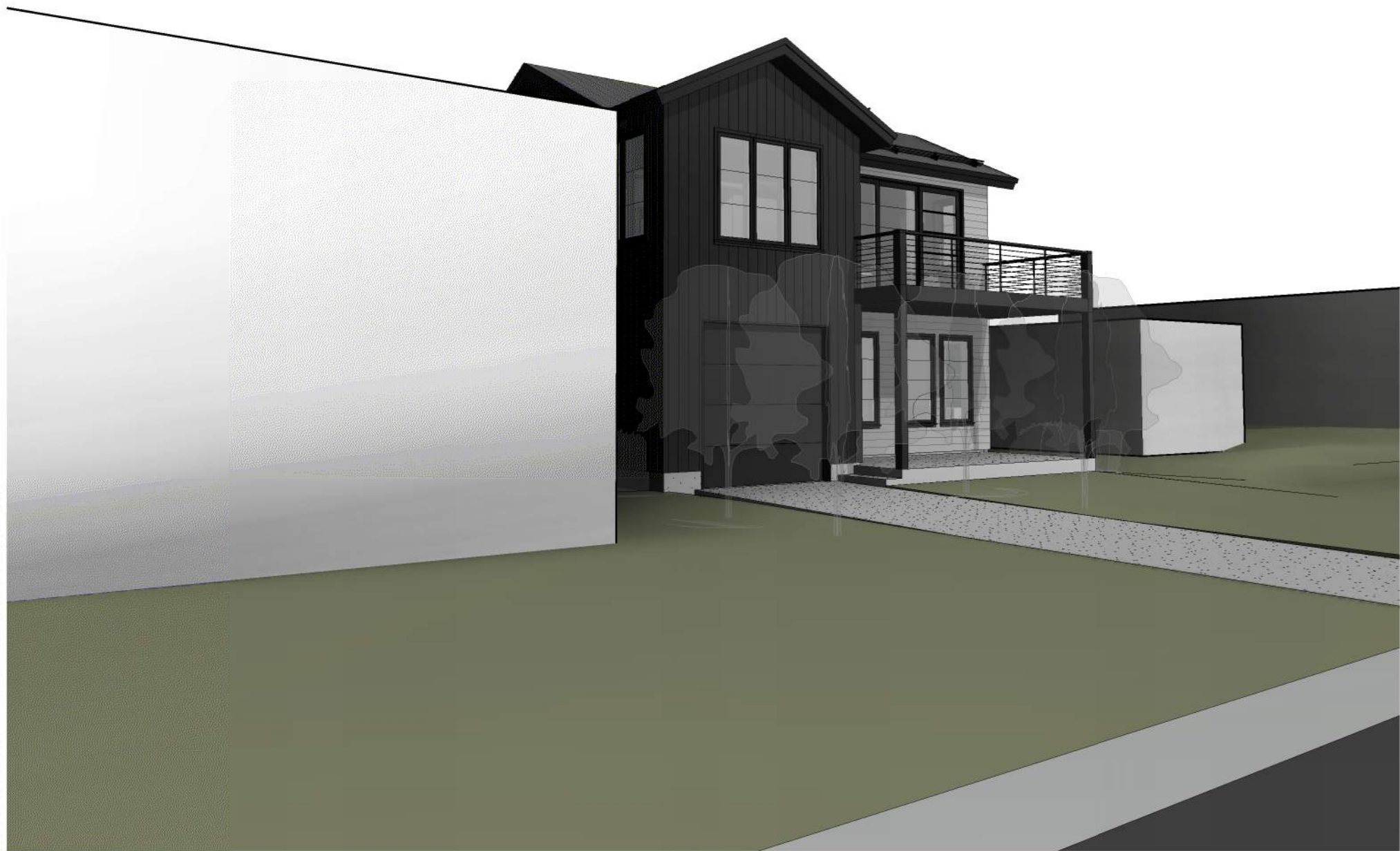
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AI-01

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FROM PARK AVE



FROM WOODSIDE



Jonathan DeGray
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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:
GROUND VIEW IMAGES

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:

AI-02

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EXISTING PARK AVE STREETSCAPE



PROPOSED PARK AVE STREETSCAPE

Jonathan DeGray
Architect
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Tel: 435-646-7263, Email: degray@jonathandegray.com

PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:
STREETSCAPE

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
AI-03

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EXISTING WOODSIDE STREETScape



PROPOSED WOODSIDE STREETScape

Jonathan DeGray
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Tel: 435-649-7263, E-mail: degray@jonathandegray.com

PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:
STREETSCAPE

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
AI-04



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

**RE: LIFTING A SIGNIFICANT HISTORIC STRUCTURE AND
MATERIAL DECONSTRUCTION**

The Historic Preservation Board of Park City, Utah, met on Wednesday, June 2, 2021 for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 1129 Park Avenue
Project Number: PL-21-04817
Type of Item: Administrative
Hearing Date: June 2, 2021

The Historic Preservation Board conducted a public hearing and (I) approved lifting the Significant Historic Structure for a new foundation; (II) approved the Material Deconstruction of a portion of the rear façade to accommodate an addition and garage; and (III) determined the covered front entry porch, constructed after 1949, contributes to the Historic Integrity of the Significant Historic Structure and can be retained, based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. 1129 Park Avenue was built sometime before 1901 and appears on the 1889 Sanborn Insurance map, which was the first map for this area.
2. On May 13, 2021, the City Council enacted [Ordinance No. 2021-23](#), approving the Jupiter Moons Plat Amendment to create a 4,699.50-square-foot Lot for 1129 Park Avenue to accommodate a Duplex, with access from Woodside Avenue.
3. A Duplex is a Conditional Use in the Historic Residential – 1 Zoning District. The Planning Commission is scheduled to conduct a public hearing on the Conditional Use Application on June 9, 2021.
4. The Applicant submitted a Historic District Design Review (HDDR) application to lift the Significant Historic Structure to accommodate a new foundation, to remove a portion of the rear façade for an addition, and to retain the covered front entry porch, constructed after 1949.

5. Based on the Historic Site Form, 1129 Park is a hall-parlor type house with minor changes. The hall-parlor is one of the main three house types built during the historic Park City mining era, and was the earliest of those three, usually occurring towards the beginning of that time period. The side gable roof is sheathed with standing seam metal, which replaced the aluminum material mentioned on the tax cards. A gabled porch extends from the center of the roof; this element was not present in the c. 1940 tax photo and does not appear on any Sanborn maps up to 1941. The house is clad with drop-novelty wood siding. The windows on the front façade were originally two six-over-six double hung sash windows arranged symmetrically with the door in the center as shown on the c. 1940 tax photo, but are currently aluminum picture windows, with the window on the left being wider than the nearly square window on the right. The door is an out of period wood door with several lites and has a metal screen door in front of it. The foundation is not visible and its material is unknown. The lot is very narrow, with the house touching its neighbor to the left. Although the form remains legible, the cumulative formal and material changes have diminished its historic value.
6. The house appears on the 1889 Sanborn Insurance map, which was the first map for this area.
7. The following summarizes the features of 1129 Park Avenue:
 - a. It is estimated the Historic hall-parlor form with a simple 10:12 pitch gable roof was built in 1895.
 - i. The Significant Historic Structure was built on stacked stone and soil and has no foundation.
 - ii. An original masonry chimney no longer functions as a smoke flue and terminates before the roof.
 - b. A rear addition with a concrete foundation was built after 1949.
 - c. A covered entry porch was added to the front façade after 1949.
 - d. The windows are aluminum frame with insulated glass and the exterior trim and entry door were replaced after 1949.
 - e. The front door was replaced after 1949.
 - f. The mechanical and electrical systems are not code compliant.
8. The Historic Preservation Board reviews Material Deconstruction to remove Historic Material to accommodate new additions, new construction, and structural upgrades.
9. Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.
10. The Applicant will be required to comply with LMC [§ 15-11-9](#), Preservation Policy before the City issues a building permit.
11. The Applicant proposes removing all construction post-1949, except for the covered front entry porch.
12. The *Design Guidelines For Historic Residential Sites* states that changes to a building that have acquired Historic significance in their own right should be retained and preserved.
13. A Contributing object is a “portion of an existing building, an Accessory Building, Structure, or object . . . considered contributory to the historical significance of a Building or Site if it reflects the Historical architectural character of the site or

district as designated by the Historic Preservation Board.”¹

14. The Land Management Code defines Historic Integrity as the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity.
15. The qualities relevant to the porch include:
 - a. Design. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.
 - b. Workmanship. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.
 - c. Feeling. A Site’s expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property’s Historic character.
16. Additions like porches to Historic Structures were sometimes added over time as property owners were able to afford new construction.
17. The *Design Guidelines* for new residential infill in the Historic Districts encourages porches to define front entrances that are respectful of the scale and proportions found on Historic Structures in the area “in a way that follows the predominant pattern of historic porches along the street, maintaining traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.”
18. The three Historic Structures to the north and the two Historic Structures to the south have covered front entry porches.
19. The proposed preservation of the covered front entry porch follows the predominant pattern of historic porches along the street, maintains traditional setbacks, orientation of entrances, and alignment along the Streetscape or character area to reinforce the visual rhythm of the buildings and site elements.

Conclusions of Law

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

Conditions of Approval

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.

¹ LMC [§ 15-15-1](#).

2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The Historic Structure shall be returned to original grade following construction of a foundation.
7. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.
8. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
9. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
10. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
11. Historic foundations shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
12. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
13. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
14. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing

and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.

15. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
16. The Applicant shall complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.
17. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
18. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
19. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
20. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.
21. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
22. In-line additions shall be avoided.
23. If the Landmark Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.
24. This approval is contingent upon Planning Commission approval of a Conditional Use Permit for a Duplex Use.

If you have any questions, concerns, or comments regarding this letter, please email brendan.conboy@parkcity.org or call 435-615-5059.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director
Brendan Conboy, Project Planner

Historic Preservation Board Staff Report

Subject: 1125 Park Avenue
Application: PL-20-04689
Author: Rebecca Ward
Date: June 2, 2021
Type of Item: Administrative – Material Deconstruction



Summary Recommendation

Staff recommends the Historic Preservation Board review the applicant's proposal, conduct a public hearing, and determine whether the 1907 and 1929 rear additions contribute to the Landmark Historic Structure.

The Applicant also requests the Historic Preservation Board approve lifting the Landmark Historic Structure, and the Material Deconstruction of the rear façade—pursuant to the Board's determination on the contributory status of the rear additions—to accommodate an addition, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Wendy Smith, represented by Jonathan DeGray, Architect
Location: 1125 Park Avenue
Zoning District: Historic Residential (HR-1) District
Historic Designation: Landmark
Historic Era: Mature Mining Era, 1894-1930
Reason for Review: The Historic Preservation Board reviews Material Deconstruction of Historic Structures¹

Acronyms

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

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

Background

1125 Park Avenue is a cross-wing Landmark Historic Structure constructed circa 1901. On November 3, 2020, the Historic Preservation Board visited 1125 Park Avenue. On November 4, 2020, the Historic Preservation Board conducted a work session to discuss the contributing status of the 1907 and 1929 rear additions to 1125 Park Avenue ([Staff Report](#); [Minutes](#), p. 26).

¹ LMC [§ 15-11-12.5](#)

Based on the meeting minutes:

- The project architect:
 - views the circa 1900 footprint as the original Historic form
 - notes that the 1929 addition abuts the adjacent home at 1129 Park Avenue and this creates issues, including building code concerns
 - states that removal of the 1907 addition will accommodate a garage at the back of the lot

The Historic Preservation Board requested additional information, outlined below.

History of Development on the Site

Based on the Historic Site Form (Exhibit B), “1125 Park Avenue is a cross-wing home with few modifications. The cross-wing Structure is one of the three main house types built during the historic Park City mining era. The rear section of the house extends past the main part of the stem wing, but this appears to be original and shows up on the 1907 Sanborn map. The cross-gable roof is sheathed with standing seam metal, which replaced the shingle material shown in the circa 1940 photo. A brick chimney is on the rear of the roof and is tall enough to be seen from the front of the house. The walls are clad with drop-novelty wood siding. There is a pair of one-over-one double hung sash windows in the front gable end and a single window of the same type is next to the door in the porch area. The door is a wood door with an upper lite and a screen door is present as well. The porch is in the L of the house and is covered by a shed roofed extension of the main roof. The porch is supported by lathe turned wood posts. A decorative trim surrounds both the door and the windows. The foundation is not visible and its materials are unknown. A wood picket fence surrounds the yard. The overall form and materiality of the building remains intact and the building retains its historic value.”



Tax photo c. 1940

The house was built between 1900 and 1907 and was owned by mine promoter Edwin Kidder until 1902, W.H. Richardson from 1902 – 1904, and blacksmith Charles Workman from 1904 – 1921.

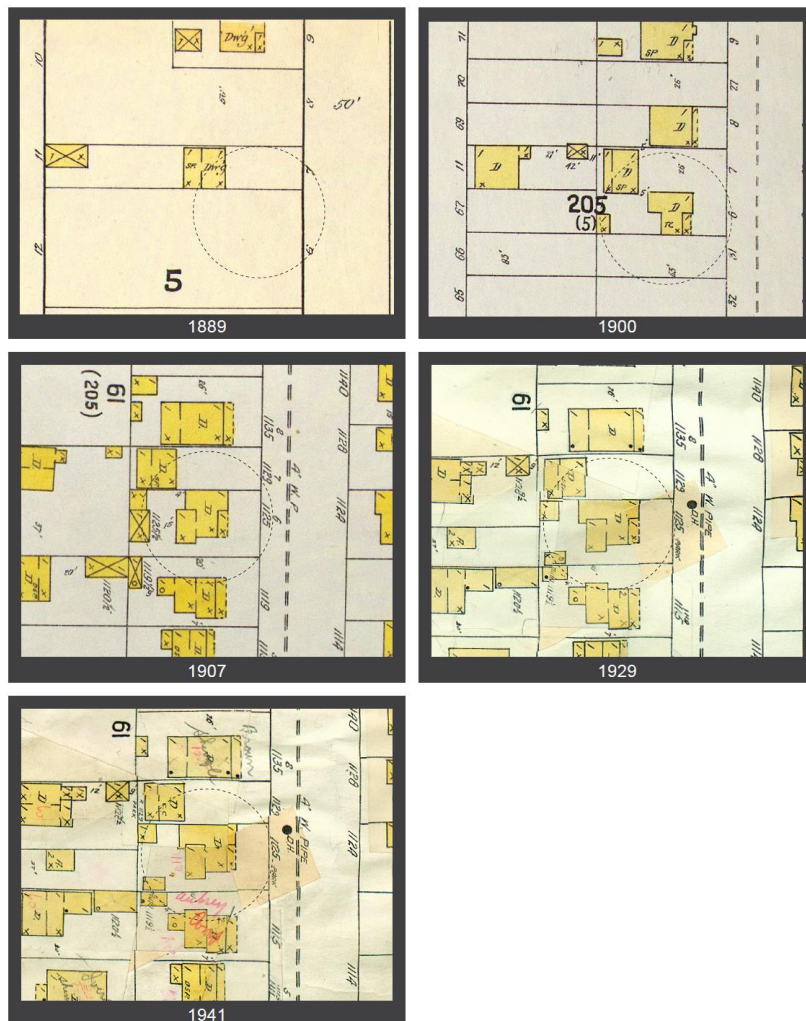
Silver mine machinist Alexander Gibson, his wife, and their three children lived in the home through the 1940s and the family sold the property to Russell and Ruth Green upon Gibson's death in 1964. In 1976, Josef Buehler purchased the property and retained ownership until the current Applicant.

Existing Conditions

The Applicant completed exploratory interior demolition in 2020 (Exhibit C).

There are two (2) Historic additions, documented in the Sanborn maps. The first addition appears in the 1907 Sanborn map, where the kitchen is currently located. The second addition appears in the 1929 map where a rear bedroom is currently located.

1125 Park Avenue, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history



NON-HISTORIC ADDITION PROPOSED REMOVAL TO BE REVIEWED BY STAFF

CIRC. 1929 HISTORIC ADDITION PROPOSED REMOVAL TO BE REVIEWED BY HPB

CIRC. 1907 HISTORIC ADDITION PROPOSED REMOVAL TO BE REVIEWED BY HPB

CIRC. 1900 HISTORIC FOOTPRINT

dry

UNDRY

dw

CLOSET

range

ref.

BEDROOM

CL.

ENTRY

LIVING

ENTRY PORCH

1

2

3

4

5

6

7

8

9

Analysis

(I) Staff recommends the Historic Preservation Board determine whether the 1907 and 1929 additions contribute to the Landmark Historic Structure.

The Applicant proposes the following:

An interpretation of historic preservation could include this 1907 kitchen addition as historically important due to its age. However I'm going to argue the essential physical feature for this overall property in the context of Park Ave, is the original T-shape which forms the frontage that faces Park Ave including the original front door, the porch, the windows, the roofline and shape. If anyone looks at the house from the street, the kitchen addition bumps out 4' to the south side of the building and its not a predominant feature. I believe the property retains its identity and integrity better without the 4' bump out. One could argue the 1907 kitchen addition is part of the historic structure but I'm making a different argument that its not visible enough to make it essential and the T structure has enormous integrity on its own. The T shape structure and architecture have been minimally improved and are a very good representation of a pre 1900's historic mining residence.

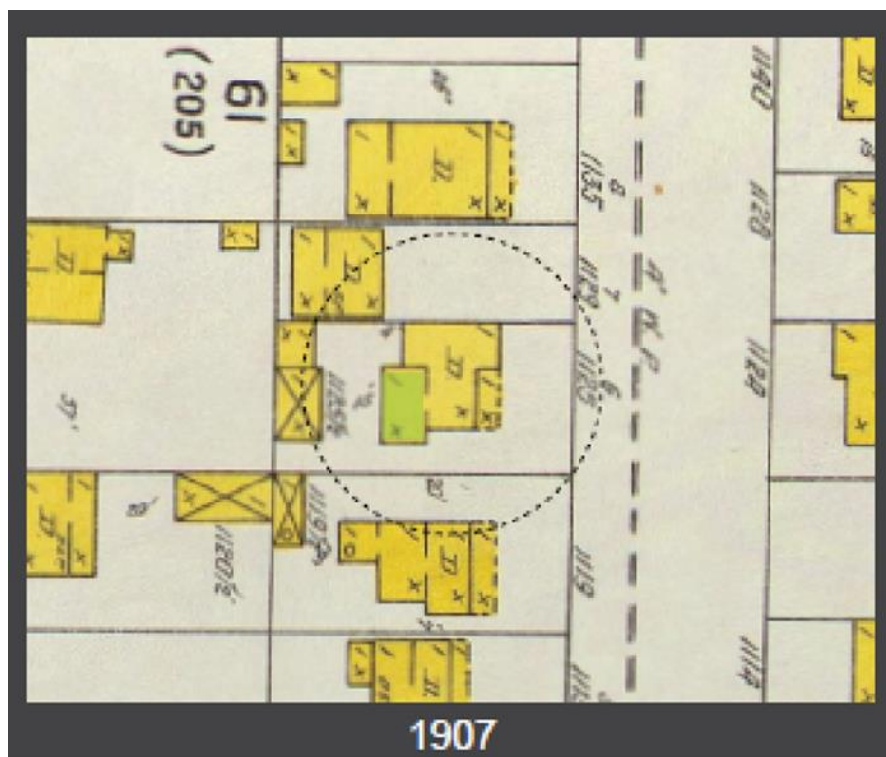
Please see Exhibit D for the full Applicant statement.

Land Management Code (LMC) [§ 15-15-1](#) defines a Contributing Building, Structure, Site/Area or Object as Contributing Building, Structure, Site/Area Or Object as one that is determined by the Historic Preservation Board to meet specific criteria set forth in LMC [§ 15-11-10](#). A portion of an existing building may also be considered contributory to the Historical significance of a Building or Site if it reflects the Historical or architectural character of the Site or District as designated by the Historic Preservation Board.

LMC [§ 15-15-1](#) defines Historic Integrity as the ability of a Site to retain its identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows and are discussed below: location; design; setting; materials; workmanship; feeling; and association.

1907 Kitchen Addition

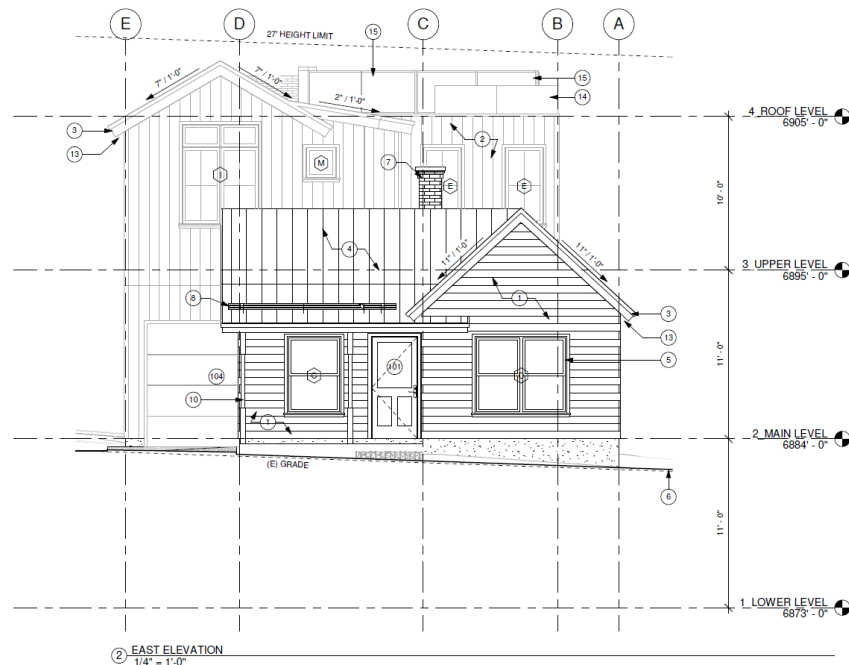
The 1907 Sanborn map includes the Building Footprint of the kitchen addition, highlighted in green:



The photo below highlights in yellow the portion of the 1907 kitchen addition that can be viewed when looking northerly from Park Avenue:



The Applicant proposes removal of the 1907 kitchen addition to accommodate a garage at the rear of the property:



Pursuant to the seven (7) aspects or qualities defined by the National Park Service, that in various combinations define integrity, the italics below show the analysis from the Park City Historic Site Form – Historic Sites Inventory (Exhibit E):

Location. The place where the Historic Site was constructed or the Historical event took place.

Original location.

Design. The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.

Little alteration is evident to the form of this structure based on photographic evidences provided, other than roofing materials and paint color. The changes are minor and do not affect the site's historic character.

Setting. The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.

Narrow building lot on fairly flat terrain. House is recessed roughly 15 – 20 feet from city roadway separated by a white picket fence directly abutting the property line. Prominent evergreen tree on the right of front elevation, and other grasses and shrubs cover the well-managed landscape.

Materials. The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.

Wooden picket fence; drop-novelty wood siding and trim; metal roof; double-hung windows with wood casings.

Workmanship. The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.

The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.

Feeling. A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the Property's Historic character.

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. The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.

The Park City Historic Site Form – Historic Sites Inventory evaluates the Landmark Historic Structure holistically. However, it is the cross-wing form that categorizes this as one of three most common house types, and not the 1907 addition.

Does the 1907 kitchen addition (highlighted below in the 1940 tax photo) contribute to the Landmark Historic Structure?



1929 Rear Addition

1125 Park Avenue and the adjacent property to the north, the Significant Historic Structure at 1129 Park Avenue, are built with a common wall, shown in the image below highlighted in yellow:



1125 (left) & 1129 (right) Park Avenue looking southerly

[illegible]

As mentioned in the 1907 kitchen addition analysis above, the Park City Historic Site Form – Historic Sites Inventory form evaluates the Landmark Historic Structure holistically. However, it is the cross-wing form that categorizes this as one of three most common house types, and not the 1929 rear addition.

128

Staff will update the Final Action Letter regarding the 1907 and 1929 additions to reflect the Historic Preservation Board's determination regarding the extent of the rear façade Material Deconstruction.

The Historic Preservation Board reviews Material Deconstruction to remove Historic Material to accommodate new additions, new construction, and structural upgrades.²

The following Land Management Code provisions are required when lifting a Landmark Historic Structure:³

Condition of Approval 6: The new foundation shall not raise or lower the Landmark Historic Structure more than two feet from its original floor elevation.⁴

Condition of Approval 7: The Historic Site shall be returned to original grade following the construction of a foundation. When the original grade cannot be achieved, generally no more than six inches of the new foundation shall be visible above Final Grade on the primary and secondary facades.

Condition of Approval 8: Re-grade the Site so that all water drains away from the Structure and does not enter the foundation.

Condition of Approval 9: A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.

Condition of Approval 10: The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.

Condition of Approval 11: Historic foundations shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.

Condition of Approval 12: The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.

Condition of Approval 13: Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.

Condition of Approval 14: The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is

² LMC [§ 15-11-12.5\(A\)\(2\)](#).

³ LMC [§ 15-3-2\(B\)\(2\)\(b\)](#).

⁴ LMC [§ 15-3-2\(B\)\(2\)\(b\)](#).

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.

Condition of Approval 15: The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.

A New Addition

Additions to Historic Structures shall be considered only on non-character defining facades, usually tertiary facades.⁵

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

The Applicant will be required to comply with LMC [§ 15-11-9](#), Preservation Policy before the City issues a building permit.

Condition of Approval 16 requires the Applicant to complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.

Condition of Approval 17 requires the Applicant to provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.

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

Condition of Approval 18: The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.

Condition of Approval 19: The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.

Condition of Approval 20: The Applicant shall complete Historic District Design Review

⁵ LMC [§ 15-13-2\(B\)\(4\)\(a\)\(2\)](#).

and approval prior to issuance of a building permit.

Condition of Approval 21: Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.

Condition of Approval 22: In-line additions shall be avoided.

Condition of Approval 23: If the Landmark Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 19, 2021. Staff mailed courtesy notice to property owners within 100 feet on May 19, 2021. The *Park Record* published notice on May 19, 2021.⁶

Public Input

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

Exhibits

Exhibit A: Draft Final Action Letter

Exhibit B: Historic Site Form

Exhibit C: Interior Demolition

Exhibit D: Applicant Statement

Exhibit E: Historic Site Form – Historic Sites Inventory

Exhibit F: Proposed Plans

⁶ LMC [§ 15-1-21](#).



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

**RE: 1907 KITCHEN ADDITION AND 1929 REAR ADDITION CONTRIBUTION TO
LANDMARK HISTORIC STRUCTURE INTEGRITY; LIFTING THE LANDMARK
HISTORIC STRUCTURE; AND MATERIAL DECONSTRUCTION**

The Historic Preservation Board of Park City, Utah, met on Wednesday, June 2, 2021 for a duly noticed meeting. The Board formed a quorum and conducted its scheduled business.

ACTION

Project Address: 1125 Park Avenue
Project Number: PL-20-04689
Type of Item: Administrative
Hearing Date: June 2, 2021

The Historic Preservation Board conducted a public hearing and (I) determined the 1907 kitchen addition [does/does not] contribute to the Historic Integrity of the Landmark Historic Structure; (II) determined the 1929 rear addition [does/does not] contribute to the Historic Integrity of the Landmark Historic Structure; (III) approved lifting the Landmark Historic Structure for a new foundation; and (IV) approved the Material Deconstruction of a portion of the rear façade to accommodate an addition and garage, based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

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

- b. notes that the 1929 addition abuts the adjacent home at 1129 Park Avenue and this creates issues, including building code concerns
 - c. states that removal of the 1907 addition will accommodate a garage at the back of the lot
- 5. Based on the Historic Site Form, 1125 Park Avenue is a cross-wing home with few modifications. The cross-wing Structure is one of the three main house types built during the historic Park City mining era. The rear section of the house extends past the main part of the stem wing, but this appears to be original and shows up on the 1907 Sanborn map. The cross-gable roof is sheathed with standing seam metal, which replaced the shingle material shown in the circa 1940 photo. A brick chimney is on the rear of the roof and is tall enough to be seen from the front of the house. The walls are clad with drop-novelty wood siding. There is a pair of one-over-one double hung sash windows in the front gable end and a single window of the same type is next to the door in the porch area. The door is a wood door with an upper lite and a screen door is present as well. The porch is in the L of the house and is covered by a shed roofed extension of the main roof. The porch is supported by lathe turned wood posts. A decorative trim surrounds both the door and the windows. The foundation is not visible and its materials are unknown. A wood picket fence surrounds the yard. The overall form and materiality of the building remains intact and the building retains its historic value.
- 6. The house was built between 1900 and 1907 and was owned by mine promoter Edwin Kidder until 1902, W.H. Richardson from 1902 – 1904, and blacksmith Charles Workman from 1904 – 1921.
- 7. Silver mine machinist Alexander Gibson, his wife, and their three children lived in the home through the 1940s and the family sold the property to Russell and Ruth Green upon Gibson's death in 1964. In 1976, Josef Buehler purchased the property and retained ownership until the current Applicant.
- 8. The Applicant completed exploratory interior demolition in 2020.
- 9. There are two (2) Historic additions, documented in the Sanborn maps. The first addition appears in the 1907 Sanborn map, where the kitchen is currently located. The second addition appears in the 1929 map where a rear bedroom is currently located.
- 10. While the 1907 kitchen addition preliminarily qualifies as historically contributing due to its age, the essential physical feature for this overall property in the context of Park Avenue is the original T-shape which forms the frontage that faces Park Ave including the original front door, the porch, the windows, the roofline, and shape. The Applicant proposes restoring to the pre-1907 original form. Viewed from Park Avenue, the kitchen addition bumps out four feet to the south of the building, and it is not a predominant feature. The Board [agrees/disagrees] with the owner's assertion that the property retains its identity and integrity better without the four-foot bump out.
- 11. Land Management Code (LMC) [§ 15-15-1](#) defines a Contributing Building, Structure, Site/Area or Object as Contributing Building, Structure, Site/Area Or Object as a portion of an existing building may also be considered contributory to the Historical significance of a Building or Site if it reflects the Historical or architectural character of the Site or District as designated by the Historic Preservation Board.
- 12. LMC [§ 15-15-1](#) defines Historic Integrity as the ability of a Site to retain its

identity and, therefore, convey its Significance in the history of Park City. Within the concept of Historic Integrity, Park City Municipal Corporation recognizes seven (7) aspects or qualities as defined by the National Park Service, that in various combinations define integrity. They are as follows and are discussed below: location; design; setting; materials; workmanship; feeling; and association.

13. Pursuant to the seven (7) aspects or qualities defined by the National Park Service, that in various combinations define integrity, the italics below show the analysis from the Park City Historic Site Form – Historic Sites Inventory:
- a. **Location.** The place where the Historic Site was constructed or the Historical event took place.
 - i. *Original location.*
 - b. **Design.** The combination of physical elements that create the form, plan, space, Structure, and style of a Site. Design includes such considerations as the structural system, massing, arrangement of spaces, pattern of fenestration, textures and colors of surface materials, type, amount and style of ornamental detailing, and arrangement and type of plantings in the designed landscape.
 - i. *Little alteration is evident to the form of this structure based on photographic evidences provided, other than roofing materials and paint color. The changes are minor and do not affect the site's historic character.*
 - c. **Setting.** The physical environment, either natural or manmade, of a Historic Site, including vegetation, topographic features, manmade features (paths, fences, walls) and the relationship between Structures and other features or open space.
 - i. *Narrow building lot on fairly flat terrain. House is recessed roughly 15 – 20 feet from city roadway separated by a white picket fence directly abutting the property line. Prominent evergreen tree on the right of front elevation, and other grasses and shrubs cover the well-managed landscape.*
 - d. **Materials.** The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration to form a Historic Site.
 - i. *Wooden picket fence; drop-novelty wood siding and trim; metal roof; double-hung windows with wood casings.*
 - e. **Workmanship.** The physical evidence of the crafts of a particular culture or people during any given period of history, including methods of construction, plain or decorative finishes, painting, carving, joinery, tooling, and turning.
 - i. *The distinctive elements that define this as a typical Park City mining era house are the simple methods of construction, the use of non-beveled (drop-novelty) wood siding, the plan type, the simple roof form, the informal landscaping, the restrained ornamentation, and the plain finishes.*
 - f. **Feeling.** A Site's expression of the aesthetic of Historic sense of a particular period of time. Feeling results from the presence of physical

features that, taken together, convey the Property's Historic character.

- i. The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.*
- g. **Association.** The direct link between an important Historic era or Person and a Historic Site. A Site retains association if it is in the place where the activity occurred and is sufficiently intact to convey that relationship to an observer.

 - i. The "T" or "L" cottage (also known as a "cross-wing") is one of the earliest and one of the three most common house types built in Park City during the mining era.*
- h. The Park City Historic Site Form – Historic Sites Inventory evaluates the Landmark Historic Structure holistically. However, it is the cross-wing form that categorizes this as one of three most common house types, and not the 1907 addition.
14. The 1907 kitchen addition [does/does not] contribute to the Historic Integrity of the Landmark Historic Structure.
15. The 1929 rear addition [does/does not] contribute to the Historic Integrity of the Landmark Historic Structure.

Conclusions of Law

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

Conditions of Approval

1. The applicant is responsible for notifying the Building Department prior to proposing any changes to this approval.
2. The Applicant shall submit in writing any changes, modifications, or deviations from the approved scope of work for Planning Director review and approval/denial in accordance with the applicable standards prior to construction.
3. Where the Historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing Historic materials, the applicant shall demonstrate to the Planning Director and Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No Historic materials may be disposed of prior to advance approval by the Planning Director and Historic Preservation Planner.
4. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
5. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
6. The Historic Structure shall be returned to original grade following construction of a foundation.

7. When the original grade cannot be achieved, generally no more than six inches (6") of the new foundation shall be visible above final grade on the primary and secondary facades.
8. The site shall be re-graded so that all water drains away from the Structure and does not enter the foundation. A plinth, or trim board at the base of the Historic Structure, shall be added to visually anchor the Historic Structure to the new foundation.
9. A plinth or trim board at the base of the Historic Structure shall be added to visually anchor the Historic Structure to the new foundation.
10. The form, material, and detailing of a new foundation shall be similar to foundations of nearby historic structures.
11. Historic foundations shall not be concealed with masonry, block, plywood panels, corrugated metal, or wood shingles.
12. The applicant shall submit a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
13. Historic Structures which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
14. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
15. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the Historic Preservation Financial Guarantee or ACE could take place.
16. The Applicant shall complete a Historic Preservation Plan—subject to Chief Building Official and Planning Director approval—prior to issuance of a building permit.
17. The Applicant shall provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan prior to issuance of a building permit.
18. The addition shall be undertaken in such a manner that if removed in the future the essential form and integrity of the Landmark Historic Structure could be restored.
19. The addition shall be visually subordinate to Historic Structures when viewed from the Right-of-Way.
20. The Applicant shall complete Historic District Design Review and approval prior to issuance of a building permit.

21. Where the addition abuts the Historic Structure, a clear transitional element between the old and new should be designed and constructed.
22. In-line additions shall be avoided.
23. If the Landmark Historic Structure requires panelization, the Applicant shall return to the Historic Preservation Board for an amendment to this approval.
24. This approval is contingent upon Planning Commission approval of a Conditional Use Permit for a Duplex Use.

If you have any questions, concerns, or comments regarding this letter, please email brendan.conboy@parkcity.org or call 435-615-5059.

Sincerely,

Randy Scott
Historic Preservation Board Chair

CC: Gretchen Milliken, Planning Director
Brendan Conboy, Project Planner

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Edwin Kidder House**

Address: **1125 Park Avenue**

Twtnshp Range Section:

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

UTM:

Current Owner Name: **Josef Buehler**

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

Current Owner Address: **56 Ogden Cyn**

Quad/2011

Ogden, UT 84401-0965

Tax Number: **SA-49**

Legal Description (include acreage): **N 1/2 LOT 6; ALL LOT 7; S 1/2 LOT 26 & N1/2 LOT 27 BLK 5 SNYDERS**

ADDITION EQC459 M3-440 M83-725 441-764; 0.11 AC

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☒ eligible/contributing

☐ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (3)**

☒ prints: **2006, 1995, 1940s**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

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

☒ abstract of title

☒ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

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

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

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

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

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

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

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

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

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

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

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

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

Researcher/Organization: Daniel Carmen / CRSA Architecture

Date: October 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: T/L cottage type No. Stories: 1
Foundation Material: not verified Wall Material(s): drop-novelty wood siding
Additions: ☒ none ☐ minor ☐ major (describe below) Alterations: ☐ none ☒ minor ☐ major (describe below)
Number of associated outbuildings 0 and/or structures 0.
Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

1125 Park is a T/L cottage that has undergone few modifications. The T/L cottage, also known as a cross-wing, is one of the three main house types built during the historic Park City mining era. The rear section of the house extends past the main part of the stem wing, but this appears to be original, as it shows up on the 1907 Sanborn map. The cross gable roof is sheathed with standing seam metal, which replaced the shingle material shown in the c. 1940 photo. A brick chimney is on the rear of the roof, and is tall enough to be seen from the front of the house. The walls are clad with drop-novelty wood siding. There is a pair of one-over-one double hung sash windows in the front gable end and a single window of the same type is next to the door in the porch area. The door is a wood door with an upper lite and a screen door is present as well. The porch is in the L of the house and is covered by a shed roofed extension of the main roof. The porch roof is supported by lathe turned wood posts. A decorative trim surrounds both the door and the windows. The foundation is not visible and its materials are unknown. A wood picket fence surrounds the yard. The overall form and materiality of the building remains intact and the building retains its historic value.

5 HISTORY

Architect/Builder: **unknown** Date of Construction: **c. 1901**

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

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

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

This house was built between 1900 and 1907, judging from the Sanborn Insurance maps from those years. Several people owned the house during this time period; Edwin Kidder, until 1902; W.H. Richardson, from 1902 until 1904; and Charles Workman, from 1904 until 1921. It is not known which of them owned the house when it was built.

Edwin Kidder was a mine promoter, who lived in Park City for a time before moving to Salt Lake City. He was born in Iowa, and married Hettie Schrack there in 1896. It is not known if he ever lived in this house, but the only census data that could be found for him located him in Salt Lake City.

No information could be found on W.H. Richardson. Charles Workman lived in this house during the 1920 census, with his wife Florence, and their three children. He worked as a blacksmith and was also very involved with the social organizations in Park City. He died in 1927, and the property went up for a tax sale, and was purchased by Alexander Gibson.

Alexander Gibson appears on the 1930 and 1940 census, living in this house with his wife Bertha and their three children. He worked as a machinist for a silver mine. He and his family moved to Salt Lake City where he was a mail carrier. He died in 1964, at which point the property was sold to Russell and Ruth Green. It is currently owned by Josef Buehler.



1125 Park Avenue. Northeast oblique. November 2013.



1125 Park Avenue. East elevation. November 2013.



1125 Park Avenue. Southeast oblique. November 2013.

TITLE SEARCH FORM

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

Address: 1125 Park Avenue

City: Park City, UT

Current Owner: Josef Buehler

Address: (see historic site form for address)

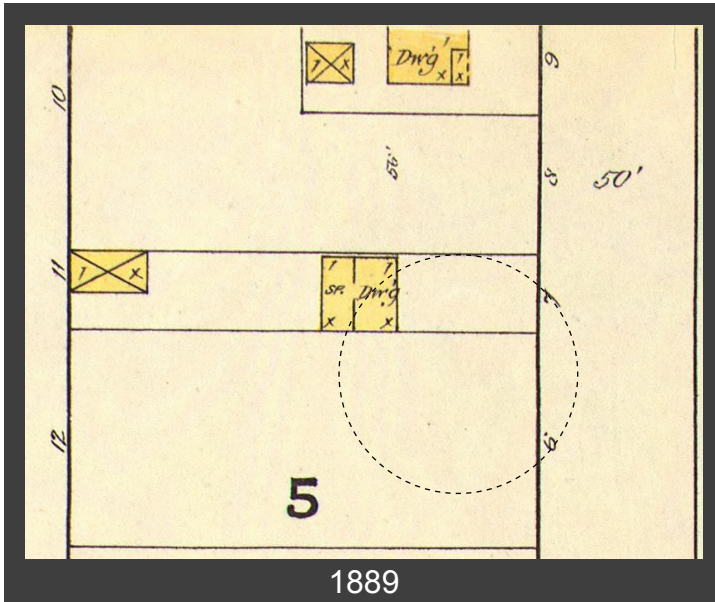
Tax Number: SA-49

Legal Description (include acreage): SA BK5 N1/2 L6, L7, S1/2 L26, N1/2L27 (see historic site form for complete legal description)

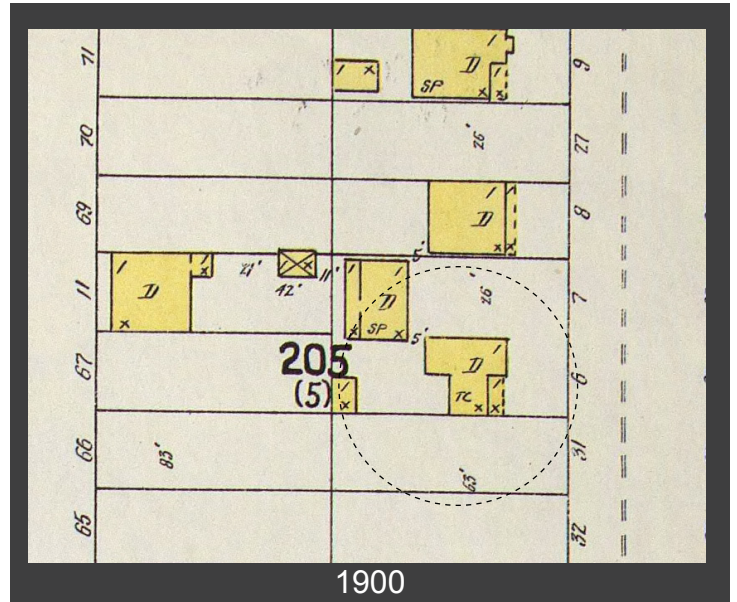
TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	David C. McLaughlin	W		[L 1-10, 12-32]
10/3/1895	D.C. McLaughlin & wife	Edwin G. Kidder	W		"7"
12/30/1902	Edwin G. Kidder & wife	W.H. Richardson	W.D.		"7"
2/20/1904	W.H. Richardson & wife	Charles Workman	W.D.		"7"
9/8/1921	Chas. A. Workman, et ux	Patrick J. O'Neil	W.D.		"N1/2 6, 7"
12/21/1933	Co. Treasurer	Summit County	Tax Sale		"N1/2 6, 7, S1/2 26, N1/2 27, [red. by] Alix Gibson"
4/27/1965	Alexander Gibson, widower	Russell. & Ruth R. Green	W.D.		
8/31/1976	Russell. & Ruth R. Green	Josef Buehler & Gareth Olsen	W.D.		[1/2 int. each]
8/24/1987	Gareth Olsen	Josef Buehler	Q.C.D.		[his 1/2 int.]

Researcher: John Ewanowski, CRSA Architecture

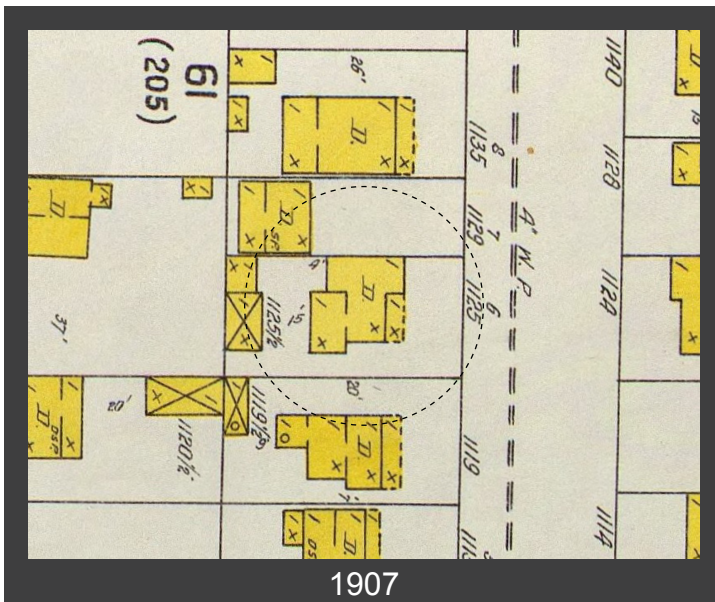
Date: 4/22/2014



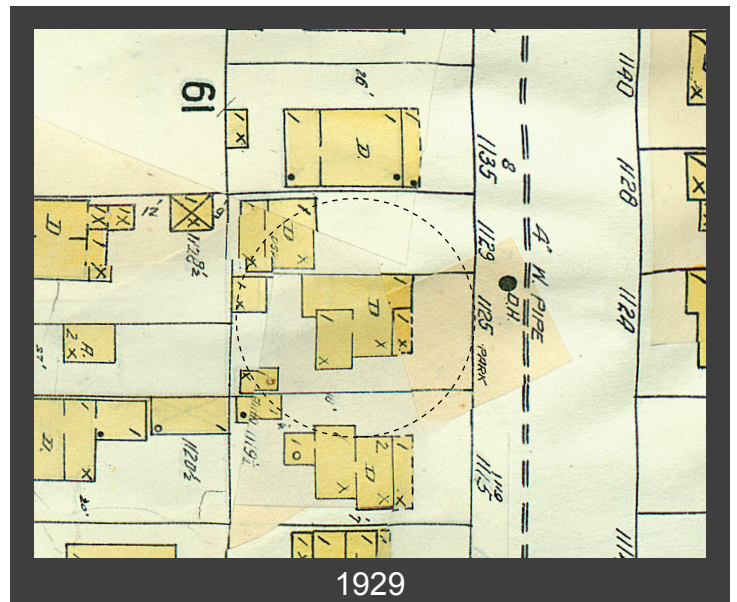
1889



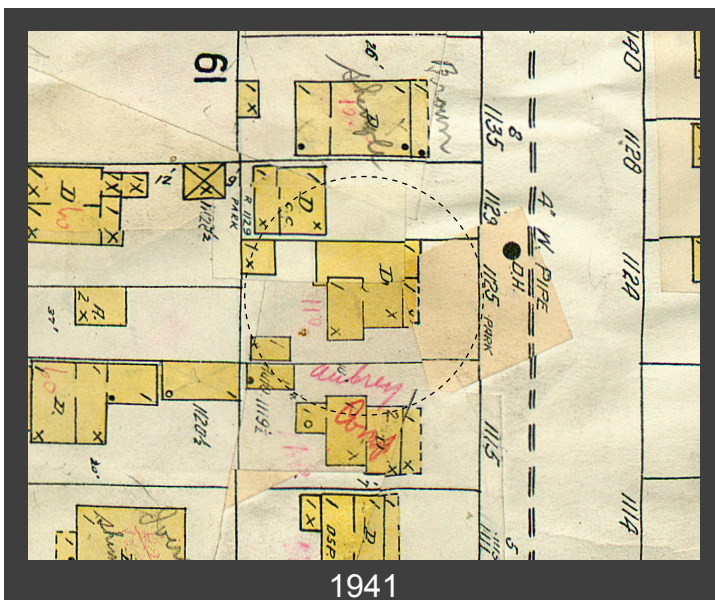
1900



1907



1929



1941

Charles Workman Suddenly Called

"Death rides on every
passing breeze,
He lurks in every
flower."

Uncertain, indeed, is life, as distressingly demonstrated last Saturday night, when Charles E. Workman, one of Park City's best known citizens, was suddenly called without a moment's notice—in the twinkling of an eye, as it were, changing the completed plans for a merry, happy Christmas for him and his loved ones, into one of the deepest sorrow and grief.

Saturday afternoon at 2:30, Mr. Workman, having three days off from work, obtained from Charley Chong the use of the latter's automobile, and with Mrs. Workman and daughter, Miss Margaret, drove to Salt Lake, for a pleasure trip, and do some "Christmasing" with his wife and daughter. A happy visit was had in the metropolis. The family were back in Park City at 9 o'clock that evening. After taking his wife and daughter home, Mrs. Workman suggested that her husband take the car to the garage while she fixed the fires, etc.

This Mr. Workman did, taking the car to the garage of Mr. Chong, upper Main street, and after draining the radiator, walked down to the Senate restaurant to deliver the garage keys to the car owner. Mr. Chong not being at his place of business, Mr. Workman walked down the street, met and chatted for ten minutes or so with Marshal Baker, and a little later met Mr. Chong, and after delivering the keys, stood chatting and joking with Chong and two or three other friends. It was while chatting with his friends, that he first complained of a pain in his heart, and a minute later, with a stifled cry, he threw up both arms, immediately collapsing in the throes of death.

Physicians were immediately summoned and everything possible done to resuscitate the stricken man, but without avail, death apparently being instantaneous.

It is claimed that because of the leaky heater of the automobile, nonoxide gas affected the occupants of the car, Mrs. Workman and daughter both feeling dizzy just after getting out, but when up-town Mr. Workman appeared all right—and death most likely resulted from heart disease.

The sudden death of the well-known citizen cast a gloom over the entire community, and sincere sympathy goes out in full measure to the bereaved wife, family, and relatives.

Charles A. Workman was born at Farmington, Utah, on February 23, 1880, the son of Mr. Hyrum and Marinda Workman. For thirty years deceased was a well-known resident of Park City. For four years he served as a member of the city council, and was for two years on the Park City police force. He was in the employ of the Judge (now the Park Utah) for twenty-two years, as head of the department. He was highly respected by the officials of that company, because of his faithfulness and dependability—and because of his big-heartedness and always genial nature was popular with all who knew him.

Deceased is survived by his widow, two sons, Charles and Farrell, and one daughter, Miss Margaret. Three brothers and four sisters also survive him, H. F. Workman, of Preston, Idaho, J. T. Workman, of Salt Lake, and Ezra Workman, of this city; Mrs. Fannie Bird, of this city, Mrs. Josie Haeuter, of Los Angeles, California, Mrs. Annie McLaughlin, of San Francisco, California, and Mrs. Ruth Barben, of West Jordan, Utah.

Mr. Workman was a prominent member of the local lodge of Elks, an active member of the local fire department, and a member of the Maccabees.

Funeral services were held at the L. D. S. Church Wednesday morning, with Bishop Zach Oblad, officiating, who with President W. J. Lewis, were the speakers, both eulogizing the good deeds and kindness of deceased.

A quartette, Mesdames S. J. Mills and E. Lawry, Messrs. Robert Brietley and Z. Oblad, furnishing the music, with a solo by Mr. James Jacobs. Floral remembrances were profuse.

Under the direction of Undertaker Archer, the remains were taken to Coalville for burial, directly from the church. Fifteen automobiles carrying relatives and friends accompanying the cortege. The pall-bearers were George S. Krueger, Geo. Garna, Percy Williams, Victor Carlson, Homer Vincent and Andy Peterson.

At the graveside at Coalville, the Elks of this city conducted their ritualistic services, the grave being dedicated by Elder Edgar T. Beard, of Coalville.

Former Mining Man Dies Following Fall

Funeral services were conducted Tuesday in Salt Lake City for Edwin Guy Kidder, who died Saturday in Salt Lake of injuries received in a fall from a step.

Mr. Kidder suffered a fractured skull as a result of a fall of four feet from the back step at the home of a daughter, Mrs. Lois K. Alter. The accident occurred about 9 p.m. Friday.

An active mine promoter, Mr. Kidder was at the time of his death secretary of the Arizona Antlers Mining Co. While a resident of Park City he was interested in mining and promoted baseball here for years.

Native of Fredericksburg, Ia., he was born June 22, 1873, a son of Russell W. and Hannah Marsh Kidder. He came to Utah, first settling in Park City, and later establishing his residence in Salt Lake City.

On Sept. 17, 1898, he married Hettie Schrack in Waverly, Ia.

Besides his widow, he is survived by two sons and two daughters, Mrs. Alter, Salt Lake City; Maj. Guy S. Kidder, serving with the U. S. Army in Korea; Karl M. Kidder, Fresno, Cal., and Mrs. Phyllis L. Christensen, Dinuba, Cal.; nine grandchildren and a great-grandchild.

Burial was in Mt. Olivet cemetery.

Park Record 12/25/1952

1125 Park Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



Figure 8: Existing Floor Plan with Interior Demolition Photograph locations called out

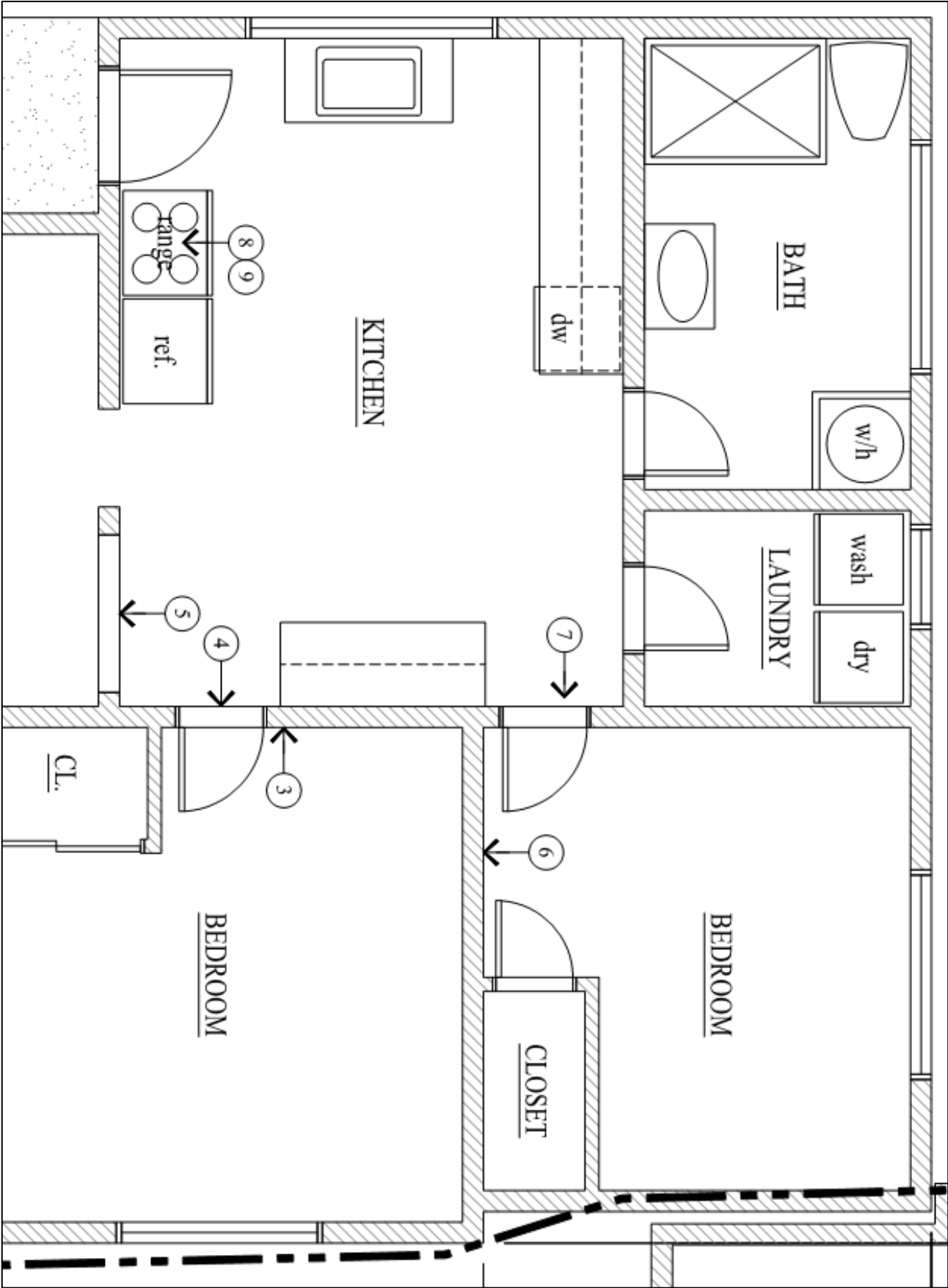


Figure 9: Interior Demolition Photographs



PHOTO #3



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8

Historic Preservation Board,

I understand 1125 Park Ave is a Landmark house in an overall historic district which is trying to maintain some of the historical feel of the mining era. Looking at the Sanborn map and visiting the 1125 Park house, we can all agree the original T structure appears to have been built between 1889 and 1900. The kitchen addition was between 1900 and 1907. I would like to remove the kitchen addition.

From the National Register Bulletin

ASSESSING INTEGRITY IN PROPERTIES p 45

** Define the essential physical features that must be present for a property to represent its significance.*

** Determine whether the essential physical features are visible enough to convey their significance.*

** Determine, based on the significance and essential physical features, which aspects of integrity are particularly vital to the property being nominated*

*Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.*

DETERMINING THE RELEVANT ASPECTS OF INTEGRITY p 46

Each type of property depends on certain aspects of integrity, more than other, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

I have a growing appreciation for Park City protecting its historic architecture. Park City has a special character blending contemporary outdoorsy ski culture with its mining historical roots. With the blend of historic and new architecture, I get a feeling of connecting the past, present and future.

An interpretation of historic preservation could include this 1907 kitchen addition as historically important due to its age. However I'm going to argue the essential physical feature for this overall property in the context of Park Ave, is the original T-shape which forms the frontage that faces Park Ave including the original front door, the porch, the windows, the roofline and shape. If anyone looks at the house from the street, the kitchen addition bumps out 4' to the south side of the building and its not a predominant feature. I believe the property retains its identity and integrity better without the 4' bump out. One could argue the 1907 kitchen addition is part of the historic structure but I'm making a different argument that its not visible enough to make it essential and the T structure has enormous integrity on its own. The T shape structure and architecture have been minimally improved and are a very good representation of a pre 1900's historic mining residence.

Regards,
Wendy Smith

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1125 PARK AVE

AKA:

City, County: Park City, Summit County, Utah

Tax Number: SA-49

Current Owner Name: BUEHLER JOSEF

Parent Parcel(s):

Current Owner Address: 56 OGDEN CYN, OGDEN, UT 84401-0965

Legal Description (include acreage): SUBD: SA BLOCK: 5; 0.11 AC

2 STATUS/USE

Property Category

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

Evaluation*

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

Reconstruction

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

Use

Original Use: Residential
Current Use: Residential

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

3 DOCUMENTATION

Photos: Dates

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

Drawings and Plans

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

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

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

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: "L" cottage or "T" cottage

No. Stories: 1

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

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

General Condition of Exterior Materials:

Researcher/Organization: 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.):

Site: Wooden picket fence

Foundation: Not visible and therefore its materials cannot be verified

Walls: Drop-novelty wood siding and trim

Roof: Metal

Windows: Double hung with wood casings

Improvements: Tool Shed: 89 SF Fair Quality

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

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

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): Little alteration is evident to the form of this structure based on photographic evidences provided, other than roofing materials and paint color. The changes are minor and do not affect the site's historic character.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): Narrow building lot on fairly flat terrain. House is recessed roughly 15-20 feet from city roadway separated by a white picket fence directly abutting the property line. Prominent evergreen tree on the right of front elevation, and other grasses and shrubs cover the well-managed landscape.

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

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

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

5 SIGNIFICANCE

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

Date of Construction: c. 1901¹

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 Summit County Recorder.

1. Historic Era:

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

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

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

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

6 PHOTOS

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

Photo No. 1: East elevation (primary façade). Camera facing west, 2006.

Photo No. 2: East elevation (primary façade). Camera facing west, 1995

Photo No. 3: Southeast oblique. Camera facing northwest, 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 1-2-3-4 Cost \$ _____ %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Actual Factor	Totals
<u>1</u>	x x		<u>825</u>	\$ —	\$ <u>1725</u>
	x x			\$	\$
	x x			\$	\$

No. of Rooms 5 Condition _____

Description of Building	Add	Deduct
Foundation—Stone Conc. None ☒		<u>128</u>
Ext. Walls <u>Siding</u>		
Insulated Floors Walls Clgs		
Roof—Type <u>Gob.</u> Mat. <u>Shg.</u>		
Dormers—Small Med. — Lg.		
Bays—Small Med. — Lg.		
Porches—Front <u>48"</u> @ <u>1.15</u>	<u>55</u>	
Rear @		
Cellar—Basm't— $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ full-floor <u>Dirt</u>		
Basement Apts.—Rooms Fin.		
Attic Rooms Fin. — Unfin.		
Plumbing— Class <u>1</u> Tub <u>1</u> Trays Basin <u>1</u> Sink <u>1</u> Toilet <u>1</u> Urns <u>1</u> Ftns. <u>1</u> Shr. Dishwasher Garbage Disp.	<u>350</u>	
Heat—Stove <u>H. A.</u> Steam <u>S.</u> Blr. Oil Gas Coal		
Air Conditioned Incinerators		
Radiant—Pipeless		
Finish— Hd. Wd. Floors <u>Hd. Wd.</u> Fir. <u>✓</u> Conc. <u>✓</u>		
Cabinets Mantels		
Tile— Walls Wainscot. Floors		
Lighting—Lamp Drops <u>✓</u> Fix.		
<u>Lbr. lined No. Studs—5 @ 35"</u>		<u>175</u>

Total Additions and Deductions 405 303 1725

Net Additions or Deductions -303 \$ +102

Age 48 Yrs. by ☒ Est. Owner ☒ Tenant ☒ Neighbors ☒ Records
 REPRODUCTION VALUE \$ 1827
 Depr. 1-2-3-4-5-6 61/39 % \$ 713
 Reproduction Val. Minus Depr. \$ 1114

Remodeled Est. Cost _____ Remodeling Inc. _____ %

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

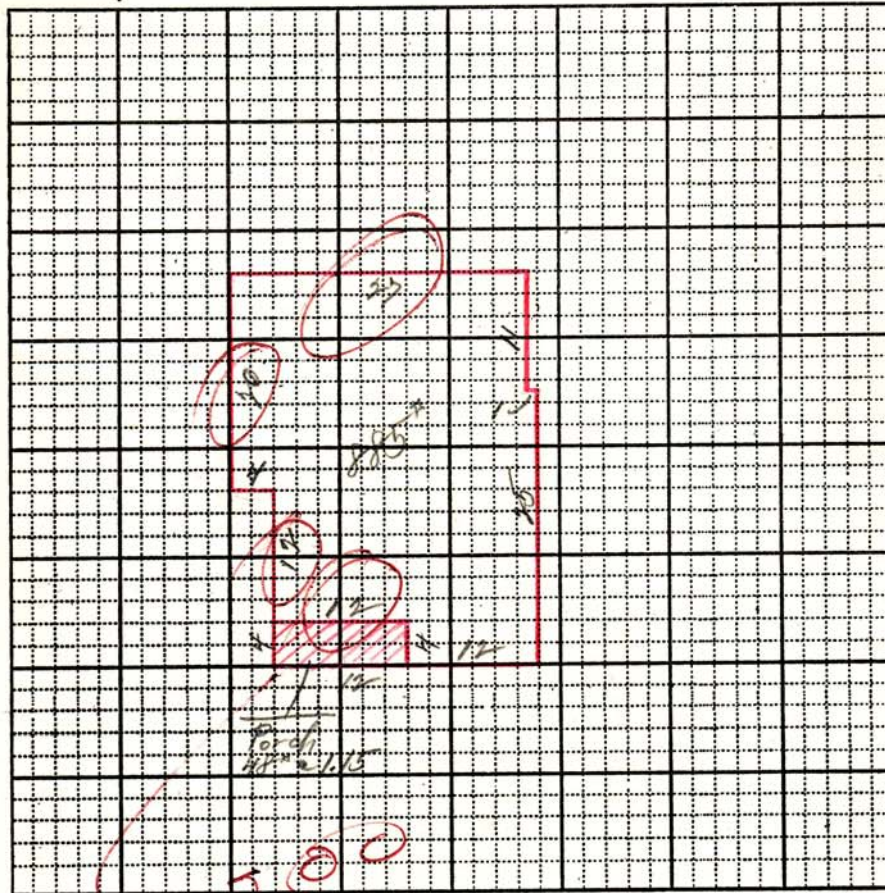
Cars 1 Walls Sid _____ Out Bldgs. _____

Roof Shg. Size 14 x 16 Age 28 _____

Floor Wood Cost 211/44 Depreciated Value Garage \$ 93

Remarks _____ Total Building Value \$ 806

Appraised 9/30/1949 By Chas. A. J.



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

Serial No. SA 49Location Block 5 SA N $\frac{1}{2}$ Lot 6, All 7 - S $\frac{1}{2}$ 26 - N $\frac{1}{2}$ - 27 P.C.Kind of Bldg. RES St. No. _____Class 3 Type 1 2 3 4 Cost \$ _____ X 100 %

Stories	Dimensions	Cu. Ft.	Sq. Ft.	Factor	Totals
1	x x		885		\$ 1770
	x x				
	x x				
Gar.—Carport — x — Flr. — Walls — Cl. —					

Description of Buildings			Additions
Foundation—Stone	Conc.	None	
Ext. Walls	<u>Siding</u>		
Insulation—Floors	Walls	Cigs.	
Roof Type	<u>Gap</u>		
Dormers—Small	Med.	Large	
Bays—Small	Med.	Large	
Porches—Front	<u>48 @ 100</u>		<u>48</u>
Rear	— @ —		
Porch	— @ —		
Metal Awnings	— Mtl. Rail —		
Basement Entr.	— @ —		
Planters	— @ —		
Cellar—Bsmt. — $\frac{1}{4}$ $\frac{1}{2}$ $\frac{3}{4}$ Full	— Floor —		
Bsmt. Apt.	Rooms Fin.	Unfin.	
Attic Rooms Fin.	— Unfin. —		
Plumbing	Class <u>2</u>	Tub	Trays
	Basin <u>1</u>	Sink	Toilet
	Wtr. Sft.	Shr. St.	O.T.
	Dishwasher	Garbage Disp.	
Built-in-Appliances			
Heat—Stove	H.A.	Steam	Stkr. Blr.
Oil	Gas	Coal	Pipeless Radiant
Air Cond.			
Finish—Fir	Hd. Wd.		
Floor—Fir	Hd. Wd.	Other	
Cabinets	Mantels		
Tile—Walls	Wainseot	Floors	
Storm Sash—Wood D.	S.	Metal D. <u>1</u> S.	
Total Additions			<u>458</u>

Year Built <u>57</u>	Avg. <u>57</u>	Current Value	\$ <u>2228</u>
	Age <u>57</u>	Commission Adj.	%
Inf. by { Owner - Tenant - Neighbor - Record - Est.	Bldg. Value		
	Depr. Col. 1 2 3 4 5 6	<u>30</u>	%
Remodel Year	Est. Cost	Current Value Minus Depr.	\$ <u>668</u>
Garage—Class <u>2</u>	Depr. 2% 3%	Carport—Factor	
Cars <u>1</u>	Floor <u>Wood</u>	Walls <u>Sid</u>	Roof <u>Shg</u> Doors <u>1</u>
Size— <u>14</u> x <u>16</u>	Age <u>1921</u>	Cost <u>211</u>	x <u>30</u> %
Other			<u>63</u>

Total Building Value \$ _____

Appraised 4-29-1958 By 1302 1332

SA 49
Serial Number

OF
Card Number

Owners Name Park City
Location Res St. No. 1125 Park Ave
Kind of Bldg 3 Type 1 2 3 3 Cost \$ 3803 x 100 %
Class 3

Stories	Dimensions	Sq. Ft.	Factor	Totals	Totals
1	x x	885		\$ 3803	\$
	x x				
	x x				

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

Description of Buildings Additions Additions

Foundation — Stone — Conc. — Sills —

Ext. Walls sidling

Roof Type gable Mtl. shg

Dormers — Small — Med. — Large —

Bays — Small — Med. — Large —

Porches — Front — 45' @ 200 96

Rear — @

Porch — @

Planters — @

Ext. Base. Entry — @

Cellar-Bsmt. — ¼ ½ ¾ Full — Floor Dirt 60

Bsmt. Gar. —

Basement-Apt. — Rms. — Fin. Rms. —

Attic Rooms Fin. — Unfin. —

Plumbing { Class 2 Tub 1 Trays 1 650
Basin 1 Sink 1 Toilet 1
Wtr. Sfr. — Shr. St. — O.T. —
Dishwasher — Garbage Disp. —

Heat—Stove — H.A. — FA — HW — Stkr — Elec. — 359

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 — 60

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

Awnings — Metal — Fiberglass —

Total Additions 1245

Year Built 1901 Avg. 1. Replacement Cost 5048

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

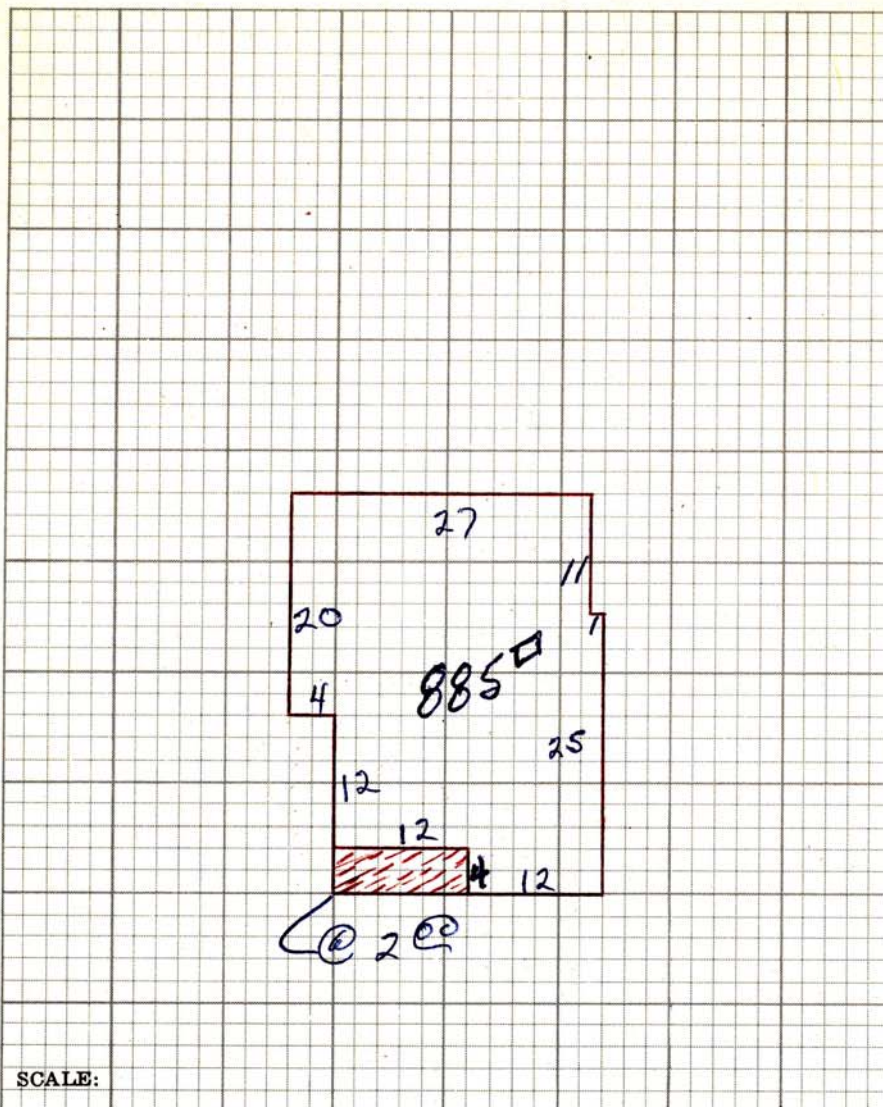
1940 Base Cost, Less Depreciation

Total Value from reverse side garage 80

Total Building Value \$

Appraised ① 10-23 19 68 By 1581- City 1328

Appraised ② 19 By NOV 12 1968



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

Garage — Class 1 Depr. 2% 3%
 Cars — Floor wood Walls sid Roof shy Doors
 Size 14 x 16 Age 1921 Cost 2680 x 47%
 1940 Base Cost x 30 % Depr.
 Total 80

REMARKS



Researcher: Philip F. Notarianni
Date: September 1978

Site No. SU-10-566

Utah State Historical Society
Historic Preservation Research Office
Structure/Site Information Form

IDENTIFICATION

Street Address: 1125²⁹ Park Avenue, Park City
Name of Structure: _____
Present Owner: Joseph Buehler, et.al.
Owner Address: P.O. Box 812, Park City, Utah 84060

Plat SA Bl. 6 Lot N6-7
T. R. S.
UTM:
Tax #: SA-49

AGE/CONDITION/USE

Original Owner: unknown Construction Date: ca. 1901 Demolition Date: _____

Original Use: residential

Present Use:

- ☒ Single-Family
☐ Multi-Family
☐ Public
☐ Commercial
- ☐ Park
☐ Industrial
☐ Agricultural

- ☐ Vacant
☐ Religious
☐ Other

Occupants: _____

Building Condition:

- ☐ Excellent
☒ Good
☐ Deteriorated
- ☐ Site
☐ Ruins

Integrity:

- ☐ Unaltered
☒ Minor Alterations
☐ Major Alterations

STATUS

Preliminary Evaluation:

- ☐ Significant
☒ Contributory
☐ Not Contributory
☐ Intrusion

Final Register Status:

- ☐ National Landmark
☐ National Register
☐ State Register
- ☐ District
☐ Multi-Resource
☐ Thematic

DOCUMENTATION

Photography:

Date of Slides: June 1978
Views: Front ☒ Side ☐ Rear ☐ Other ☐

Date of Photographs: _____
Views: Front ☐ Side ☐ Rear ☐ Other ☐

Research Sources:

- ☐ Abstract of Title
☒ Plat Records
☒ Plat Map
☒ Tax Card & Photo
☐ Building Permit
☐ Sewer Permit
☒ Sanborn Maps
- ☐ City Directories
☐ Biographical Encyclopedias
☒ Obituary Index
☐ County & City Histories
☐ Personal Interviews
☒ Newspapers
☒ Utah State Historical Society Library

- ☐ LDS Church Archives
☐ LDS Genealogical Society
☒ U of U Library
☐ BYU Library
☐ USU Library
☐ SLC Library
☐ Other

Bibliographical References (books, articles, records, interviews, old photographs and maps, etc.):

Summit County records.
Sanborn Maps, Park City, Utah, 1889, 1900, 1907.
Salt Lake Tribune, September 12, 1936, p. 29.

Architect/Builder: Unknown

Building Materials: Wood

Building Type/Style: Residential

Description of physical appearance & significant architectural features:

(Include additions, alterations, ancillary structures, and landscaping if applicable)

Front windows were double hung wood frame. Since the 1940s, the porch, with steep pediment overhang, has been added.

Statement of Historical Significance:

- | | | | |
|---|---|--|---|
| ☐ Aboriginal Americans | ☐ Communication | ☐ Military | ☐ Religion |
| ☐ Agriculture | ☐ Conservation | ☒ Mining | ☐ Science |
| ☐ Architecture | ☐ Education | ☐ Minority Groups | ☐ Socio-Humanitarian |
| ☐ The Arts | ☐ Exploration/Settlement | ☐ Political | ☐ Transportation |
| ☐ Commerce | ☐ Industry | ☐ Recreation | |

Contributory in style, as a vernacular cottage, found in mining towns.

Lot 8 to Jens Rasmussen in 1890; and in 1909 to Isaac Sundstrom (Erik Sundstrom-1915). Still in Sundstrom name.

Isaac Aaron Sundstrom immigrated to the U.S. in about 1887, having been born in Helden, Sweden, in 1850. Isaac arrived in Park City in 1902 and worked in the mines. He died in 1937.





1125 PARK AVENUE
PARK CITY, UT 84060
HISTORIC DISTRICT DESIGN REVIEW

ARCHITECTURAL	STRUCTURAL
JONATHAN DEGRAY	SHEN ENGINEERING, INC.
P.O. BOX 1674	HENRY SHEN
614 MAIN STREET SUITE 302	2225 EAST MURRAY HOLLADAY RD
PARK CITY, UTAH 84060	SUITE 208, HOLLADAY, UTAH 84117
TEL. (435) 649-7263	TEL. (801) 466-2625
FAX. (435) 649-7263	FAX. (801) 466-2656
EMAIL: degrayarch@qwestoffice.net	EMAIL: sheneng@msn.com

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

<u>APPLICABLE CODES</u>	
2018 IRC	2018 IBC
2018 IPC	2018 IBC
2020 NEC	2015 IFGC
2018 IECC	2018 IFC
<u>OCCUPANCY: R3</u>	
<u>CONSTRUCTION TYPE: VB</u>	
BUILDING TO BE FIRE SPRINKLED:	
CONTRACTOR TO PROVIDE APPROVALS	
PRIOR TO INSTALLATION.	
<u>BACKFLOW PREVENTERS (3 TOTAL)</u>	
1. LAWN SPRINKLER	
SYSTEM	
2. BOILER	
3. FIRE SPRINKLER SYSTEM	

AREA SQUARE FOOT CALCULATIONS		
	EXISTING	NEW
LOWER LEVEL	-	1,108 SF
MAIN LEVEL	921 SF	844 SF
UPPER LEVEL	-	640 SF
TOTAL LIVING SPACE	921 SF	2,592 SF
GARAGE	-	264 SF
MAX FOOTPRINT	-	1,258.5 SF
FOOTPRINT	-	1,185 SF

#	Sheet #	SHEET DESCRIPTION
GENERAL		
0	A0.0	COVER
SURVEY		
1	1 of1	JUPITER MOONS PLAT AMENDMENT
2	1of1	LOT LINE ADJUSTMENT SURVEY
3	1of 1	EXISTING CONDITIONS SURVEY
AS-BUILTS		
4	AB.1	AS-BUILTS FLOOR PLAN AND ROOF PLAN
5	AB.2	AS-BUILTS ELEVATIONS AND INTERIOR PHOTOS
ARCHITECTURE		
6	A0.1	SITE PLAN
7	A0.2	LANDSCAPE PLAN
8	A1.1	LOWER LEVEL FLOOR PLAN
9	A1.2	MAIN LEVEL FLOOR PLAN
10	A1.3	UPPER LEVEL FLOOR PLAN
11	A1.4	ROOF PLAN
12	A2.1	NORTH AND EAST ELEVATIONS
13	A2.2	SOUTH AND WEST ELEVATIONS
14	A3.1	BUILDING SECTIONS
15	A5.1	GENERAL NOTES AND DETAILS
16	A5.2	DETAILS
17	A6.1	DOOR, WINDOW, AND ROOM SCHEDULE
IMAGERY		
18	AI-01	BIRDSEYE IMAGES
19	AI-02	GROUND VIEW IMAGES
20	AI-03	STREETSCAPE

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

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ALL 2 1/2 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A

Jonathan DeGray
A r c h i t e c t

PARK AVE RESIDENCE
1062 PARK AVENUE
PARK CITY, UTAH 84060

COVER

DATE: March 9th, 2021

PROJECT NUMBER:

SHEET NUMBER:

A0.0

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Wendy Jean Smith and Gordon Miller Saul, wife and husband as joint tenants, the owners of Parcel 1, hereby certify that they have caused this land to be subdivided into three lots, together with easements as set forth to be hereafter known as JUPITER MOONS PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owners 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 her hand
this ____ day of _____, 2021.
By: _____
Wendy Jean Smith

In witness whereof, the undersigned set his hand
this ____ day of _____, 2021.
By: _____
Gordon Miller Saul

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

On this ____ day of _____, 2021, Wendy Jean Smith personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that she executed the JUPITER MOONS PLAT AMENDMENT.

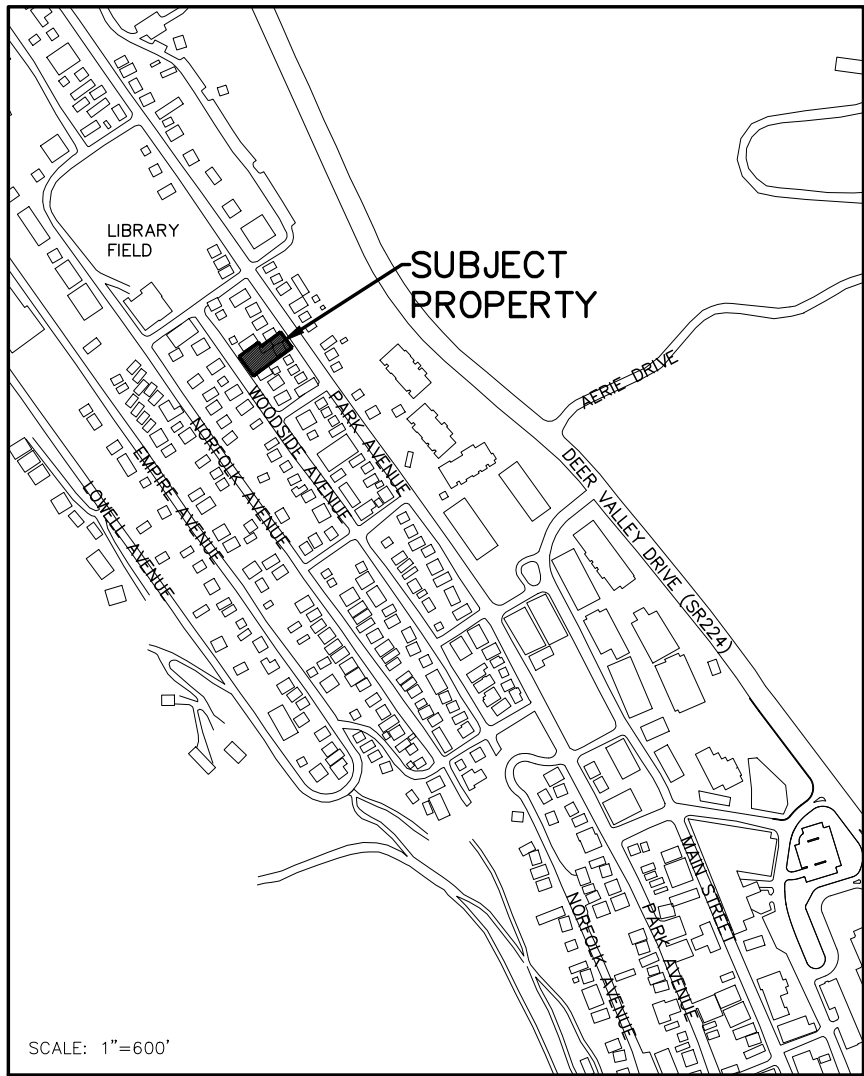
A Notary Public commissioned in _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No: _____

ACKNOWLEDGMENT

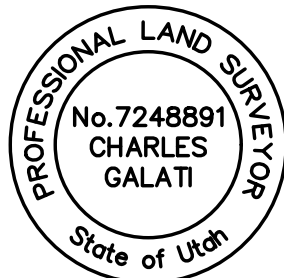
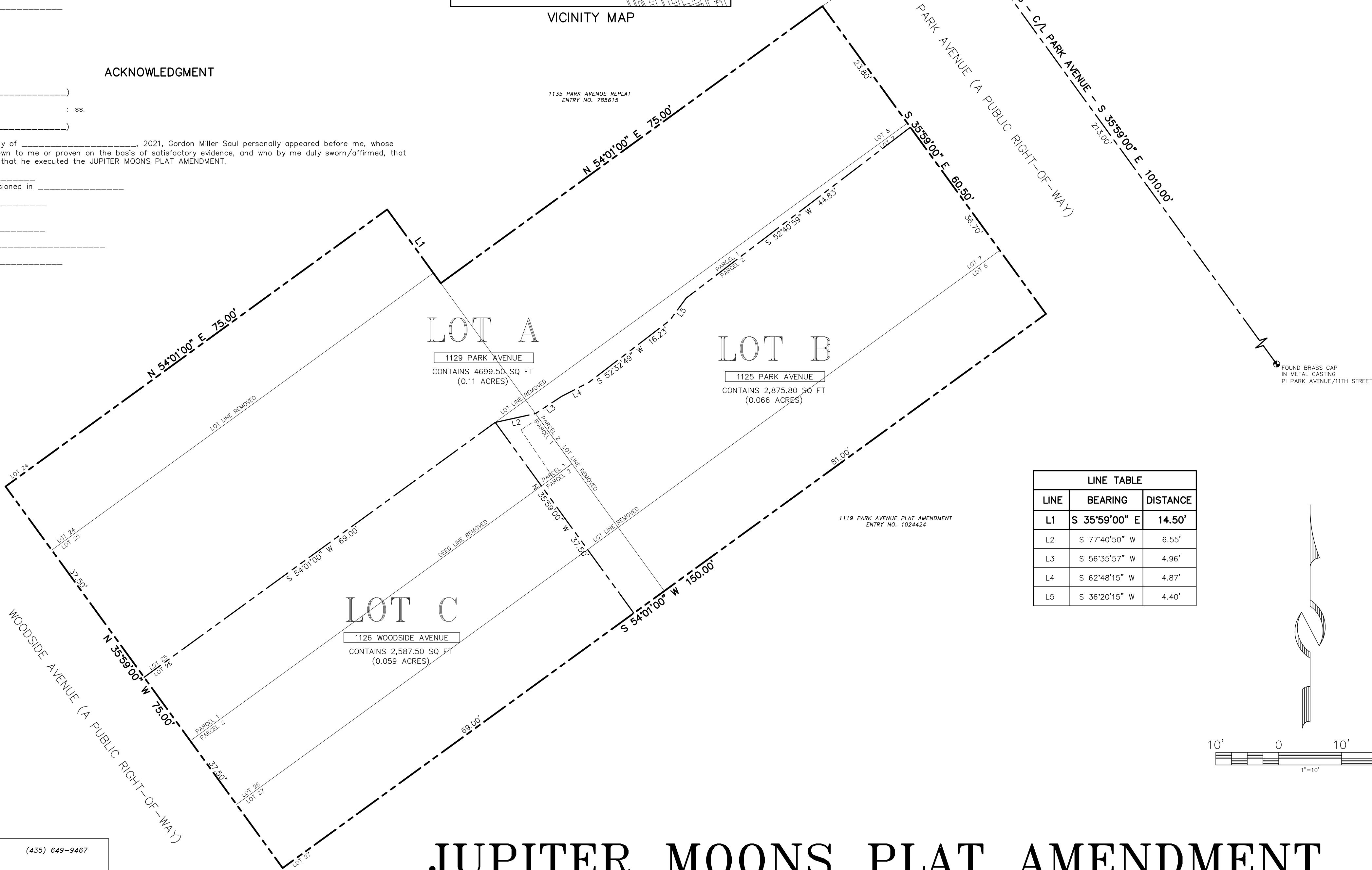
State of _____)
: ss.
County of _____)

On this ____ day of _____, 2021, Gordon Miller Saul personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that he executed the JUPITER MOONS PLAT AMENDMENT.

A Notary Public commissioned in _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No: _____



VICINITY MAP



SURVEYORS CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the land shown on this plat and described hereon, and have combined said land into three (3) lots, hereafter to be known as JUPITER MOONS PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTIONS

Parcel 1

Beginning at a point on a retaining wall, said point being 0.80 feet South 35°59'00" East along the block line from the Northerly most corner of Lot 7, Block 5, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder, said point also being 190.00 feet North 35°59'00" West along the monument line from a street monument at the intersection of 11th Street and Park Avenue and 25.00 feet South 54°01'00" West to said Northerly most corner of Lot 7, and 0.80 feet South 35°59'00" East to the point of beginning; and running thence South 52°40'59" West along said retaining wall 44.83 feet; thence South 36°20'15" West 4.40 feet to a corner of the existing house; thence South 52°32'49" West along said house line 16.23 feet; thence South 62°48'15" West 4.87 feet; thence South 56°35'57" West 4.96 feet; thence South 35°59'00" East 9.87 feet; thence South 54°01'00" West 75.00 feet; thence North 35°59'00" West 50.00 feet; thence North 54°01'00" East 75.00 feet; thence South 35°59'00" East 14.50 feet; thence North 54°01'00" East 75.00 feet to a point on the Southerly right-of-way line of Park Avenue; thence South 35°59'00" East 23.80 feet to the point of beginning.

Parcel 2

Beginning at a point on a retaining wall, said point being 0.80 feet South 35°59'00" East along the block line from the Northerly most corner of Lot 7, Block 5, Snyder's Addition to Park City, according to the official plat thereof, on file and of record in the office of the Recorder, Summit County, said point also being 190.00 feet North 35°59'00" West along the monument line from a street monument at the intersection of 11th Street and Park Avenue and 25.00 feet South 54°01'00" West to said Northerly-most corner of Lot 7, and 0.80 feet South 35°59'00" East to the point of beginning; and running thence South 35°59'00" East 36.70 feet along said block line; thence South 54°01'00" West 150.00 feet to a point on the Southwesterly line of said block; thence North 35°59'00" West 25.00 feet; thence North 54°01'00" East 75.00 feet; thence North 35°59'00" West 9.87 feet; thence North 56°35'57" East 4.96 feet; thence North 62°48'15" East 4.87 feet to a house corner; thence North 52°32'49" East 16.23 feet along the building line to the front of the existing house to the West; thence North 36°20'15" East 4.40 feet to a point on said retaining wall; thence North 52°40'59" East 44.83 feet along said retaining wall to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of Parcel 2, and hereby causes this land to be subdivided into three lots, together with easements as set forth to be hereafter known as JUPITER MOONS PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set her hand this ____ day of _____, 2021.

Jupiter Moons, LLC, a Utah limited liability company

By: _____
Wendy Smith, Manager

ACKNOWLEDGMENT

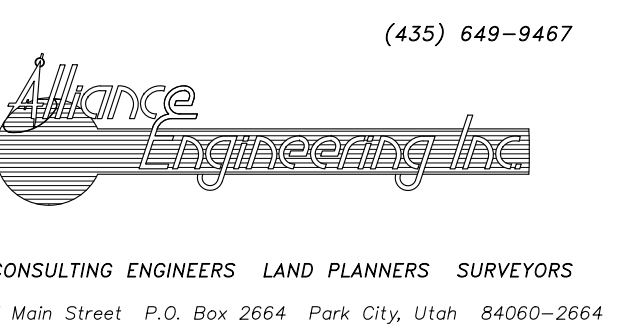
STATE OF _____)
: ss.
COUNTY OF _____)

On this ____ day of _____, 2021, Wendy Smith personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the Manager of Jupiter Moons, LLC, a Utah limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and she acknowledged to me that she executed the JUPITER MOONS PLAT AMENDMENT.

By: _____
Notary Public
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No. _____

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2021-_____.
- The property is located in Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, as shown on the Flood Insurance Rate Map on the Federal Emergency Management Agency, Panel 919, Map Number 49043C0919C, updated by LOMR 16-08-1092P, and has an effective date of August 31, 2017.



JUPITER MOONS PLAT AMENDMENT

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

SHEET 1 OF 1

2/26/21 JOB NO.: 5-2-21 FILE: X:\SnydersAddition\dwg\src\plat2021\050221.dwg

PUBLIC SAFETY
ANSWERING POINT APPROVAL
APPROVED THIS ____ DAY
OF _____, 2021
BY _____
SUMMIT COUNTY GIS COORDINATOR

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS ____
DAY OF _____, 2021
BY _____
ENGINEERING DEPARTMENT

PLANNING COMMISSION
APPROVED BY THE PARK CITY
PLANNING COMMISSION THIS ____
DAY OF _____, 2021
BY _____
CHAIR

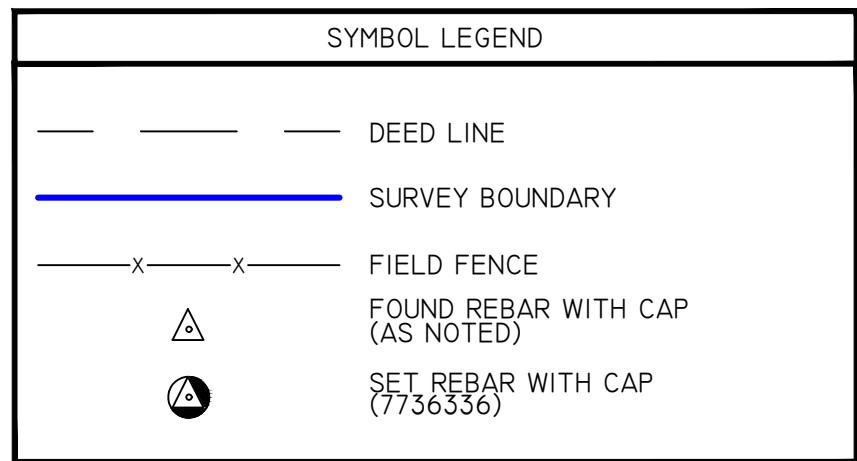
ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS ____
DAY OF _____, 2021
BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____
DAY OF _____, 2021
BY _____
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS ____ DAY OF _____, 2021
BY _____
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT
WAS APPROVED BY PARK CITY
COUNCIL THIS ____ DAY
OF _____, 2021
BY _____
PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
FEE _____ RECORDER
TIME _____ DATE _____ ENTRY NO. _____



I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A ANDERSON - PLS _____ DATE _____



THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY INFORMATION TO AID IN THE SALE OF THE SUBJECT PROPERTY. SURVEY WAS PERFORMED IN OCTOBER OF 2020.

LOT 1:
 BEGIN AT A POINT RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT ALSO BEING 90.00 FEET S35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF SAID STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" E TO THE POINT OF BEGINNING; AND RUNNING THENCE S55°59'00" E 56.70 FEET ALONG SAID BLOCK LINE; THENCE S56°01'00" W 150.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK; THENCE N35°59'00" W 25.00 FEET; THENCE N54°01'00" E 7.50 FEET; THENCE N35°59'00" W 9.87 FEET; THENCE N54°59'57" E 4.96 FEET; THENCE N62°48'15" E 4.87 FEET TO A HOUSE CORNER; THENCE N36°20'15" E 23.54 FEET TO THE BUILDING LINE TO THE FRONT OF THE EXISTING HOUSE TO THE STREET; THENCE N36°20'15" E 4.40 FEET TO A POINT ON SAID RETAINING WALL; THENCE N62°40'50" E 44.83 FEET ALONG SAID RETAINING WALL TO THE POINT OF BEGINNING.
 CONTAINING 0.10 ACRES

LOT 2:
BEGINNING AT A POINT A RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE OF AND RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT ALSO BEING 90.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11TH STREET AND PARK AVE. AND 25.00 FEET S54°10'59" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 1.80 FEET S35°59'00" E TO THE POINT OF BEGINNING; AND RUNNING THENCE S52°40'59" W ALONG SAID RETAINING WALL 44.83 FEET; THENCE S36°20'15" W 4.60 FEET TO A CORNER OF THE EXISTING HOUSE; THENCE S52°32'49" W ALONG SAID HOUSE LINE 15.63 FEET; THENCE S62°48'15" W 4.87 FEET; THENCE S56°35'57" W 4.96 FEET; THENCE S35°59'00" E 9.87 FEET; THENCE S64°00'11" W 75.00 FEET; THENCE N35°59'00" W 50.00 FEET; THENCE S35°59'00" E 75.00 FEET; THENCE S35°59'00" W 44.50 FEET; THENCE S35°59'00" E 23.80 FEET TO THE POINT OF BEGINNING.

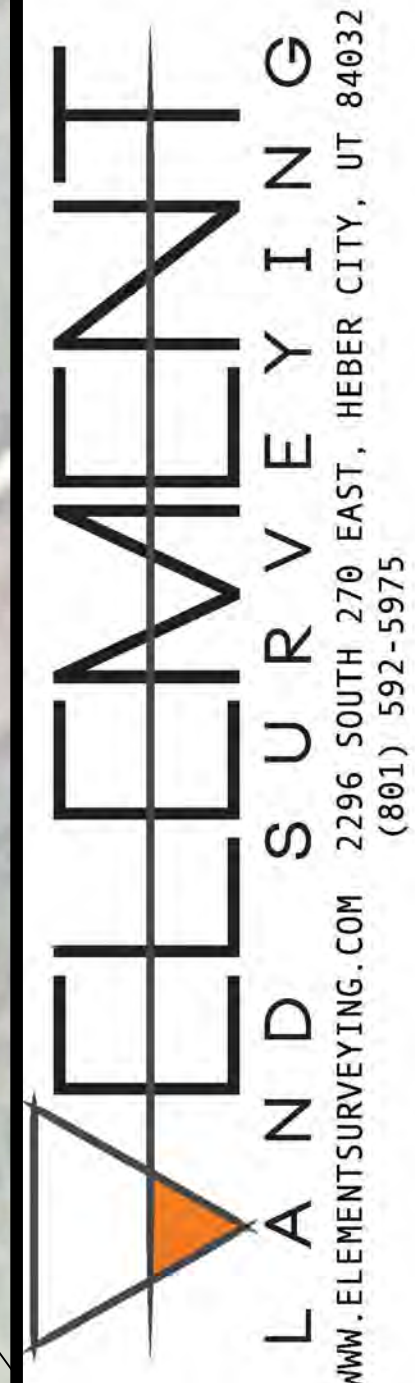
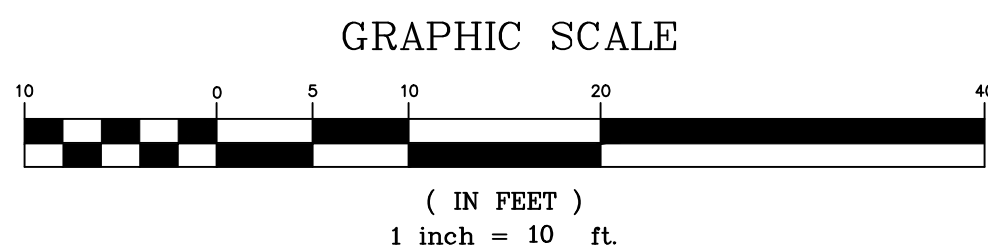
CONTAINING 0.13 ACRES

EASEMENT:
BEGINNING AT A POINT 190.00 FEET N55°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF 11TH STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7 AND S54°01'00" W 75.00 FEET AND S35°59'00" E 5.53 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE S35°59'00" E 8.97 FEET; THENCE S54°01'00" W 3.71 FEET; THENCE N34°03'25" W 9.13 FEET; THENCE N56°35'57" E 3.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 32 SQUARE FEET

BASIS OF BEARINGS: S35°59'00"E MEASURED BETWEEN FOUND STREET MONUMENTS AS SHOWN HEREON

Map showing the project location in North York, Ontario. The project site is highlighted with a blue outline and labeled "PROJECT LOCATION". The site is situated at the intersection of 120th St and Park Ave. Nearby landmarks include Park City Library, The Shop Yoga Studio, Grand Americana, and Deer Valley. Major roads shown are 224 and 225. Other nearby locations include 1120 Empire - Unit A, Cool Water Resort, Town Pointe Condos by Wyndham Vacation, Economically Priced 5 Bedroom - 1025PARK, and Park Station.



EXISTING CONDITIONS

SUMMIT COUNTY

N THE NW1/4 OF SEC 16, T2S, R4E, SLB&M

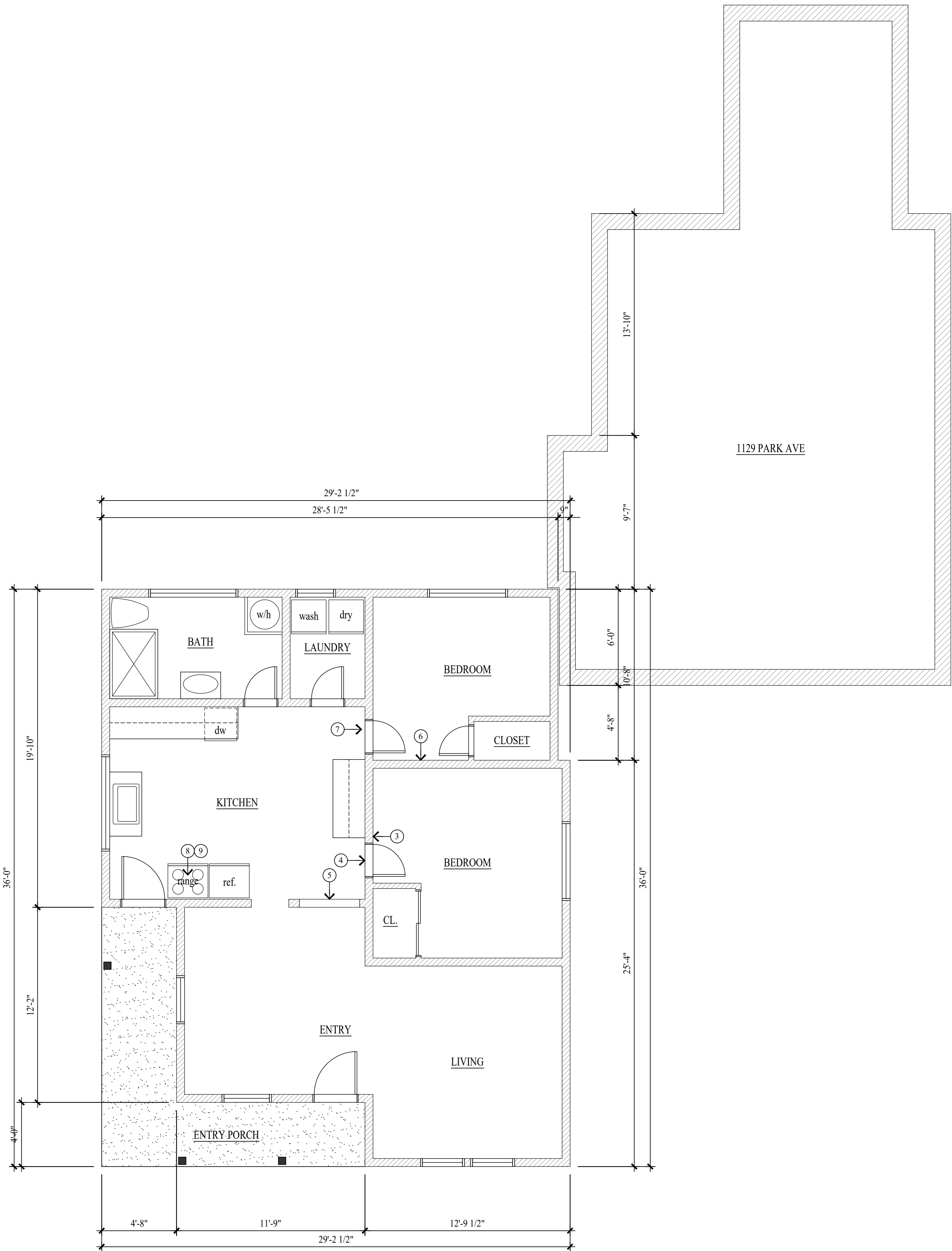
WENDY SMITH

PARK AVENUE EXISTING CONDITIONS

PROJECT NO.
20-10-280

1 OF 1

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



MAINLEVEL PLAN - 1125 PARK AVE

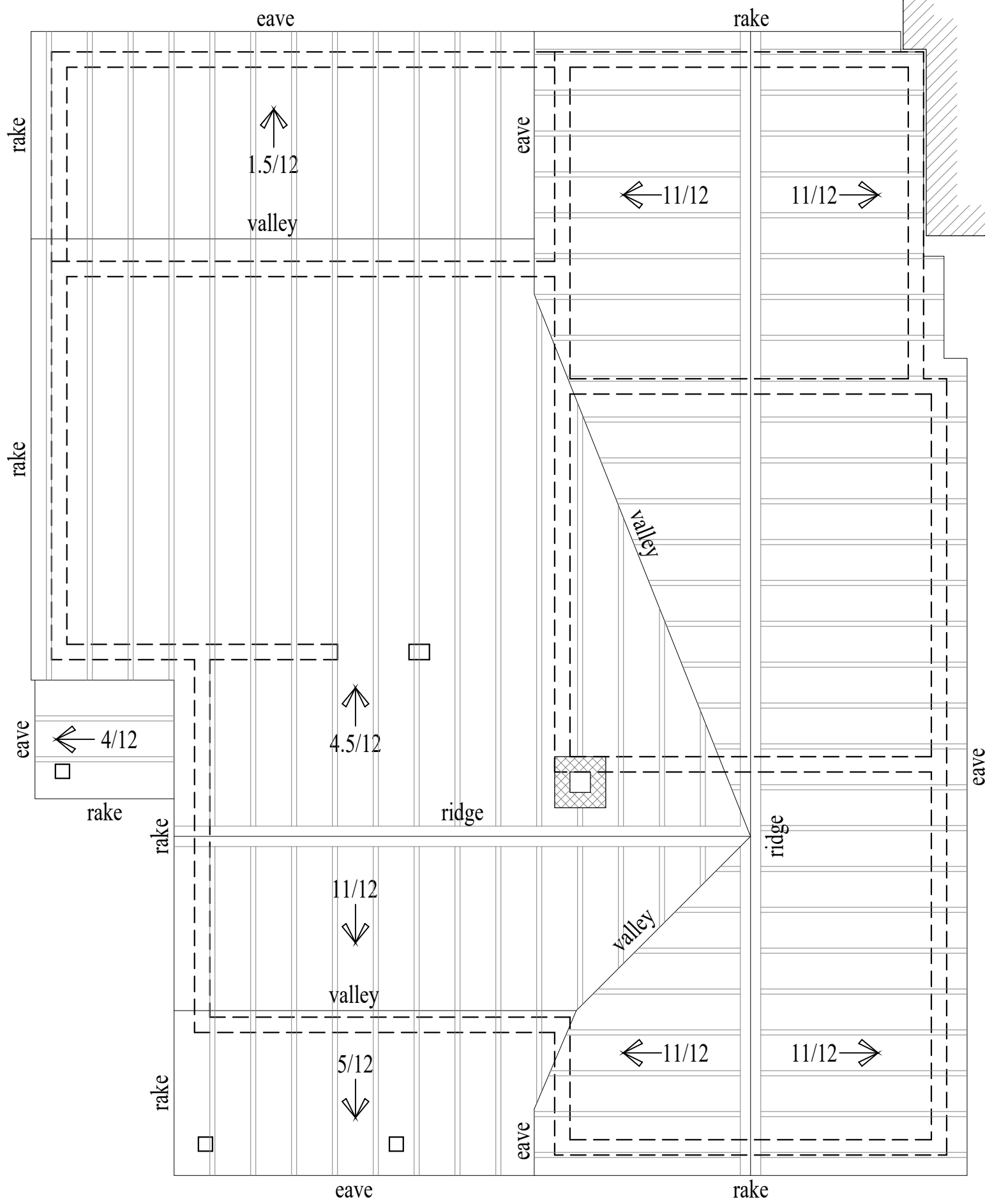
SCALE: 1/4" = 1'-0"

MAIN LEVEL FOOTPRINT = 921 S/F



ROOF PLAN - 1125 PARK AVE

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



WALL LEGEND

- EXISTING 2X FRAMED WALL
- EXISTING MASONRY WALL
- WALL

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

KEY NOTES

- NOTE
- NOTE
- PHOTO #3, SEE SHEET AB.2
- PHOTO #4, SEE SHEET AB.2
- PHOTO #5, SEE SHEET AB.2
- PHOTO #6, SEE SHEET AB.2
- PHOTO #7, SEE SHEET AB.2
- PHOTO #8, SEE SHEET AB.2
- PHOTO #9, SEE SHEET AB.2

Jonathan DeGray
A r c h i t e c t

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

SMITH 1125 PARK AVE
HISTORIC DISTRICT DESIGN REVIEW
1125 PARK AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

SHEET DESCRIPTION:

REVISIONS:

DATE:
OCTOBER 29, 2020

PROJECT NUMBER:
2010-01

SHEET NUMBER:

AB.1

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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



PHOTO #4



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8



PHOTO #9



PHOTO #3

5
AB.2 INTERIOR PHOTOS
SCALE: 1/4" = 1'-0"



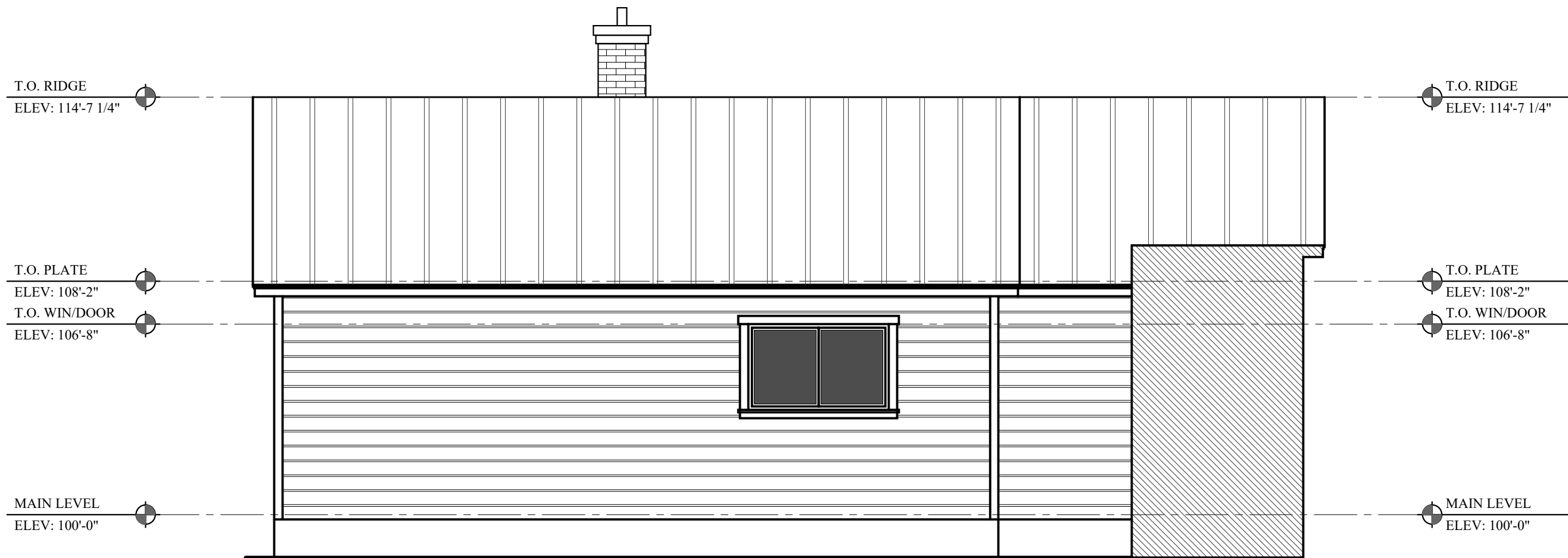
1 SOUTH ELEVATION
AB.2 SCALE: 1/4" = 1'-0"



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



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



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

KEY NOTES

① NOTES

Jonathan DeGray
A r c h i t e c t

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SMITH 1125 PARK AVE
HISTORIC DISTRICT DESIGN REVIEW
1125 PARK AVENUE, PARK CITY, UTAH 84060

AS-BUILTS
ELEVATIONS
INTERIOR PHOTOS

SHEET DESCRIPTION:

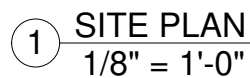
REVISIONS:

DATE:
OCTOBER 29, 2020

PROJECT NUMBER:
2010-01

SHEET NUMBER:

AB.2



SYMBOL LEGEND

PROJECT DESCRIPTION:

SHEET DESCRIPTION:

A0.1

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WOODSIDE AVE



1 LANDSCAPE PLAN
1/8" = 1'-0"

PLANTING NOTES

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

VEGETATION NOTES

THE LMC INDICATES THAT THE PROPERTY OWNER MUST PROTECT SIGNIFICANT VEGETATION DURING ANY DEVELOPMENT ACTIVITY. SIGNIFICANT VEGETATION INCLUDES LARGE TREES 6" IN DIAMETER OR GREATER MEASURED 4'-6" ABOVE GROUND, GROVES OF SMALLER TREES OR CLUMPS OF OAK AND MAPLE COVERING AN ARE 50 SQAUE FEET OR MORE MEASURED AT THE DRIP LINE. THE DEVELOPMENT PLANS MUST SHOW ALL SIGNIFICANT VEGETATION WITHIN TWENTY FEET OF A PROPOSED DEVELOPMENT. THE PROPERTY OWNER MUST DEMONSTRATE THE HEALTH AND VIABILITY OF ALL LARGE TREES THROUGH A CERTIFIED ARBORIST. THE PLANNING DIRECTOR SHALL DETERMINE THE LIMITS OF DISTURBANCE AND MAY REQUIRE MITIGATION FOR LOSS OF SIGNIFICANT VEGETATION CONSISTENT WITH LANDSCAPE CRITERIA IN LMC CHAPTER 15-3-3 AND TITLE 14.

PLANTING SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
	1	EXISTING PICEA PUNGENS	COLORADO BLUE SPRUCE			
	3	POPULOUS TREMULOIDES	ASPEN	3' DIA	6'-8" O.C.	
SHRUBS						
	5	CORNUS SERICEA "BAILSEYE"	RED TWIG DOGWOOD	5 GAL.		SPACING AS NOTED ON PLAN
	15	ARTEMESIA TRIDENTATA VASEYANA	MOUNTAIN BIG SAGE	5 GAL.		SPACING AS NOTED ON PLAN
	6	JUNIPERUS OSTHOSPERMA	UTAH JUNIPER	5 GAL.		SPACING AS NOTED ON PLAN
GROUND COVER						
		MULCH	PLANTING AREA			
		NATIVE GRASS SEED MIX (REVEG. MIX)		1LB/1500SF	HYDRO-SEED	SEE SEED MIX BELOW

THE SEED MIX BELOW SHALL BE UTILIZED IN AREAS SPECIFIED FOR NATIVE GRASSES. THIS MIXTURE SHALL BE APPLIED AT A SUFFICIENT RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80% IN A REPRESENTATIVE 10x10' AREA. IF COVERAGE DOES NOT REACH 80% RESEEDING MUST OCCUR. APPLY AT A RATE OF 80 LBS/ACRE ON THE FOLLOWING PERCENTAGES:

*NATIVE GRASS SEED MIX
20% CRESTED WHEATGRASS
10% STREAMBANK WHEATGRASS
20% PUBESCENT WHEATGRASS
15% PERENNIAL RYEGRASS
15% MOUNTAIN BROMEGRASS
10% INDIAN RYEGRASS
10% APLINE BLUEGRASS

*IN ADDITION, ADD 10 LBS/ACRE EACH OF
LINUM LEWISII AND PENSTEMON EATONII
WITH NATIVE GRASS SEED MIXTURE

PROJECT DESCRIPTION:

1125 PARK AVE RESIDENCE
1125 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:

LANDSCAPE PLAN

REVISIONS:

DATE:

March 9th, 2021

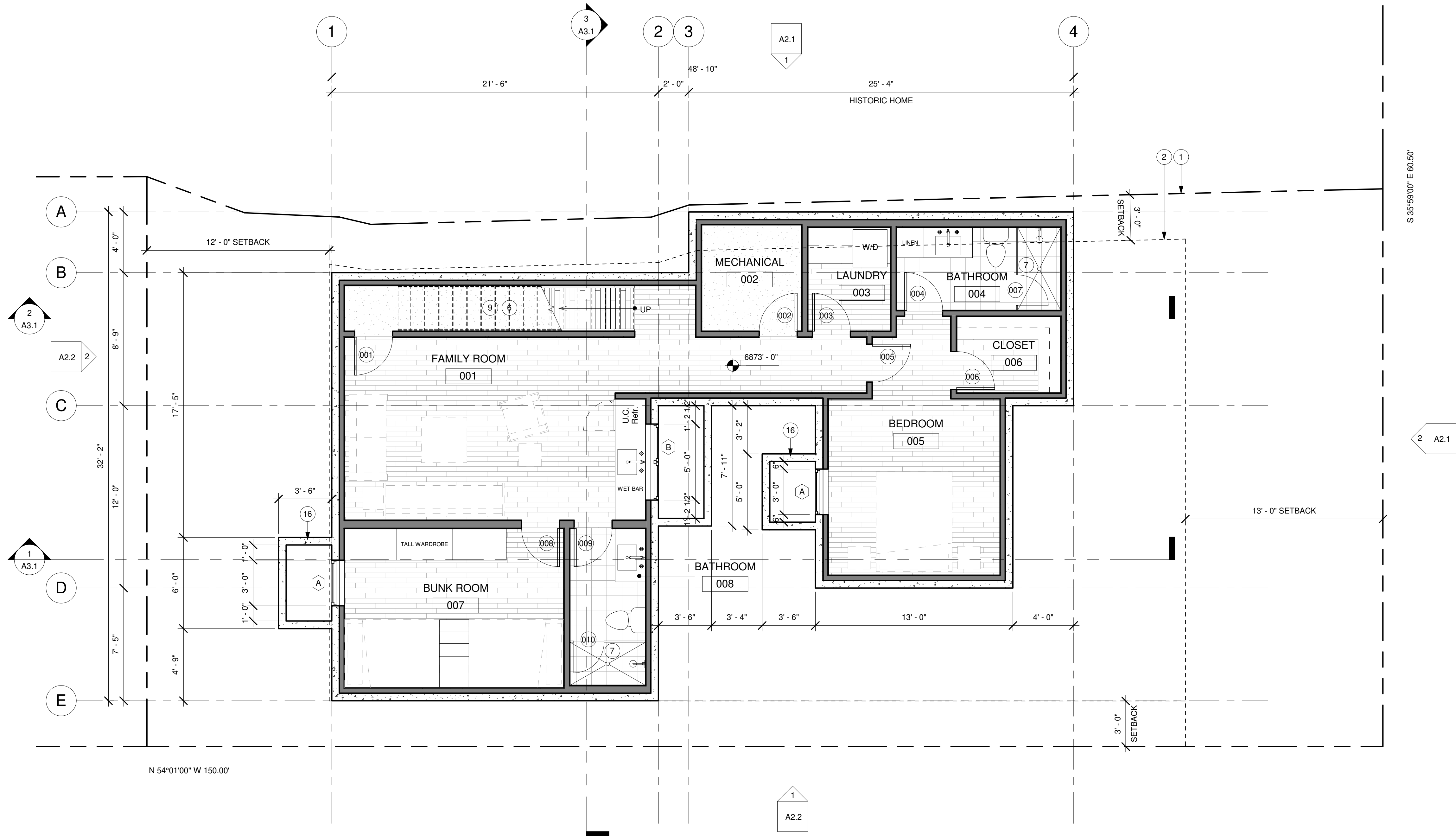
PROJECT NUMBER:

SHEET NUMBER:

A0.2

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Architect

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1 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

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

- EXISTING 2x FRAMED WALL
- NEW 2x FRAMED WALL

1. EXTERIOR WALLS TO BE 2x6 FRAMING W/ R-38 INSULATION - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL FLOOR JOIST TO BE 2x8 FRAMING U.N.O. W/ R-38 INSULATION - TYP. ALL ROOF JOIST TO BE 2x8 FRAMING U.N.O. W/ R-49 INSULATION - TYP.

KEYNOTES

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- SET BACK LINE
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- FLAT ROOF, REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
- NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1
- TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER, GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION
- 5/8" TYPE "X" ON GARAGE CEILING AND WALLS SEPARATING THE GARAGE AND LIVING SPACE
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD
- 4" REINFORCED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE
- 36" HIGH CABLE GUARD RAILING: CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W/ SHAPED 2x6 TOP CAP.
- CHIMNEY TO BE REBUILT TO MATCH (E) W/ METAL CAP
- SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 16/A5.2
- HEATED DECK: WATERPROOF MEMBRANE ON 7/8" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD P.T. DECK JOIST
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- OVERBUILT ROOF CRICKET
- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE

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LOWER LEVEL FLOOR PLAN

REVISIONS:

DATE: March 9th, 2021

PROJECT NUMBER:

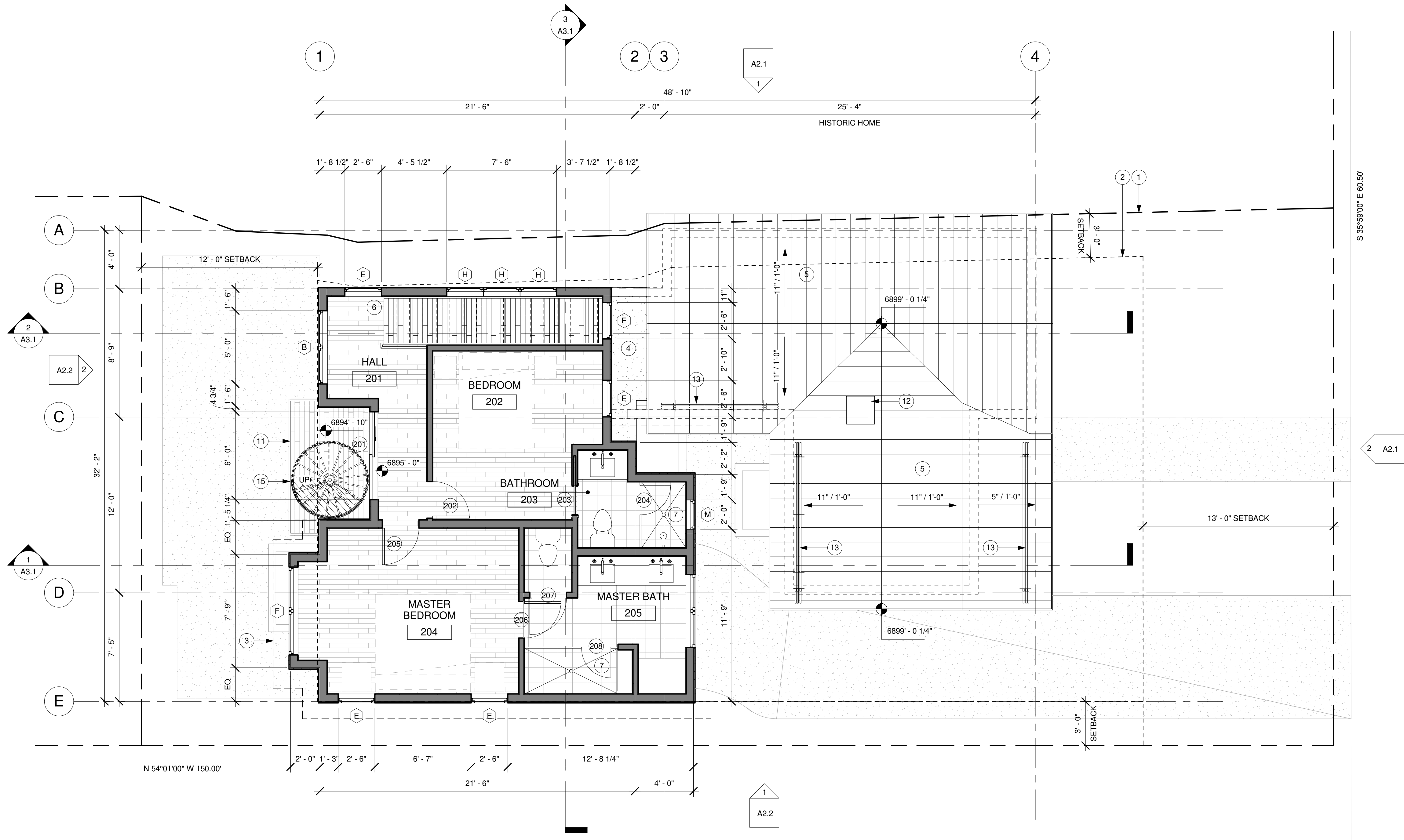
SHEET NUMBER:

A1.1



A1.2

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1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

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EXISTING 2x FRAMED WALL

NEW 2x FRAMED WALL

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- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE

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1125 PARK AVE RESIDENCE
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PARK CITY, UT 84060

UPPER LEVEL FLOOR PLAN

REVISIONS:

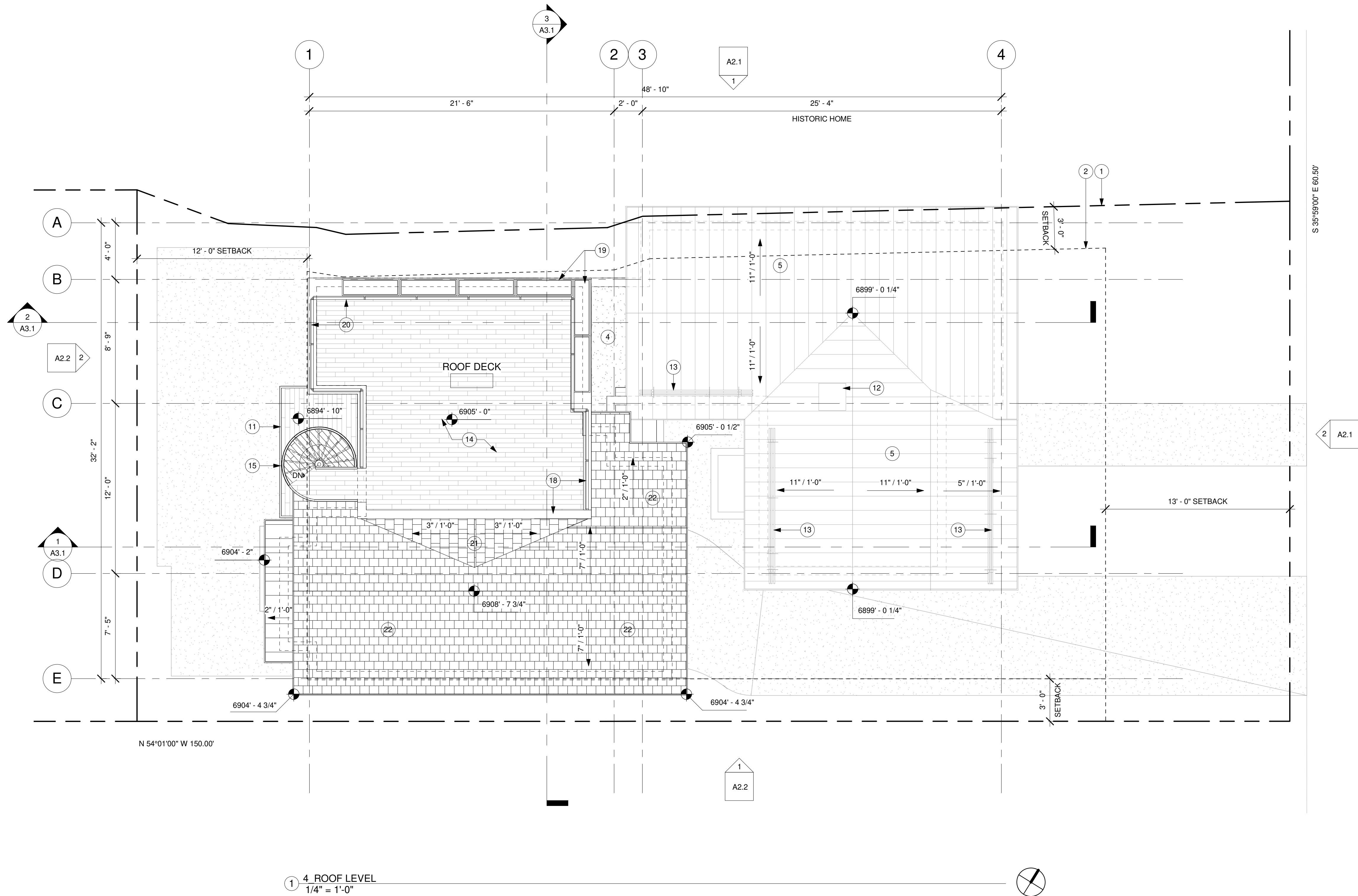
DATE: March 9th, 2021

PROJECT NUMBER:

SHEET NUMBER:

A1.3

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Jonathan DeGray
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PROJECT DESCRIPTION:
1125 PARK AVE RESIDENCE
1125 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:
ROOF PLAN

REVISIONS:

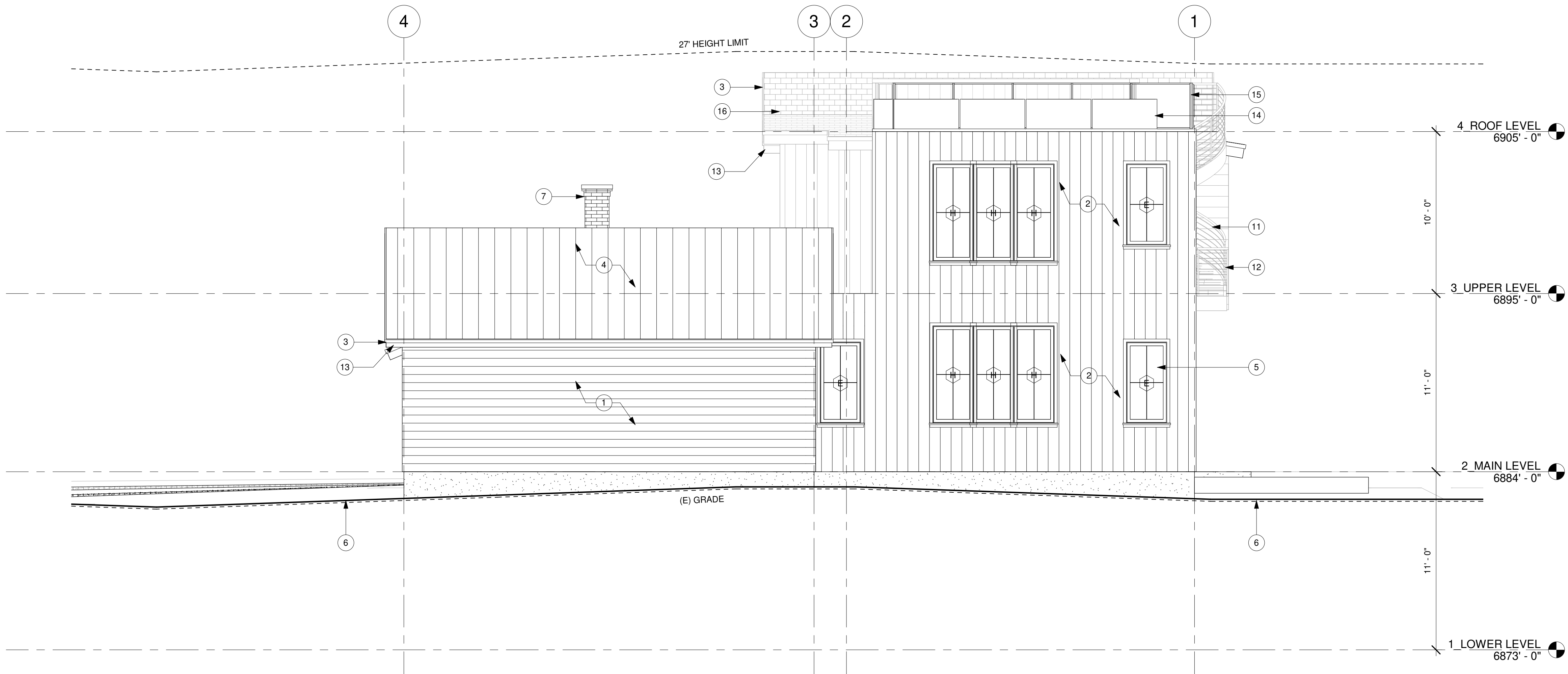
DATE:
March 9th, 2021

PROJECT NUMBER:

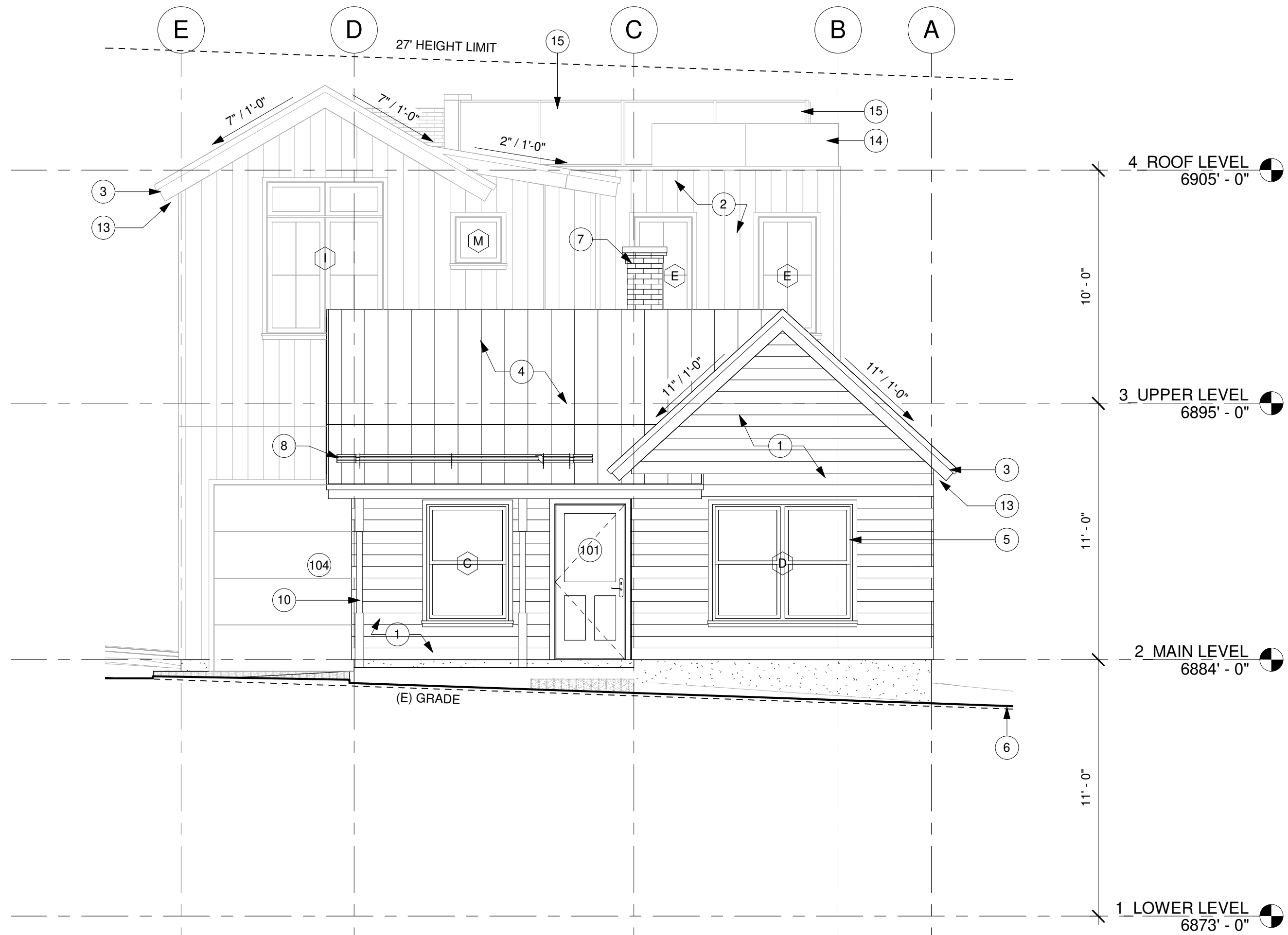
SHEET NUMBER:

A1.4

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1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

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

KEY NOTES

- 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- 1x8 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- 1x4 STAINED CEDAR FASCIA OVER 1x8 BUILT-UP STAINED CEDAR FASCIA W/ BRONZE 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE
- NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE
- BLACK ANODIZED ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS, TYP. - SEE SCHEDULE
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- CHIMNEY TO BE REBUILT TO MATCH (E) W/ METAL CAP
- SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 17/A5.2
- 42" HIGH GUARD WALL W/ CONTINUOUS METAL TOP CAP. W/ METAL SIDING ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
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PROJECT DESCRIPTION:
1125 PARK AVE RESIDENCE
1125 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:
NORTH AND EAST ELEVATIONS

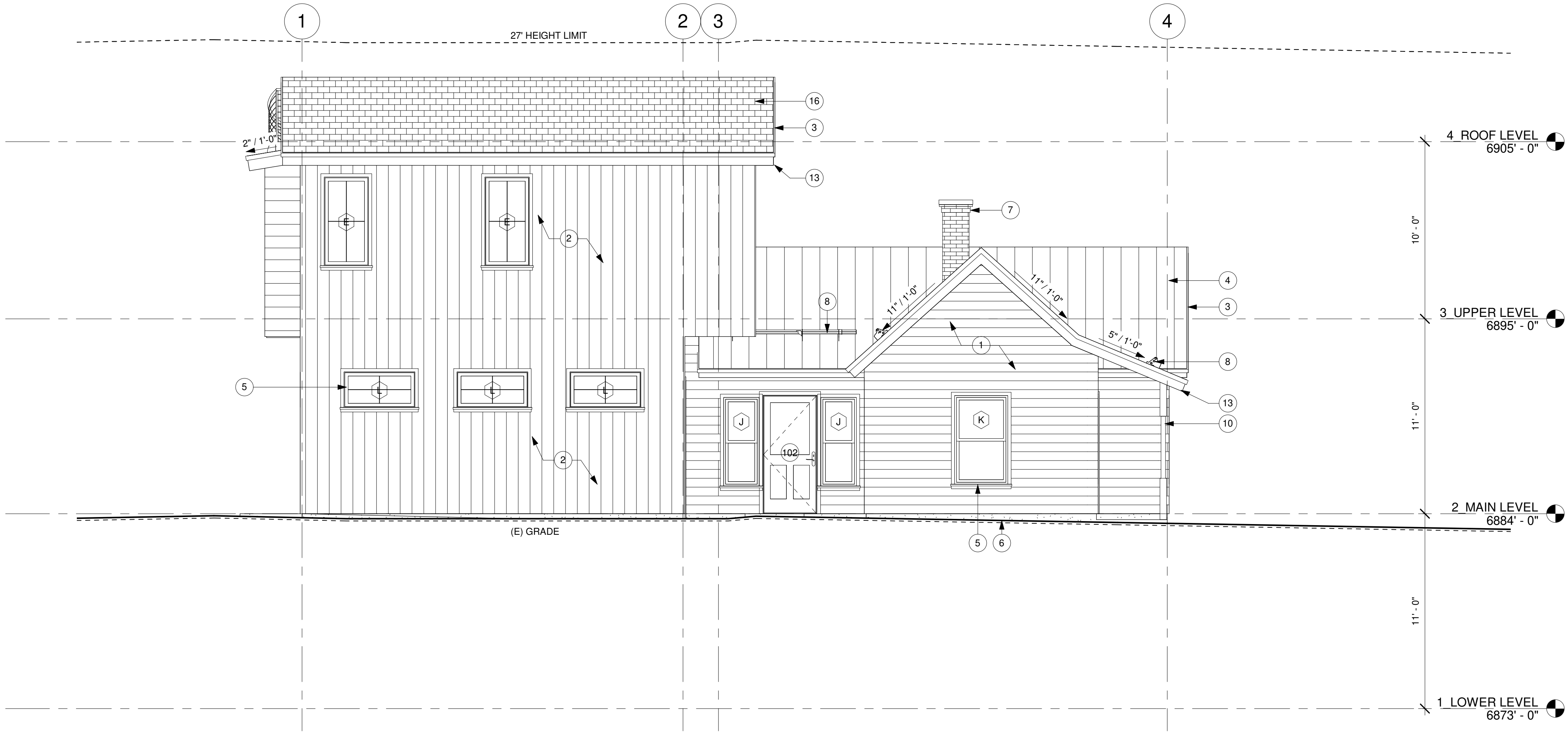
REVISIONS:

DATE:
March 9th, 2021

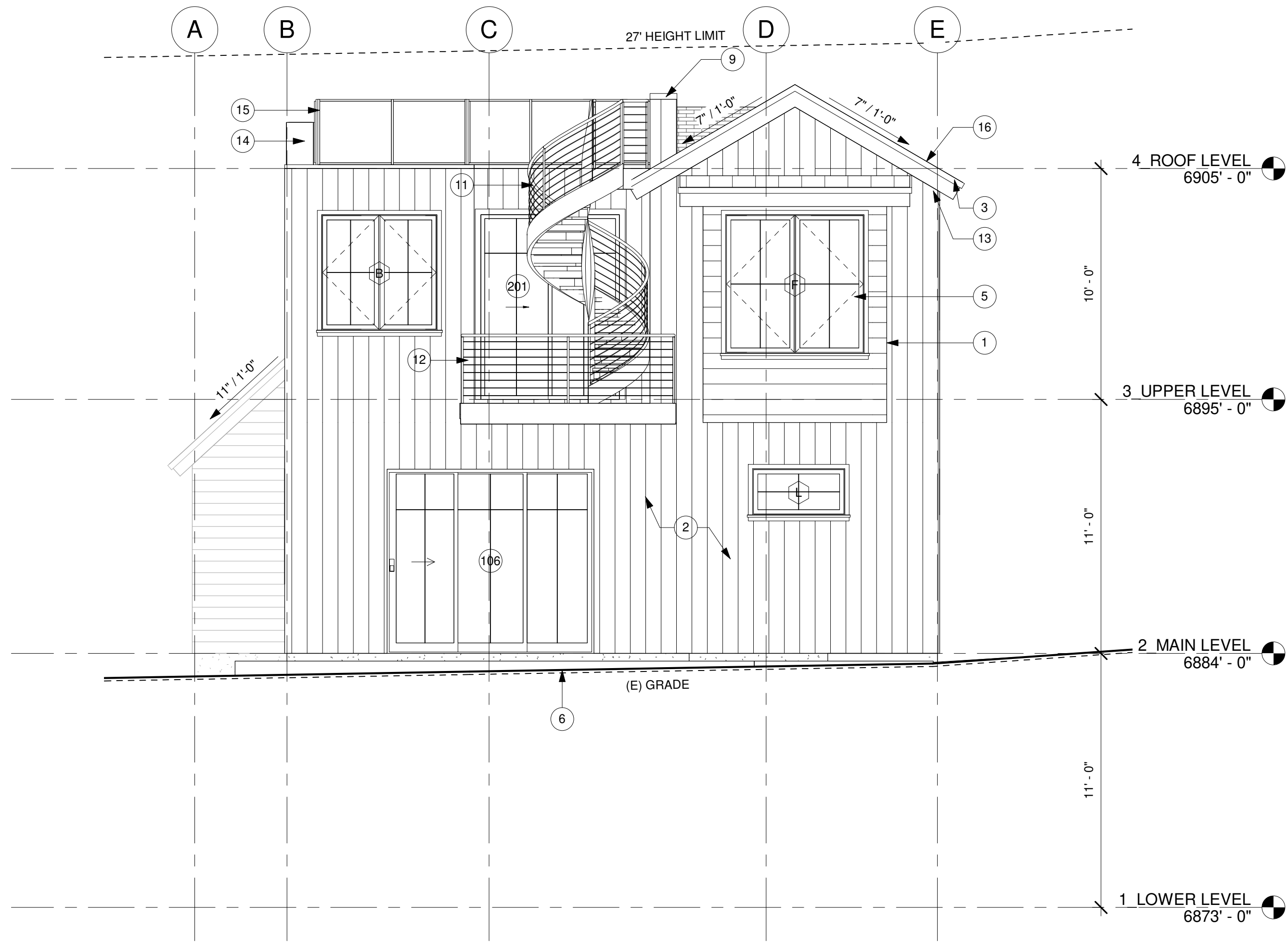
PROJECT NUMBER:

SHEET NUMBER:

A2.1



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

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

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9. 42" HIGH GUARD WALL W/ CONTINUOUS METAL TOP CAP. W/ METAL SIDING ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
10. PORCH COLUMNS TO BE REBUILT TO MATCH (E)
11. EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
12. 36" HIGH CABLE GUARD RAILING: CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W/ SHAPED 2x6 TOP CAP.
13. CEDAR SOFFIT STAINED TO MATCH CEDAR FASCIA
14. 14"Wx48"Wx24"H STEEL PLANTER BOX ANCHORED TO ROOF STRUCTURE
15. GLASS GUARDRAIL
16. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE. MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE

PROJECT DESCRIPTION:

1125 PARK AVE RESIDENCE
1125 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:

SOUTH AND WEST ELEVATIONS

REVISIONS:

DATE:
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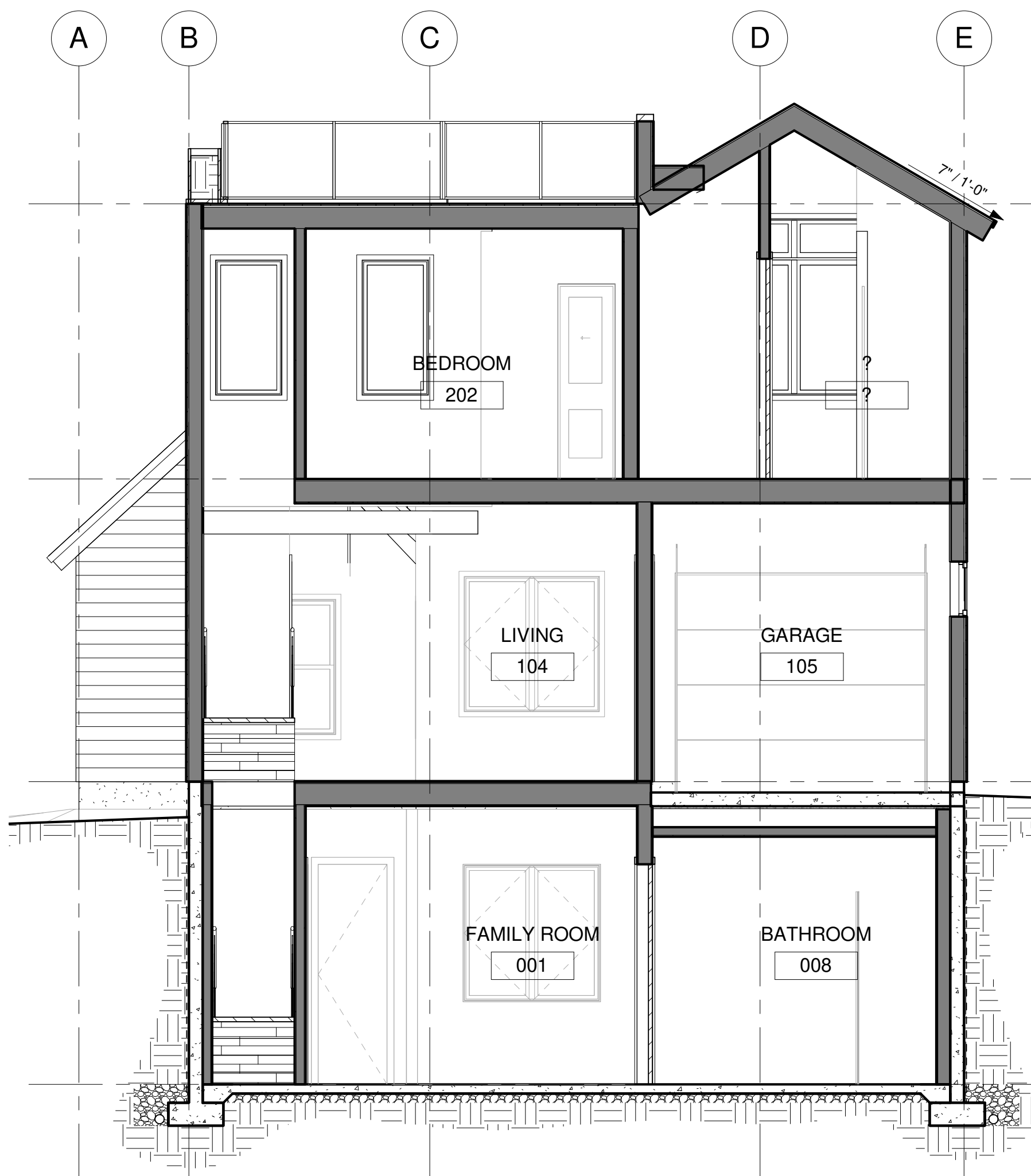
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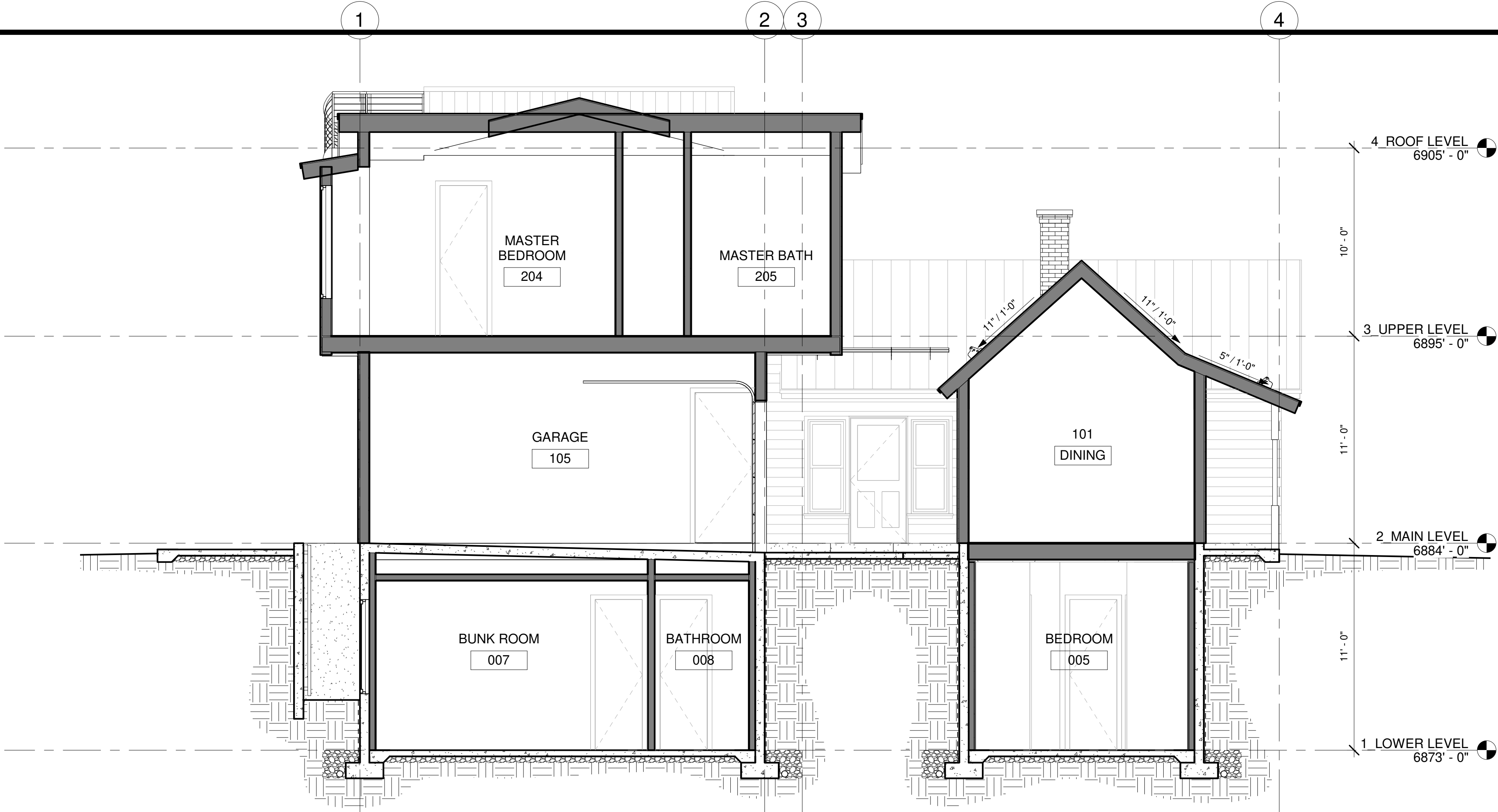
A2.2

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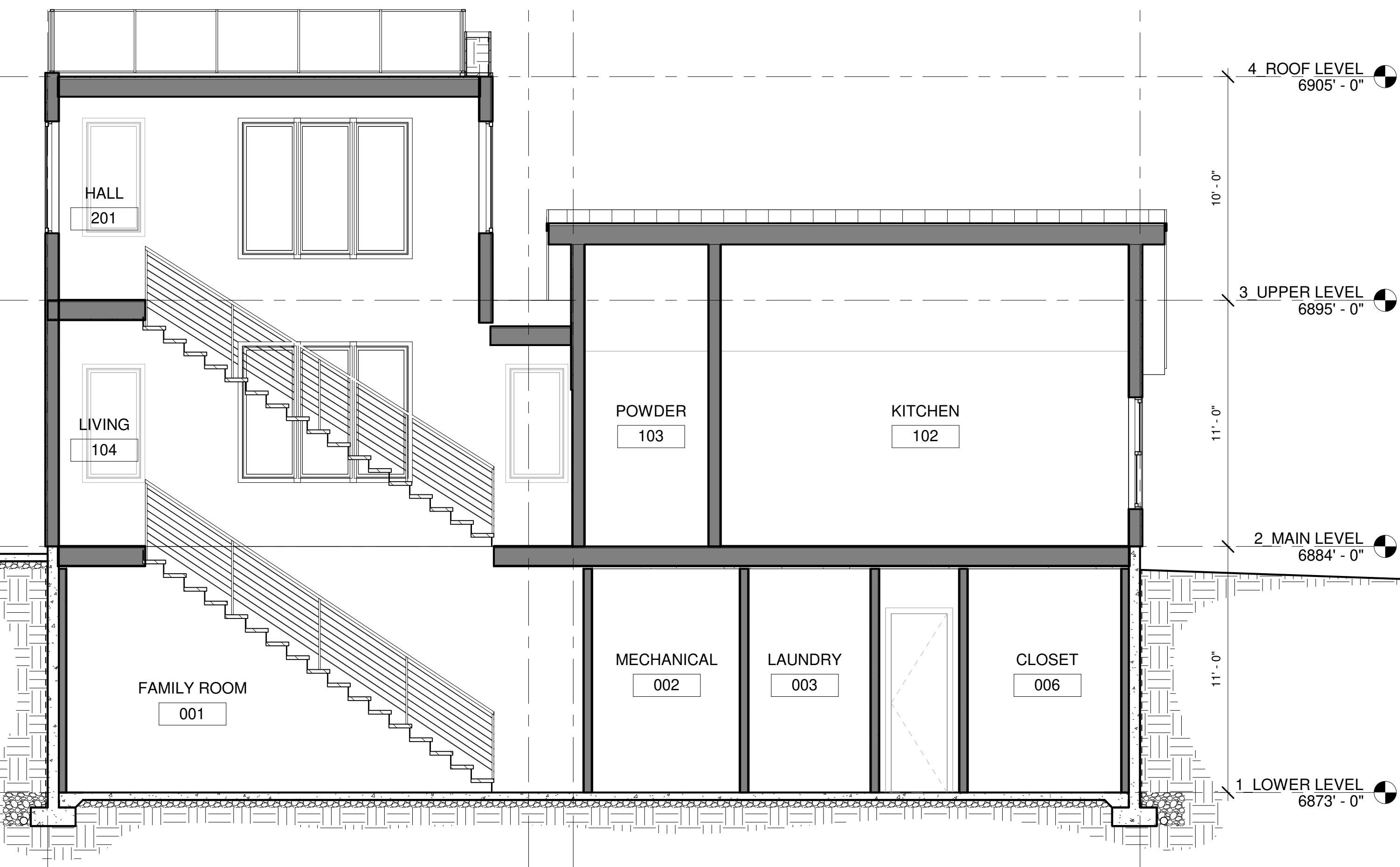
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SECTION 3
1/4" = 1'-0"



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



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

GENERAL NOTES

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

KEY NOTES

- 1x10 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
- NATURAL STONE VENEER
- ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
- NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE
- 1x4 STAINED WOOD FASCIA W/ BRONZE DRIP EDGE OVER 1x8 BUILT-UP STAINED WOOD FASCIA
- 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE OVER FASCIA
- ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS, TYP. - SEE SCHEDULE
- SIDING TO BUTT INTO WINDOW @ JAMB, SILL, HEAD, TYP. REFER TO DETAILS ON SHEET A5.1 FOR FLASHING DETAILS
- SIDING TO RUN FLUSH TO BACK FACE OF METAL L SHAPE AT CORNER CONDITIONS. SEE DETAIL 16/A5.2 TYP.
- 4" REINFORCED HEATED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3.
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING
- EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 12" TRUSS JOIST FRAMING U.N.O. W/ BIB INSULATION R-39-TYP. ALL ROOF JOIST TO BE 9 1/2" LVL FRAMING U.N.O. W/ 7" CLOSED CELL INSULATION R-49 - TYP.
- ALL LUMBER IN CONTACT W/ CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 1/2" GYP. BD. ON W MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. -IRC R302.11.
- TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL BE 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
- 4" PERF. DRAINAGE PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL TIED INTO STORM DRAIN.
- DRAINAGE MATT ON WATERPROOF MEMBRANE
- FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES AND DETAILS SEE SHEET A5.1
- STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS
- 42" HEAT AND GLO SLIMLINE GAS FIREPLACE, #SL-9X. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
- FRAMED DOWN CEILING
- SNOW RETENTION BARS S-S X-GARD 2.0 OR EQUAL. SEE DETAIL 16/A5.2
- 4" REINFORCED HEATED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED
- FLAT ROOF, REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
- EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
- TREX FLOATING DECK ABOVE FLAT ROOF
- GLASS RAILING AT PERIMETER OF ROOF DECK
- SEE INTERIOR DESIGN DRAWINGS FOR MORE INFORMATION

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PROJECT DESCRIPTION:

SHEET DESCRIPTION:

REVISIONS:

DATE:

March 9th, 2021

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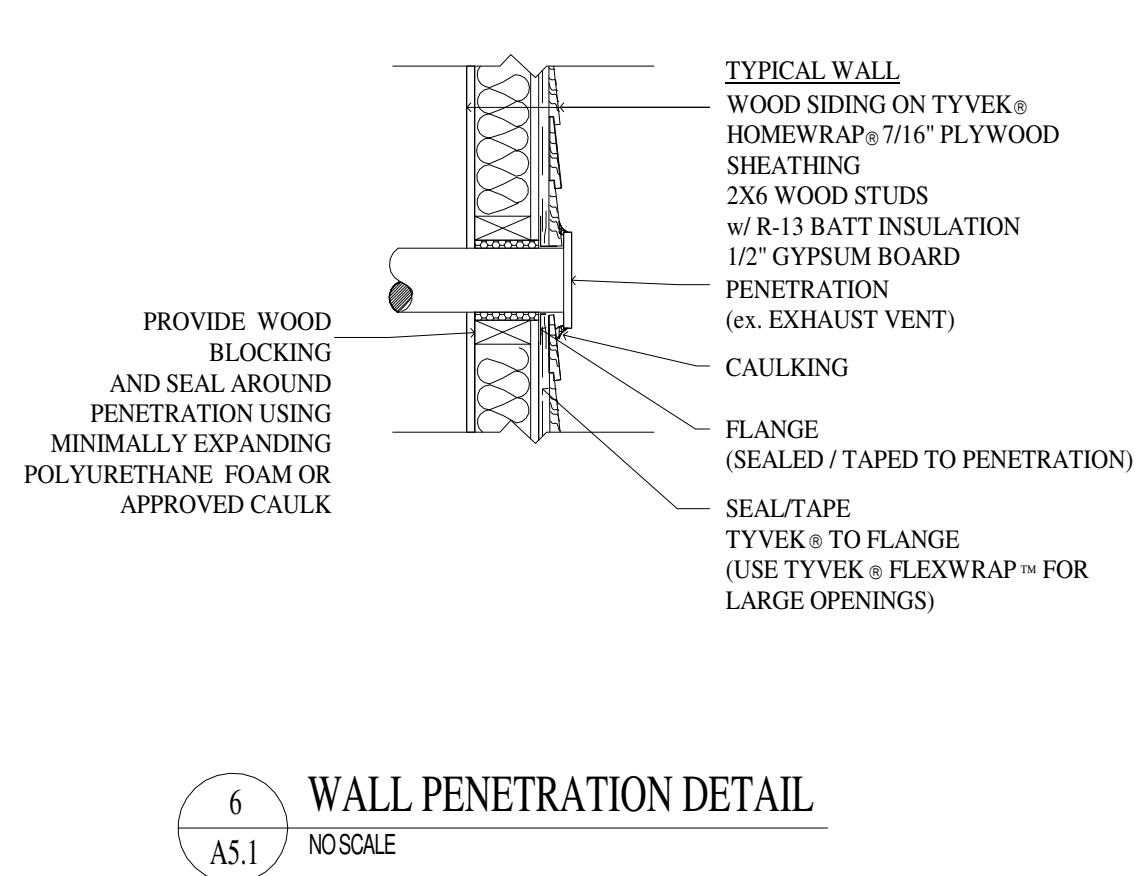
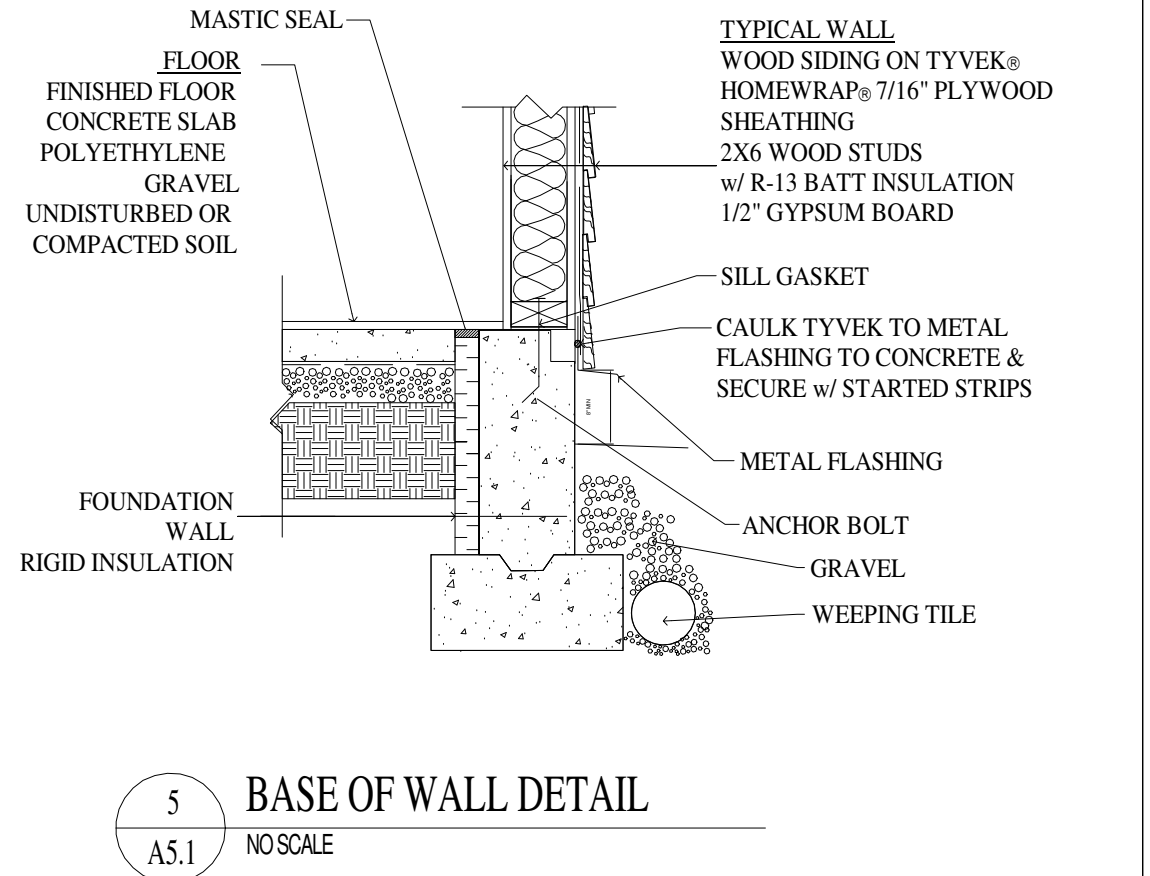
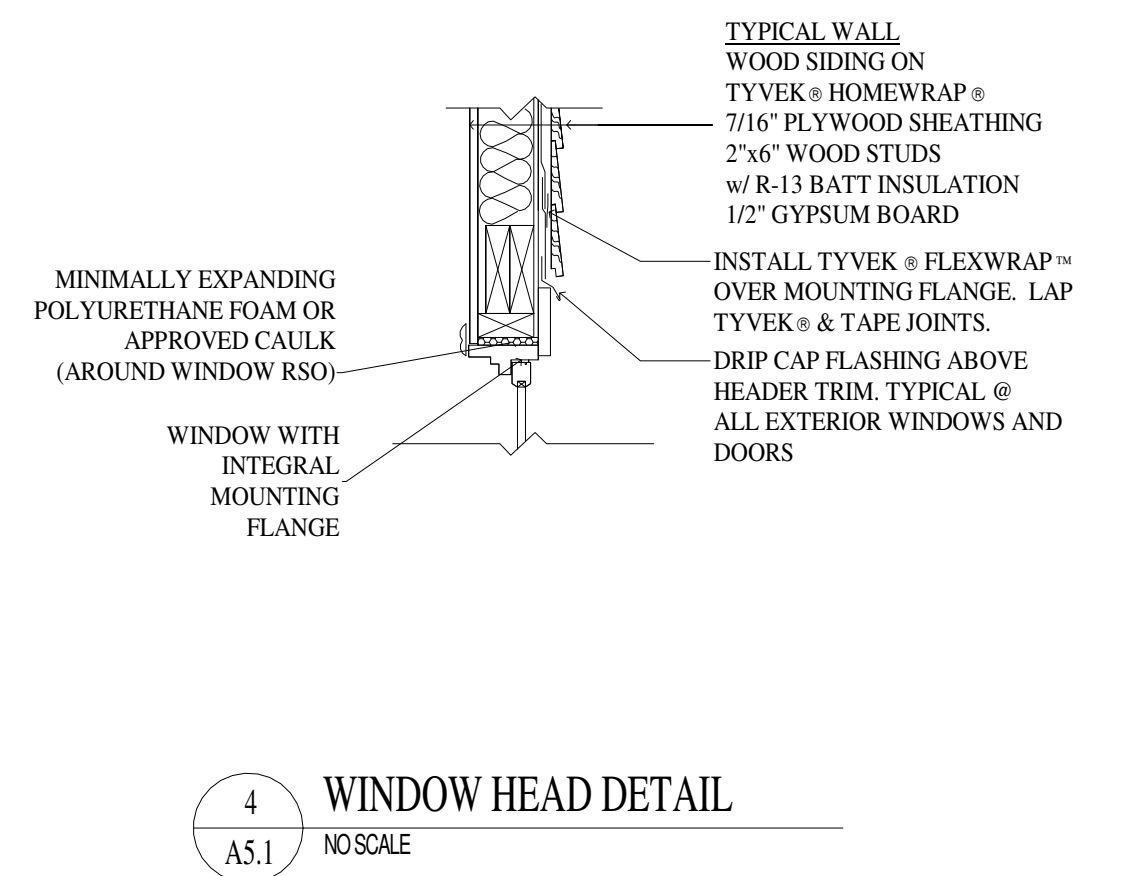
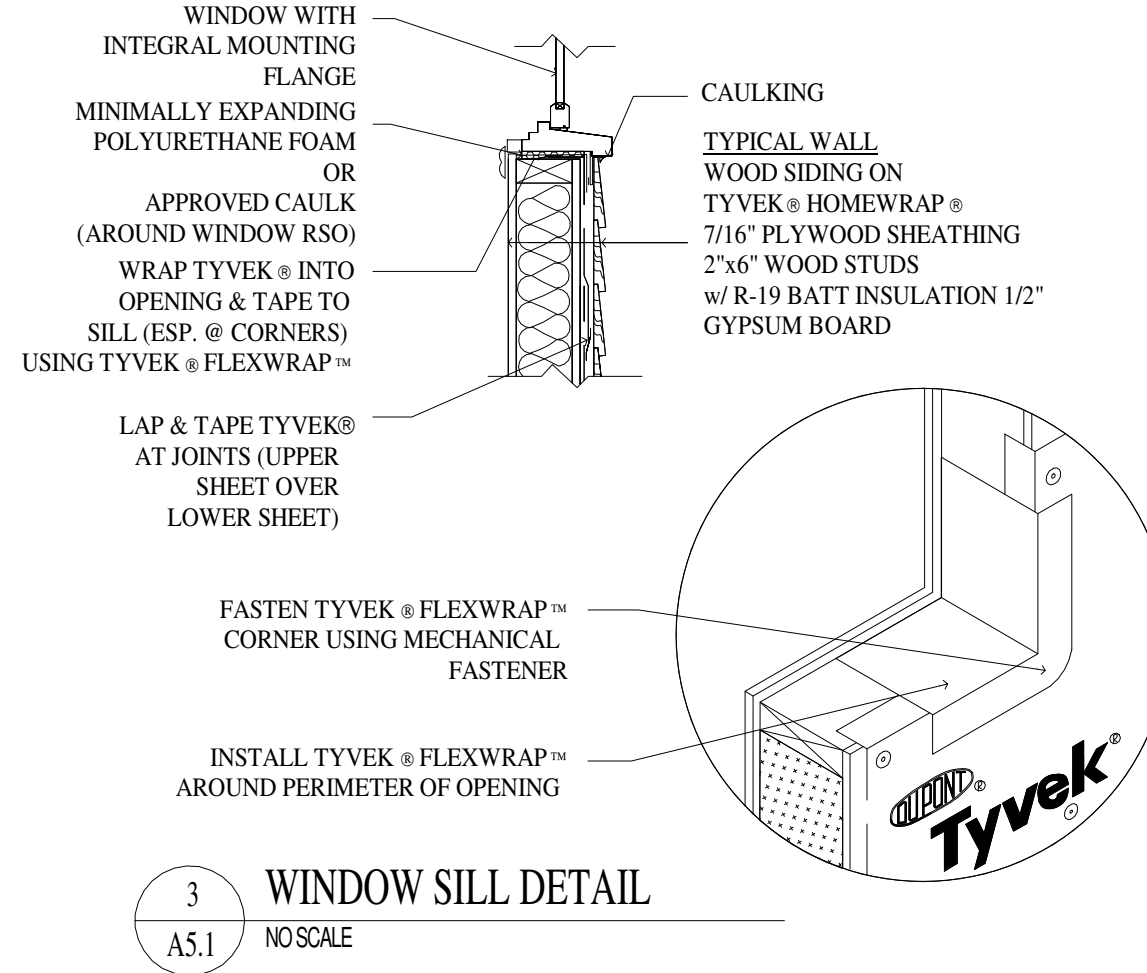
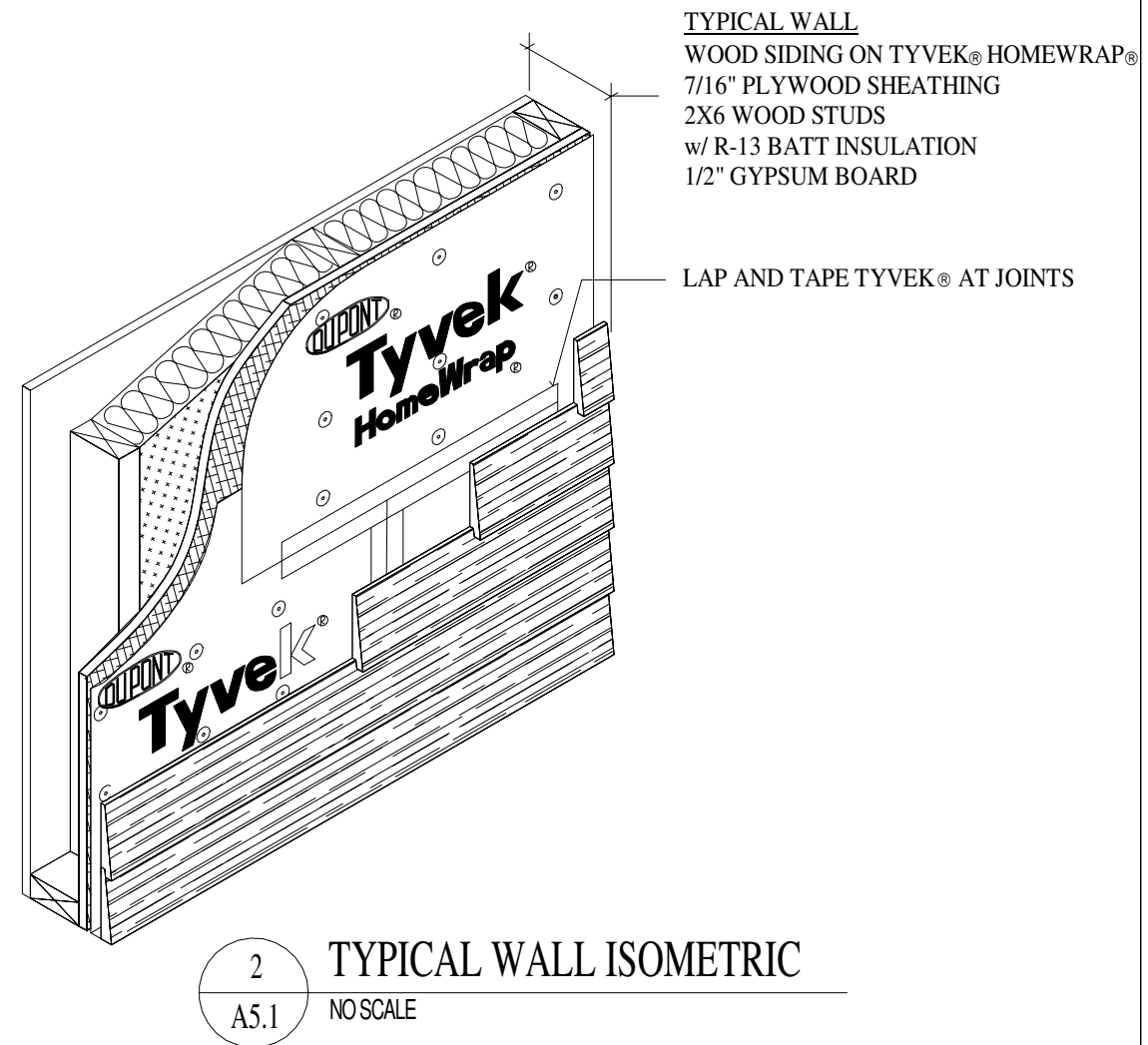
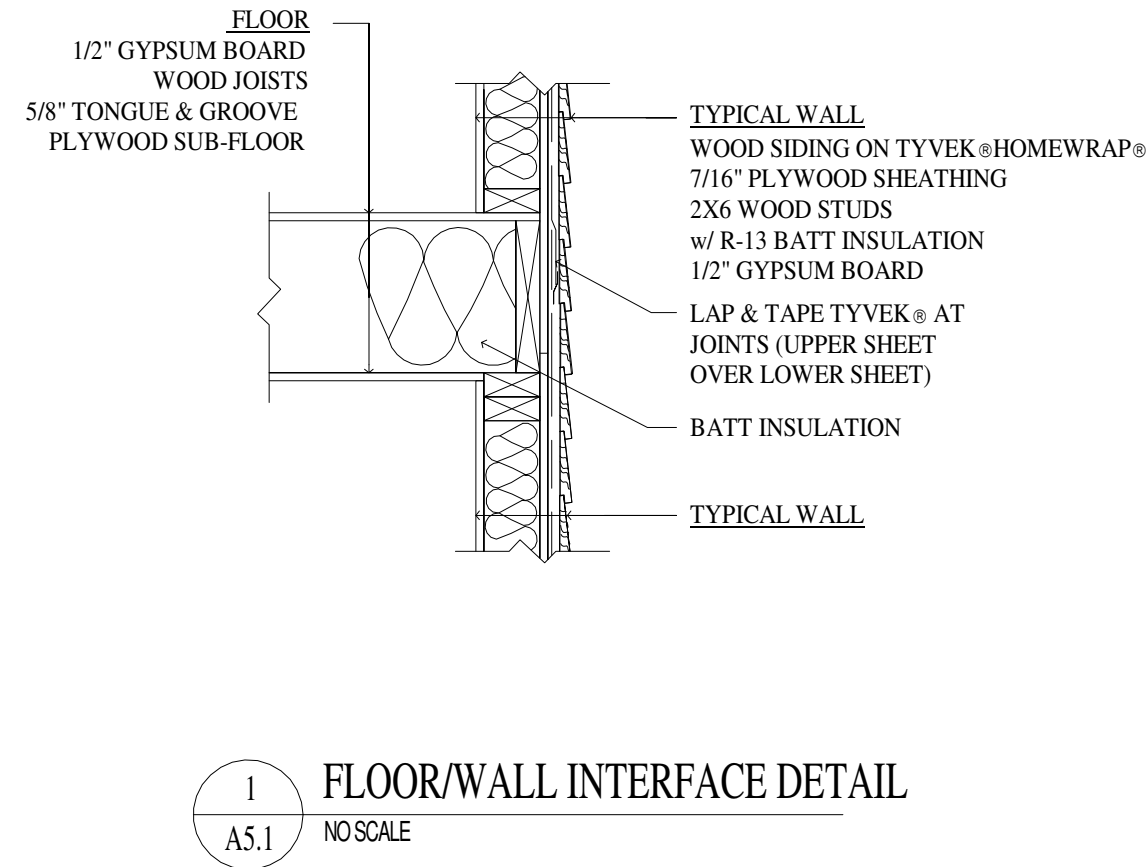
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BUILDING SECTIONS

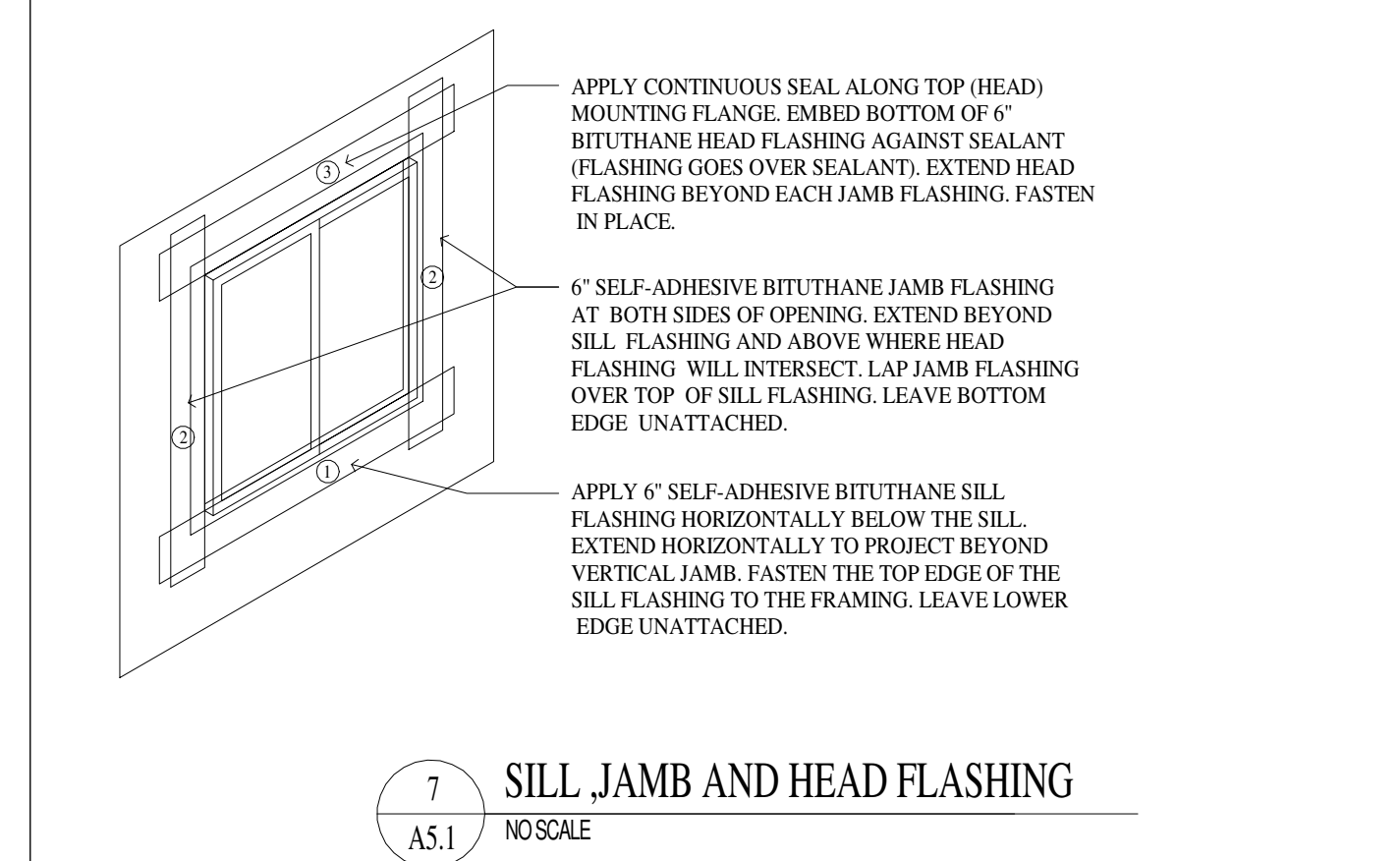
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GENERAL NOTES

*SEAL ALL TYVEK ® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
(ex. DUPONT CONTRACTOR TAPE).
*FASTEN TYVEK ® TO SHEATHING WITH LARGE HEAD NAILS
OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND
THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



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



- ARCHITECTURAL NOTES:**
1. ALL WORKS SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. STRUCTURAL SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.
 2. ALL SUBMITTALS AND CHANGES TO PLANS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO BEING SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. ENGINEER TO APPROVE ALL STRUCTURAL CHANGES.
 3. HABITABLE ROOMS, HALLWAYS, CORRIDORS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET MEASURED FROM THE FINISHED FLOOR TO THE FINISHED CEILING. BATHROOMS CAN BE AT 6'-8". NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FT. WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FT. IN HEIGHT. - IRC R305
 4. ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS DOUBLE UNDERPAYMENT IS INSTALLED IN ACCORDANCE WITH IRC SECTION R905.2.7
 5. ICE BARRIER THAT CONSISTS OF TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. - IRC R905.2.7.1
 6. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING. R703.1
 7. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING AT ALL OF THE A. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
 - B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS AND SILLS.
 - C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
 - D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
 - E. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
 - F. AT WALL AND ROOF INTERSECTIONS.
 - G. AT BUILT-IN GUTTERS. IRC R703.8
 8. ELEVATORS. WHERE PROVIDED, PASSENGER ELEVATORS, LIMITED USE OR LIMITED APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1. IRC R321.1

- FRAMING NOTES:**
1. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.
 - A. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
 - B. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND.
 - C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
 - D. THE END OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1 INCH ON TOPS, SIDES AND ENDS.
 - E. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
 - F. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
 - G. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS. - IRC R317.1
 2. ACCESSIBLE BELOW-FLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18" X 24" ACCESS OPENING. IRC R408.4 FOR ACCESS TO MECHANICAL EQUIPMENT IN THESE AREAS SEE IRC M1305.1.4
 3. PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. -IRC R807.1. SEE M1305.1.3 FOR ACCESS TO FURNACES AND OTHER MECHANICAL EQUIPMENT IN ATTIC.
 4. PROVIDE 24" ON-CENTER BLOCKING FOR VERTICAL SIDING. - IRC TABLE R703.4 FOOTNOTE j.
 5. PROVIDE ROOF SHEATHING RATING AND NAILING SCHEDULE AS PER ENGINEERING DESIGN, OR MINIMUM 5/8", 40/20 RATING IF NO PROFESSIONAL DESIGN IS PROVIDED.

- FIREPLACE NOTES:**
1. MASONRY OR CONCRETE CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR, CEILING OR ROOF LINE MORE THAN 6 FEET ABOVE GRADE, EXCEPT WHERE CONSTRUCTED COMPLETELY WITHIN THE EXTERIOR WALLS. - IRC R1001.4
 2. TWO 1/2 INCH BY 1 INCH STRAPS SHALL BE EMBEDDED A MINIMUM OF 12 INCHES INTO THE CHIMNEY. STRAPS SHALL HOOKED AROUND THE OUTER BARS AND EXTEND 6 INCHES BEYOND THE END. EACH STRAP SHALL BE FASTENED TO A MINIMUM OF FOUR FLOOR CEILING OR FLOOR JOIST OR RAFTERS WITH TWO INCH BOLTS. -IRC R1004.1.1
 3. ALL WOOD BEAMS, JOIST, STUDS AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A CLEARANCE OF NOT LESS THAN 2 INCHES FROM THE FRONT FACES AND SIDES OF MASONRY FIREPLACES AND NOT LESS THAN 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACES. THE AIR SPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIRE BLOCKING IN ACCORDANCE WITH SECTION R1001.12.
 - A. MASONRY FIREPLACES LISTED AND LABELED FOR USE IN CONTACT WITH COMBUSTIBLES IN ACCORDANCE WITH UL 127 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURES INSTALLATION INSTRUCTIONS ARE PERMITTED TO HAVE COMBUSTIBLE MATERIAL IN CONTACT WITH THEIR EXTERIOR SURFACES.
 - B. WHEN MASONRY FIREPLACES ARE PART OF MASONRY OR CONCRETE WALLS, COMBUSTIBLE MATERIALS SHALL NOT BE CONTACT WITH THE MASONRY OR CONCRETE WALLS LESS THAN 12 INCHES FROM THE INSIDE SURFACE OF THE NEAREST FIREBOX LINING.
 - C. EXPOSED COMBUSTIBLE TRIM AND THE EDGES OF SHEATHING MATERIALS SUCH AS WOOD SIDING, FLOORING AND DRYWALL SHALL BE PERMITTED TO ABUT THE MASONRY FIREPLACE SIDE WALLS AND HEARTH EXTENSION, PROVIDED SUCH COMBUSTIBLE TRIM OR SHEATHING IS A MINIMUM OF 12 INCHES FROM THE INSIDE SURFACE OF THE NEAREST FIREBOX LINING.
 - D. EXPOSED COMBUSTIBLE MANTLES OR TRIM MAY BE PLACED DIRECTLY ON THE MASONRY FIREPLACE FRONT SURROUNDING THE FIREPLACE OPENING PROVIDING SUCH COMBUSTIBLE MATERIALS ARE NOT PLACED WITHIN 6 INCHES OF A FIREPLACE OPENING. COMBUSTIBLE MATERIAL WITHIN 12 INCHES OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/4 INCH FOR EACH 1 INCH DISTANCE FROM SUCH AN OPENING. -IRC R1001.1.1
 4. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THOUGH THE ROOF. -IRC R1003.9

- BUILDING ENVELOPE NOTES:**
1. CONTRACTOR TO COMPLETE BLOWER DOOR TEST OR COMPREHENSIVE AIR BARRIER INSPECTION PER 2015 IRC CHAPTER 11

STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

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

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1125 PARK AVE RESIDENCE
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PROJECT DESCRIPTION:

GENERAL NOTES AND DETAILS

SHEET DESCRIPTION:

REVISIONS:

DATE:

March 9th, 2021

PROJECT NUMBER:

SHEET NUMBER:

A5.1



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ROOM SCHEDULE											
NO.	NAME	FLOOR MAT'L	BASE MAT'L	NORTH	EAST	SOUTH	WEST	CEILING HEIGHT	CEILING FINISH	REMARKS	
1. LOWER LEVEL											
001	FAMILY ROOM										
002	MECHANICAL										
003	LAUNDRY										
004	BATHROOM										
005	BEDROOM										
006	CLOSET										
007	BUNK ROOM										
008	BATHROOM										
2. MAIN LEVEL											
102	KITCHEN										
103	POWDER										
104	LIVING										
105	GARAGE										
DINING	101										
3. UPPER LEVEL											
201	HALL										
202	BEDROOM										
203	BATHROOM										
204	MASTER BEDROOM										
205	MASTER BATH										

DOOR SCHEDULE											
MARK	TYPE	WIDTH	HEIGHT	THICK	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HARDWARE	REMARKS	
1. LOWER LEVEL											
001	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PASSAGE		
002	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PASSAGE		
003	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PASSAGE		
004	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PRIVACY		
005	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PRIVACY		
006	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PASSAGE		
007	SHOWER	2'- 0"	7'- 0"	0'- 0 1/2"	GLASS	CLEAR TEMPERED					
008	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PRIVACY		
009	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PRIVACY		
010	SHOWER	2'- 0"	7'- 0"	0'- 0 1/2"	GLASS	CLEAR TEMPERED					
2. MAIN LEVEL											
101	STYLE AND RAIL	3'- 0"	6'- 8"	0'- 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	LOCKSET	(N) DOOR IN HISTORIC LOCATION TO COMPLY WITH HDDR REQUIREMENTS	
102	STYLE AND RAIL	3'- 0"	6'- 8"	0'- 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	LOCKSET		
103	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PRIVACY		
104	OVERHEAD	9'- 0"	8'- 0"	0'- 1 1/2"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	GARAGE		
105	STYLE AND RAIL	3'- 0"	8'- 0"	0'- 2"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PASSAGE		
106	STACK SLIDER	9'- 0"	8'- 0"	0'- 5 23/32"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	LOCKSET	TEMPERED GLASS. EXTERIOR BLACK STAIN, INTERIOR CLEAR SEAL	
3. UPPER LEVEL											
201	SLIDER	6'- 0"	8'- 0"	0'- 2"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PRIVACY		
202	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PRIVACY		
203	POCKET	2'- 0"	7'- 0"	0'- 1 3/8"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PRIVACY		
204	SHOWER	2'- 0"	7'- 0"	0'- 0 1/2"	GLASS	CLEAR TEMPERED					
205	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PRIVACY		
206	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PRIVACY		
207	STYLE AND RAIL	2'- 6"	8'- 0"	0'- 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIND AND VARNISH	PRIVACY		
208	SHOWER	2'- 0"	7'- 0"	0'- 0 1/2"	GLASS	CLEAR TEMPERED					

WINDOW SCHEDULE											
MARK	WIDTH	HEIGHT	TYPE	FRAME MATERIAL	EXTERIOR FINISH	INTERIOR FINISH	GLAZING		REMARKS		
A	3' - 0"	5' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				
B	5' - 0"	5' - 0"	DBL CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				
C	3' - 6"	5' - 0"	DBL HUNG	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				
D	6' - 0"	5' - 0"	DBL DBL HUNG	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				
E	2' - 6"	5' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				
F	6' - 0"	6' - 0"	DBL CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				
H	2' - 6"	6' - 0"	FIXED	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				
I	5' - 0"	6' - 6"	FIXED	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				
J	2' - 0"	5' - 0"	DBL HUNG	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				
K	3' - 0"	5' - 0"	DBL HUNG	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				
L	4' - 0"	2' - 0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				
M	2' - 0"	2' - 0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.				

DOOR NOTES	
1.	ALL DOOR OPENINGS TO BE FIELD VERIFIED BY C ONTRACTOR BEFORE INSTALLATION.
2.	ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
3.	ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4.
4.	FRENCH/PATIO/TERRACE DOORS TO BE SUPPLIED BY WINDOW MANUFACTURER TO HAVE U-VALUE OF .31 MINIMUM.
5.	AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL 325.-IRC 309.4.
6.	ALL DOOR FRAMING TO BE 1" WIDTH

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

PROJECT DESCRIPTION:

1125 PARK AVE RESIDENCE
1125 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:

DOOR, WINDOW, AND ROOM
SCHEDULE

REVISIONS:

DATE:

March 9th, 2021

PROJECT NUMBER:

-

SHEET NUMBER:

A6.1

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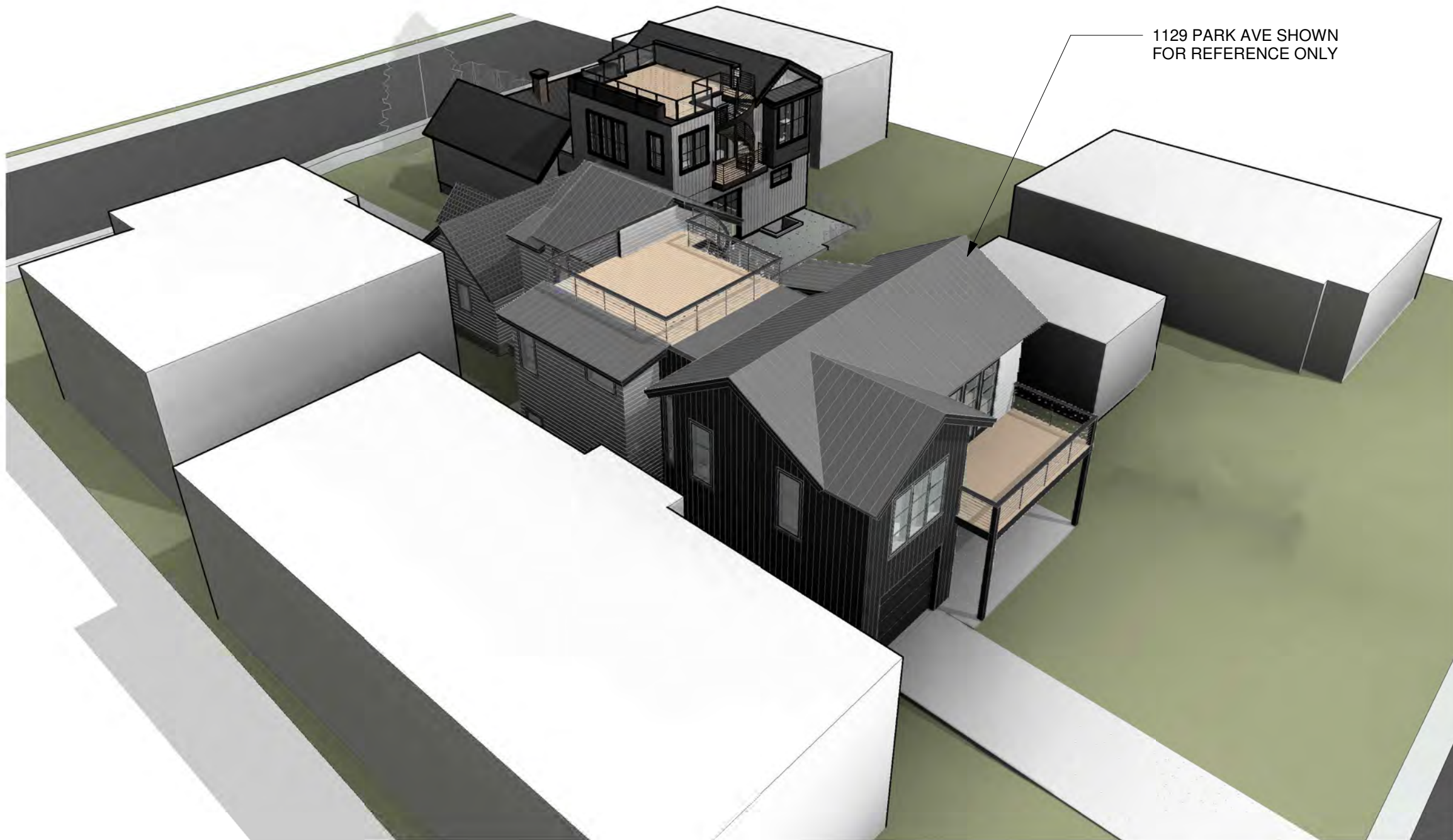
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PROJECT DESCRIPTION:
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SHEET DESCRIPTION:
BIRDSEYE IMAGES

REVISIONS:

DATE:
March 9th, 2021

PROJECT NUMBER:

SHEET NUMBER:

AI-01

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FROM PARK AVE



FROM WOODSIDE

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SHEET DESCRIPTION:
GROUND VIEW IMAGES

REVISIONS:

DATE:
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PROJECT NUMBER:

SHEET NUMBER:

AI-02

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EXISTING PARK AVE STREETScape



PROPOSED PARK AVE STREETScape

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SHEET DESCRIPTION:
STREETSCAPE

REVISIONS:

DATE:
March 9th, 2021

PROJECT NUMBER:

SHEET NUMBER:

AI-03