

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
May 16, 2018**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF May 2, 2018

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

CONTINUATIONS

REGULAR AGENDA – *Discussion and possible action as outlined below*

1021 Park Avenue –Historic District Design Review – Material Deconstruction on Landmark Site. The applicant is proposing to impact a portion of the rear (west) elevation for a new addition, modifications to historic window and door openings. The house was approved to be reconstructed through the Historic District Design Review (HDDR) process in 2016.

Public Hearing & Possible Action.

PL-18-03797 33
*Planner Grahn
and Planner
Newberry*

115 Sampson Avenue – HDDR Material Deconstruction and Reconstruction – The applicant is proposing to reconstruct the historic house designated as “Significant” on the City’s Historic Sites Inventory. In addition the applicant will be removing existing non-historic parking pad along with its associated wood staircases and railroad tie retaining wall; non-historic stacked stone retaining walls and 1990s wood slat fences; post-1947 addition on the west elevation and an underground root cellar; rebuilding the historic pyramid roof and dormers; reconstructing the existing masonry chimney; raising the house 2 feet to pour a new foundation; reconstructing the historic ca.1900 wraparound porch on the east and south elevations; replacing two non-historic doors; and removing non-historic aluminum windows and restoring 11 window openings.

Public Hearing & Possible Action.

PL-17-03580 101
*Planner Grahn
and Planner
Newberry*

835 Empire Avenue –Historic District Design Review – Material Deconstruction on Landmark Site. The applicant is proposing to impact the following materials including the pre 1941 railroad tie retaining wall; non-historic wood landscape steps; post-1941 rear additions; non-historic 1997 asphalt shingle and rolled asphalt roofing materials; non-historic concrete block foundation; pre-1983 wraparound porch; 4 historic wood doors; and 10 historic wood windows. <i>Public Hearing & Possible Action.</i>	PL-17-03556 <i>Planner Grahn and Planner Newberry</i>	175
1503 Park Avenue – Determination of Significance for the proposed removal of a garage listed as Landmark on Park City’s Historic Sites Inventory, per Land Management Code (LMC) 15-11-10(C). <i>Public hearing and possible recommendation to Planning Commission on June 13, 2018 and City Council on June 21, 2018.</i>	PL-18-03830 <i>Planner Grahn</i>	231

ADJOURN

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

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF MAY 2, 2018

BOARD MEMBERS IN ATTENDANCE: Douglas Stephens, Lola Beatlebrox, Puggy Holmgren, Jack Hodgkins, John Hutchings, Randy Scott

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Tyler, Polly Samuels McLean, Liz Jackson

ROLL CALL

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

ADOPTION OF MINUTES

April 18, 2018

MOTION: Board Member Holmgren moved to APPROVE the minutes of April 18, 2018 as written. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

PUBLIC COMMUNICATIONS

There were no comments.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn reminded the Board that May is Preservation Month. Utah State History had a number of activities planned for the month if anyone was interested.

Planner Grahn noted that the next HPB meeting was scheduled for May 16, 2018. The Historic Preservation Award would be unveiled with the City Council on May 31st.

Planner Grahn reported that the Historic Preservation Board interviews with City Council were scheduled for the first week in June.

CONTINUATIONS – Public Hearing and Continue to date specified.

115 Sampson Avenue – HDDR Material Deconstruction and Reconstruction – The applicant is proposing to reconstruct the historic house designated as “Significant” on the City’s Historic Sites Inventory. In addition the applicant will be

removing existing non-historic parking pad along with its associated wood staircases and railroad tie retaining wall; non-historic stacked stone retaining walls and 1990s wood slat fences; post-1947 addition on the west elevation and an underground root cellar; rebuilding the historic pyramid roof and dormers; reconstructing the existing masonry chimney; raising the house 2 feet to pour a new foundation; reconstructing the historic ca.1900 wraparound porch on the east and south elevations; replacing two non-historic doors; and removing non-historic aluminum windows and restoring 11 window openings.
(Application PL-17-03580)

Chair Stephens opened the public hearing. There were no comments. Chair Stephens closed the public hearing.

MOTION: Board Member Beatlebrox moved to CONTINUE 115 Sampson Avenue to May 16, 2018. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 424 Woodside Avenue – Historic District Design Review for Reorientation and Relocation - Reorientation (rotation) of a “Significant” Structure towards Woodside Avenue and Relocation of the “Significant” Structure ten feet (10’) to the east. The primary façade of the “Significant” Structure is currently oriented towards Main Street and the applicant is proposing to rotate the Structure 180 degrees so that the primary façade is oriented towards Woodside Avenue. (Application PL-16-03379)

Planner Hannah Tyler remarked that this item was the reorientation and relocation of the structure at 424 Woodside Avenue. The HPB had reviewed this application several times.

Planner Tyler stated that on March 7th the Planning Commission talked at length about this item, and it was Continued to April 4th to facilitate a site visit. At the last meeting the Board held a site visit and discussed what they observed on the site. Due to unforeseen circumstances, the applicant’s team was unable to attend the meeting on April 4th, and the applicant requested another continuance to this meeting. Planner Tyler noted that part of the reason for a continuance was to give the applicant the opportunity to submit an Engineer’s report. The Engineer’s report was included as Exhibit 1 in the Staff report.

Planner Tyler remarked that the Staff reviewed the Engineer’s report and provided additional analysis by the Chief Building Official and the City Engineer Department. Both analyses were included in the Staff report.

Planner Tyler commented on the Supplemental Engineer's Report. She noted that the engineer had provided two possibilities. One was to install a perforated storm drain system. The second was to relocate the structure on the site. The Chief Building Official and the City Engineer Department found that providing a drain underneath the driveway and against the building would be the preferred solution, in addition to providing a gutter system.

Planner Tyler noted that the applicant had submitted an additional document 45 minutes prior to this meeting. It was sent to the Board via email before the meeting, and she also provided a hard copy for those who had not read their email. A hard copy would also be included in the record.

Planner Tyler pointed out that this item was continued only to facilitate this particular Engineers report. For this reason, she would not comment on items or details that were discussed in previous meeting.

Planner Tyler stated that in each analysis, reorientation is independent of any drainage solution. Therefore, reorienting the structure would not resolve the drainage issue. Drainage issues would be addressed either through relocation or the storm drain system. Planner Tyler noted that it would be a Finding of Fact and she would draft that language later in the meeting. The Chief Building Official was present to answer questions.

Joe Tesch, representing the applicant, referred to the report from the City Engineer's office and asked if the Staff who did the report was a licensed engineer. Director Erickson replied that the City Engineer is the licensed engineer. Corey Legge prepared the report. He is currently an Engineer in Training, but his report was reviewed by the Engineering Department.

Dina Blaes, representing the applicant, appreciated the opportunity to speak with the HPB again this evening. Ms. Blaes noted that the comments she had submitted to Planner Tyler and that the Board received electronically and in a hard copy directly related to specific findings in the Staff report. Ms. Blaes reviewed the Findings as follows:

Finding 43 – Ms. Blaes expressed frustration in that the City continues to rely on language and a standard for analyzing the historic significance for Landmark structures and not Significant structures. There is usually a more iterative process between the applicant and the City in terms of solving issues and problems as they move through the components. The applicant had hoped to have dialogue with the City on specific issues, but it never occurred.

Ms. Blaes wanted the Board to understand that standard being applied in Finding 43 is not the applicable standard from the Code. The Staff talks about the

context in the Staff report, “The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a District-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that it’s unique development history cannot be recognized.” Ms. Blaes remarked that one building will not secure the historic context for the entire street. That is now how it works by any preservation standard.

Ms. Blaes stated that the evidence of the development pattern of the adjacent historic houses, the footpaths, the staircases and the open space are all critical elements to tell the story and convey the historic significance. She pointed out that those have been lost over years of the City’s actions; not actions by the applicant. Ms. Blaes thought the City was holding the applicant to a higher standard than it held for itself or any of the adjacent properties in previous applications and previous actions. Ms. Blaes noted that the development pattern in Park City is only one of many historic contexts that this building successfully conveys. Others are the Mining Era Boom, the residential building type, and construction methodology. She remarked that the application the applicant submitted allows those elements of historic context to be retained and enhanced. Ms. Blaes stated that the focus on the development pattern is only one of many historic contexts that this building is successful in conveying.

Due to other physical constraints on this property, they asked the Board to place better emphasis on those other historic contexts and approve the application as it was presented.

Finding 53 – Ms. Blaes noted that the Finding states that the proposed reorientation and relocation would diminish the overall physical integrity of the Historic District. She thought it was important to point out that Park City’s Historic District is not a Historic District based on the traditional definition of a historic district, which has a majority of historic resources that are bound by a geographic boundary. This is a zoning district. Therefore, in looking at the physical integrity of a zoning district they would look at setbacks, height requirements, and density on the site. The project meets those requirements. In terms of the physical integrity of the Historic District being jeopardized is not accurate, because this is not a true historic district as defined in preservation.

Finding 54 - Ms. Blaes thought two points could be argued. Maintaining the Significant status as a result of reorientation is one issue. The second is the claim that the remaining historic materials will be lost. Ms. Blaes stated that this was critical because the language in the Staff report is not definitive. She found that to be an idle threat, and it was frustrating to see language saying that it might not be considered Significant after this project is approved. It made it difficult for the applicant to respond in any way because it is not a Finding or a statement of fact. It is a cautionary tale. Ms. Blaes noted that the Design

Guidelines have nothing to do with whether or not a building is designated. She thought it was also important to note that the applicant provided evidence of at least three other properties that have been rotated, reoriented, and relocated on their sites that have retained their Significant status. Ms. Blaes noted that she had shown those properties in previous meetings.

Ms. Blaes stated that a second point is the claim that remaining historic materials would be lost. She remarked that if the building is lifted and rotated some materials may be lost, but at this point no one knows what is even there. The existing conditions report acknowledged the uncertainty and the applicant wanted to do exploratory carefully to make sure they retain the historic materials that they do find. She provided examples of other projects in town where no historic materials were left. Ms. Blaes remarked that the applicant intends to retain as much historic material as possible, and retain it in a way that is appropriate. They have every intention of working towards that goal.

Finding 55 – Ms. Blaes noted that the report states, “The potential to preserve the historic structure will not be enhanced by its relocation. All restoration of lost historic materials could occur in the historic structures current location and setting.” Ms. Blaes did not disagree; however, the restoration of historic materials is not the standard in the LMC. The standard in the LMC is the potential to preserve the historic building or structures will be enhanced by its relocation. Ms. Blaes noted that the applicant has argued that they could mitigate the existing current and imminent problems, as indicated in the Engineering report. However, it would not solve the problems in looking at the long-term preservation for this building.

Joe Tesch would commented on the Engineer’s Report, which he thought it was the most important document of evidence before the HPB. He noted that the report talks about hazardous conditions and the condition of the house, but he did not believe that was within the role of the Chief Building Official. Hazardous conditions are outside of his general experience and training.

Mr. Tesch read from the Engineer’s report. He noted that in the middle of the first paragraph there was approximately 15 to 20 feet of separate from the east gutter to the west face of the house, and that the house is 10 feet below the road. Mr. Tesch remarked that it was not the way the house was built and the road was not 10 feet above it, which is evident in old pictures that were submitted. The roof was not below the road at all. He pointed out that the change resulted from changes the City made.

Mr. Tesch read from page 2 of the report, the 5th line down, “compounding the effect of snow removal from the road and the house roof sloping to the west, as well as having very limited clearance from the ground, buries the west facing windows during heavy snow events, creating a hazardous condition. The house

has temporary wood boards installed to protect the windows during the winter". Mr. Tesch pointed out that this was the reason why the Engineer concluded it was a hazardous condition.

Mr. Tesch referred to possible solutions in the report. He noted that both the Engineer in Training and the Chief Building Official preferred Option 1. Mr. Tesch stated that it is impossible to do Option 1 because the building goes right up to the lot line and the applicant does not own any land to put in a French drain. He noted that the HPB has the purview to determine whether there actually is a hazardous condition; not whether it can be eliminated by going on to someone else's ground and engineering a solution. Mr. Tesch thought it was also important to note that in Option 1 "...the system would not perform optimally during the winter months", as stated in the report. He pointed out that until the six months of winter is over, it would not drain. Mr. Tesch remarked that the idea that Option 1 is the best solution does not work.

Mr. Tesch stated that the second solution is one the applicant can perform on the ground they own. He read Option 1, "Gain more horizontal separation from Woodside Avenue, and it would be beneficial to raise the floor elevation of the house". It is the only option possible without acquiring other easements onto other ground. Mr. Tesch pointed out that nothing in the Code requires the applicant to mitigate a hazardous condition. The Code only requires the Board to look at what exists today and whether it is hazardous.

Mr. Tesch stated that both the Engineer in Training and the Chief Building Official suggesting that Option 1 is the best option is an admission of a hazardous condition to be mitigated, and the applicant is not required to do that.

Board Member Beatlebrox asked about reference to the sock. Director Erickson replied that the sock is a long cloth tube that goes over the plastic pipe to keep gravel from getting into the pipe. From the standpoint of a homeowner, Ms. Beatlebrox thought it would require a lot of maintenance. Director Erickson stated that it is normal and a standard engineering practice to require under drains around most of the houses. For new houses in the Historic District the under drains are typically below the frost level. He pointed out that Option 1 is a normal standard operating procedure typical of City Engineer activities and consistent with City Code.

Board Member Hutchings asked how Option 2 addressed rotating the house. Director Erickson replied that it did not address it. He remarked that Option 2 only addresses relocation of the house and raising it. The rotation is independent of the drainage situation. Mr. Hutchings understood that the focus this evening was rotation. Director Erickson explained that the application addresses all three components; rotation, lifting, and relocation. If at some point in the future the applicant chooses to do one or more of those independent of this

current application, the City would consider relooking at the application. The application would have to be significantly different in order to relook at it, but they would consider it.

Chair Stephens understood that Corey Legge is not a license engineer, but it was his report. Director Erickson stated that Corey's report was reviewed by the Chief Building Official and the Planning Director. It was Corey's opinion, but he was not providing an engineering solution, which is why he did not stamp the document. He relied on the information provided by the applicant in providing an opinion as to which option is preferable, consistent with the LMC.

Chair Stephens thought either Option 1 or Option 2 would handle drainage issues during the non-winter months. He understood that the snow that accumulates at the back of the structure comes from both snow removal from the City, as well as from snow shedding off the roof. Jonathan DeGray, the project architect, replied that he was correct. It comes from both directions based on their observations. The grade change from the activities on the roadway that raised the grade have reduced the amount of vertical distance from the roof to the ground, and it creates a problem in both directions.

Chair Stephens stated that the City typically has a snow easement within the first number of feet next to the property lines. However, in this case there is a structure next to the property line. He wanted to know how they handle those issues when there is a built structure next to the property line and encroaching into the City's snow easement. Mr. DeGray believed that was part of what Mr. Tesch had pointed out. The solution that was presented by the applicant's engineer ignored the fact that it would encroach onto City property. Neither Building Official nor the Engineering Department recognized that the improvement would require easement agreements and that it was not a good long-term solution.

Director Erickson stated that normally when new construction is done in the Historic District they resolve the issue of a snow removal easement in addition to the right-of-way. This particular case is fairly standard. Standard easement encroachment agreements are done consistently for soil nailing, for construction, and for driveway access. They also have an easement for heated driveways in the right-of-way. Director Erickson emphasized that this was not a non-standard approach, but it would need to be accomplished if the applicant chooses to use Option 1. He noted that the Staff had not precluded Option 2.

Chair Stephens understood that the claim in the Engineer's Report that snow was being pushed 15 to 20 feet from curb to the house. Mr. DeGray believed 15 feet was accurate. He pointed out that the easements are all on the downhill side. Snow removal is to the downhill side and this property is to the downhill side. Everything on Woodside will be pushed to the downhill side of Woodside.

Chair Stephens asked for the typical easement for snow. Director Erickson replied that it was an additional 10 feet. Chair Stephens thought they were well within 10 feet and the snow should not be going into the house. Director Erickson replied that the house is right on the property line. The distance from the property line to the curb is 15 feet. There is no room for the additional 10 feet unless the house is relocated.

Assistant City Attorney McLean noted that the right-of-way is 15' back. There are other places in town where the property lines go up to the curb or within a few feet of the curb, which is where the additional 10' comes in.

John Berkley, the applicant, stated that they also needed to take into account the 10-foot drop. They have to boards up against the window because the snow plow breaks the back windows of the house.

Board Member Scott stated that in looking at Exhibit 1, he assumed that all of the snow against the building was from the roof, because he could see a ground break and then all the snow from the road pushed that way. Mr. Scott believed all of the snow in the picture was coming from the roof. He thought that issue was solvable on the applicant's property.

Mr. Berkley remarked that it was one picture and one winter. He has owned the house for 14 winters and some winters are worse than others. The tenant who rented the house said the snow seeps through the back wall and freezes solid.

Chair Stephens asked if Mr. Berkley had contacted the City with regards to ways to mitigate the plows pushing snow into his property. Mr. Berkley answered no. He was looking for a more global solution to help preserve the property and to restore it. Chair Stephens asked if Mr. Berkley had made any efforts to keep the snow from shedding off the roof behind the house. Mr. Berkley reiterated that he was trying to look for a global solution. If they can do the renovation they will take it back to a more traditional shingle roof that holds the snow. They have a lot of plans that are in keeping with the historic preservation they are trying to accomplish. As a property owner he also has to look at this from an investment standpoint. They are looking for a better solution that makes sense and preserves the property and the historic elements of the property, and at the same time cures all of the issues.

Chair Stephens also noticed from the exhibit that the drainage pipe would have been on City property; however, he understood from Director Erickson that it was not uncommon.

Assistant City Attorney McLean addressed a number of legal issues that were raised. In response to a letter from Joe Tesch dated April 13th, she advised the Board that the discussion of raising the home was outside of their purview. The

application needs to meet the Code and the HPB does not rule on that because it is not part of their criteria. Secondly, in terms of the definition of hazardous conditions, if something is not defined in the Code they use Webster's Dictionary. Ms. McLean noted that the criteria in 15-11-13 talks about the Planning Director and Chief Building Official determined that the building is threatened in its present setting because of hazardous conditions. The question is whether it is threatened and she believed they had made that analysis.

Assistant City McLean noted that Mr. Demkowicz from Alliance Engineering indicates that there is a drainage issue and he provided options as his solutions. The only thing that Mr. Demkowicz claims is hazardous has to do with the snow removal, which as discussed, is from the road and the house roof sloping. Mr. Demkowicz just mentions that there is a drainage issue. Ms. McLean referred to comments by Ms. Blaes regarding the Findings. Ms. McLean noted that Finding 43 directly quotes Historic District Guideline E1.1. Finding 53 quotes 15-11-13(A)(3)(c)(2). Those are the actual criteria in both the Guidelines and in the Code. Regarding Finding 54, Ms. McLean believed much of that was addressed with the site visit. She believed Finding 55 speaks for itself.

Chair Stephens asked how raising the house fits in with what the Board was addressing this evening. He understood they were talking about relocating the house 10' and reorienting the house. Planner Tyler stated that lifting the house was addressed at the Staff level as part of the Design Review. She noted that in a previous meeting they decided as a group to eliminate all references to lifting the structure from the Findings of Fact to reduce the confusion.

Joe Tesch thought the Board needed to consider lifting the structure in context of the complete application to see how it fits in. Chair Stephens clarified that the HPB typically does not look at the HDDR application or design issues. Mr. Tesch referred to a comment by Director Erickson that if the application changes significantly, the HPB could reverse their decision. He did not think it made sense to only look at rotating the structure when they full application also talks about raising it. They need to consider the entire context.

Assistant City Attorney McLean disagreed with Mr. Tesch. The City's position is that the HPB does not have the ability to approve the lifting because it is not an issue that goes before this Board.

Chair Stephens opened the public hearing.

Ruth Meintsma, a resident at 305 Woodside, asked if they could at least allude to the idea of lifting two feet because it is allowed.

Director Erickson explained that it was an application that involves relocation, rotation and lifting. The HPB has authority over the rotation and the relocation. The HDDR is a Staff level action that is appealable.

Ms. Meintsma wondered whether two-feet was non-controversial. Director Erickson replied that while it was part of the application, it was an appealable part of the Staff decision and not part of the decision the HPB would be making this evening.

Ms. Meintsma stated that in a recent Planning Commission meeting there was a short discussion about how purpose defined by whatever LMC is appropriate has been missing from the introduction in the Staff report. The Commissioners agreed that in the future the LMC purpose should be included in the introduction. Ms. Meintsma thought it might be good to go back to LMC 15-11-13 and begin with the purpose. She pointed out that in 15-11-13, Relocation and Reorientation, the word "intent" is used, but she thought they could agree that intent is similar to purpose. She read the initial statement from 15-11-13, "It is the intent of this section to preserve historic resources". She focused on the resources because sitting through all these meetings she believed there were two arguments. One from the applicant and one from HPB.

The first argument from the applicant's historic preservation professional focuses on the preservation of only one historic resource, which is the essential historic form. The argument is that saving this historic form will keep it on the Significant list. Ms. Blaes is a specialist and she would not argue her point. Ms. Meintsma noted that the argument coming from the HPB, representing the community as a whole, but the focus is on the preservation of several resources and not just the historic form. It was the historic form, the structure itself, the existing materials, and the relationship of the historic to the site. The HPB is given the responsibility to look at three or four criteria; while the preservationist is primarily concentrating on the importance of the form. Ms. Meintsma believed the form is only one small part of the purpose of the LMC to preserve historic resources; not structures or the historic form. Historic resources come from the General Plan.

Ms. Meintsma referred to the General Plan where it describes the intent or purpose. Volume 2 – Neighborhood, Old Town, 6.1, "The Land Management Code should ensure the preservation of the neighborhood's historic integrity". Ms. Meintsma pointed out that a lot more than just the historic form of the structure is involved with integrity. Property is lot and improvements. Therefore, it is the land and house associated house. Not the structure itself and not the form singularly.

Ms. Meintsma read from 6.2 – Old Town. "The City must prevent loss of historic resources". It is not to prevent the loss of structures, it is to prevent the lost off resources, which is more than just the form. Ms. Meintsma noted that Ms. Blaes

had said that the form is important and there are many other houses in town that have no historic material left. Ms. Meintsma agreed, however, 6.2 Old Town in neighborhoods says, "The City rarely recommends reconstruction". The fourth preservation, "practice". And that is what this is. This is essential form. It is the fourth and least wanted.

Ms. Meintsma read from 6.4 – Old Town. "To understand the relationship of a historic structure to its site, the character of historic sites must be retained and preserved. Building setbacks and orientation contribute to the character. The site specific details also contribute to the overall historic character of the streetscape, and their loss diminishes the historic integrity of the neighborhood." Ms. Meintsma remarked that the argument on the side of the HPB to enforce the LMC seems much broader in terms of what the City is intending to say, versus what Ms. Blaes has said about keeping it on the Significant list and saving its form.

Ms. Meintsma referred to General Plan, Volume 2, for neighborhoods and noted that there are five strategies. The first is adaptive reuse. The second is influencing streetscapes. She read, "The strategy of the City taking steps to preserve historic development patterns found in Old Town." Ms. Meintsma stated that it was the General Plan speaking through the Code. It was the purpose of the LMC.

She referred to Volume I, Goals. "Unique". Where it sits on the lot now is unique. If the structure is moved to the street it would not be unique. There are two goals under historic character, General Plan, Volume 2. The first goal is to preserve the integrity of the designated historic resources. She pointed out that it is the resources and not the structure.

Ms. Meintsma noted that there are five General Plan objectives for historic character. The first objective is "maintain the integrity of the historic resources". The second objective is "maintain character". That goes to integrity. It is not the structure. It's the character and where it sits on the site.

Ms. Meintsma noted that the Introduction in the General Plan says to Keep Park City Park City, and that means doing whatever they can to save what they have. If people leave Park City and come back, they should be able to recognize it.

Ms. Meintsma stated that if the purpose of LMC 15-11-13 is to show an emphasis primarily on the essential form, which is the argument of Ms. Blaes; or to better exhibit the essential form by turning the structure by the street; or if the purpose is to turn the structure towards Woodside in order to accommodate today's lifestyle in a way that residents can enter and exit their home, then the Code would read, it is the intention of this section to preserve historic resources through encouragement of relocation or reorientation. Ms. Meintsma believed

that if the community as a whole wanted to bring these houses forward and show them off as examples of hall and parlors, the Code would say to move and lift them and make them more apparent. However, that is not what the Code says. The Code reads, "It is the intent of this Section to preserve historic resources through limitations on relocation or orientation." The purpose is to limit, if possible.

Ms. Meintsma believed that all the issues on this site could be mitigated without turning the structure 180 degrees. The structure can be lifted two feet to compensate for the difference between the historic and the current street height. If the structure's proximity to the street is an issue, that would be resolved without rotating it 180 degrees. The drainage problems can be addressed in several ways. The entry to the duplex residence from street level or driveway can be created at the existing entrance. The visual massing of the extensive shed roof can be mitigated by creatively moving offending elements and adding articulated elements. Any hazard conditions, such as the stairs, can be mitigated. Ms. Meintsma pointed out that there are three lots of square footage to work with. She did the math and the maximum allowed footprint for the entire project can be accomplished with over 200 square feet of building pad to spare without imposing on any of the three exposed elevations of the historic structure.

Ms. Meintsma stated that the structure at 424 Woodside could be preserved and the project as a whole could be improved to the prevailing \$1,000 square foot market value level in its existing location. She reiterated that the purpose is to preserve the City's unique historic character.

Michael Dean stated that he recently met the homeowner, John Berkley, and visited the home site. Mr. Dean remarked that after living in Park City for years and the history that comes with it, he loved what everyone was trying to do accomplish. He was not familiar with the Codes, but he thought it was in Mr. Berkley's interest to preserve whatever history is on his property. Whenever he has visited the home, including today, the house looks like it is in a hole and it is an eyesore. When inside the home it does not appear safe. Mr. Dean believed that the integrity of preservation also includes the integrity of safety. It is a steep drop and the snow comes from the hillside and the roof. Based on common sense, he thought the property should be lifted in some way because the road has been raised at least three feet higher than when the house was built. Mr. Dean suggested that they allow Mr. Berkley's request to expose the history of the site because currently it is hidden in a hole. He encouraged some flexibility to allow Mr. Berkley to make the home livable for his family and to make the house shine from the standpoint of historic preservation.

Chair Stephens closed the public hearing.

Mr. Tesch referred to Ms. McLean's comment that the City uses the Webster Dictionary definition of hazardous conditions. Mr. Tesch checked and he could not find a definition of hazard conditions in the Webster Dictionary. Ms. McLean replied that there is a definition of hazardous.

Dave Thacker stated that his official title is Chief Building Official; however, he is sometimes called Chief Building Inspector. He also has the official title of Fire Code Official. He oversees the building code enforcement team and also the Fire Marshall. The Building Department works specifically with hazardous building. They also have a Code called the Abatement of Dangerous buildings, which is defined. Dangerous and hazardous are used synonymously. That Code provides the authority and ability to determine safe or unsafe structure.

Mr. Thacker stated that he is certified as a Master Code professional. When he was certified, there were only 700 in the Nation at the time. He has over 26 certifications related to building inspection, dangerous buildings, fire codes, building codes, etc. In addition, he is also considered the authority having jurisdiction as it relates to the Building and Fire Codes for the City. Design professionals present their information to him and his team, and they review it and make a determination. It also includes engineers.

Mr. Thacker stated that his Department is not only certified, trained, and licensed; but they also have the authority and responsibility to ensure that what they do is within the confines of the Code.

Mr. Thacker commented on the structure at 42 Woodside. He had reviewed the information presented by Mr. Demkowicz and his team and it was not an anomaly to anything they see within the City. There are several homes on a downhill slope, several homes who have downward sloping roofs, there are several ways to mitigate snowfall, several ways to mitigate precipitation or storm water that drains from the roof. There are also ways to mitigate any storm water that may run off of the streets. Those issues have all been brought up and discussed, and it was determined that Option 1 presented by Mr. Demkowicz was a reasonable and commonly used type of solution to address the concerns. If the house is lifted, relocated, or re-orientated, once the foundation is put in a drain would be required per Code. Regardless of what takes place, a drain would be put in and Option 1 made the most sense.

Chair Stephens noted that Mr. Thacker mentioned water and drainage. He understood that the road was redone a few years ago as part of the Old Town Improvement Study. He asked if Mr. Thacker had seen any signs that the street would fail during heavy summer rain storms and put water into that area. Mr. Thacker replied that it was a melting snow issue. He had not seen any signs of the road failing. Mr. Thacker noted that Corey was the expert in that area,

however, he had discussed the matter with Corey and he was comfortable making that statement.

Board Member Holmgren stated that she has reviewed the Findings of Fact and the idea of rotating the house has concerned her from the beginning. The home currently faces Main Street and that is where it has faced since it was built. She would be uncomfortable rotating the house to face Woodside. Ms. Holmgren was on the fence in terms of relocation.

Board Member Beatlebrox noted that the Board had a lot of discussion about the view of this house from the City Hall parking lots. She had taken pictures to show that it was very hard to see the house. It was also difficult to tell that the house was a hall-parlor. Ms. Beatlebrox also showed a picture taken over the roof of the KCPW from the Marsac parking lot. The house could not be seen at all because the blue building is in the way.

Board Member Beatlebrox agreed with Mr. Dean. Common sense tells her that if the house was rotated and the hall-parlor and the porch were restored, and it could be seen from the streetscape on Woodside, people would be able to interpret the house as a historic building much more than it is now. She noted that Ms. Meintsma had pointed out that there was a shed in the pathway. They assume there were pathways but that is not for certain. Ms. Beatlebrox was not convinced that the front was main access. Even if it was, the access no longer exists. Ms. Beatlebrox believed that Criteria 3C of the LMC applied because there are unique conditions that have changed, and that the interpretation of the building could be enhanced by rotating and moving it back. The fact that the house is below grade and the street has risen over time puts the house in a hole, and people do not notice it or think its unattractive. Ms. Beatlebrox thought the house could benefit by being relocated and having a plaque that tells its story.

Board Member Scott remarked that this was an interesting situation that could not be compared to anything similar so they could not use precedent. Having visited the site more than once he agreed that it was very challenged. However, he struggled with reorienting the structure and keeping its historical integrity. The current application was for reorientation and relocation; however, in his opinion he believed other options could be explored. He did not believe that reorientation solved the hazardous situation.

Board Member Hodgkins concurred somewhat with Board Member Scott. However, he did not have a struggle finding that reorientation did not meet the LMC criteria. Mr. Hodgkins did not believe that additional information presented this evening supported reorientation.

Board Member Hutchings agreed that reorientation did not meet LMC 15-11-3. He noted that the standard requires the HPB to take input from the Planning

Director and the Chief Building Official, and if he understood their input correctly, there were other solutions besides reorientation.

Chair Stephens stated that in looking at the Criteria in 15-11-13, they have to meet all four conditions in the Criteria 3. Chair Stephens believed that arguments could be made and there could be some flexibility in the first three items on 3C, that the proposed relocation would enhance the building and that it will not diminish the overall physical integrity. In addition, he was unsure whether moving this house was a key factor for changing the integrity and the significance of the home. Chair Stephens clarified that his issue was with 3C(4), which relates to the additional information submitted this evening regarding the potential to preserve the historic buildings. He did not think snow was the issue that would endanger the building. Chair Stephens understood the economics as a property owner, but there are ways to mitigate snow. He thought the City should have some responsibility if the plows are pushing snow into that area. Chair Stephens thought the solution to move the property ten feet was drastic. He also had to consider the precedent they would be setting.

MOTION: Commissioner Hodgkins moved to DENY the reorientation and Relocation for 424 Woodside Avenue pursuant to the Findings of Fact and Conclusions of Law as found in the Staff report. Board Member Holmgren seconded the motion.

VOTE: The motion passed 5-1. Board Member Beatlebrox voted against the motion.

Findings of Fact – 424 Woodside

1. The applicant, Jon and Heather Berkley (represented by Jonathan DeGray, Architect), are proposing to Reorient the Historic Structure towards Woodside Avenue (west). The primary façade of the Historic Structure currently faces towards Main Street (east), and the applicant is proposing to reorient the building 180 degrees towards Woodside Avenue. The applicant is also requesting to relocate the structure ten feet (10') to the east in order to comply with the Front Yard Setback.
2. The Duplex Dwelling located at 424 Woodside Avenue is listed as "Significant" on the Park City Historic Sites Inventory (HSI).
3. The property is located in the Historic Residential (HR-1) zone.
4. The Historic Structure faces towards Main Street in that the original primary entrance faces east. In 1993, a 700 square foot (SF) addition was constructed to the south of the Historic Structure to create the Duplex Dwelling Use.

5. In 2005 a Plat Amendment was approved creating a 75 foot wide lot by combining three (3) existing lots into one legal lot of record. The Historic Structure straddles two (2) of the three (3) lots that were combined.
6. In 2011, a Historic District Design Review (HDDR) application was submitted for the Reorientation and Relocation of the Historic Structure and construction of a new Addition. The HDDR proposal required a Variance.
7. In 2011, the Variance application was submitted for a Height Exception and for Front and Side Yard Setback Exception(s) citing a hardship regarding the elevation of Woodside Avenue in relation to the Historic Structure and the orientation towards Main Street (east) rather than the modern-day Public Right-of-Way (Woodside Avenue).
8. The Variance was Denied by the Board of Adjustment.
9. The 2011 Historic District Design Review application was Denied.
10. The current proposal is different from that of the 2011 HDDR and Variance because the current proposal would comply with the Height and Setback requirements. There would be no Variance triggered for Height or Setback exceptions by the current proposal.
11. Historically, the Historic Structure was associated with a network of pedestrian paths on the east side of the structure that connected the residence to Main Street.
12. On November 16, 2016, the applicant submitted a HDDR Application for the subject property. The project scope of the HDDR subject to the application before the HPB included: Reorient (rotate) the Historic Structure so that the primary entrance faces Woodside Avenue (west) and Relocate the Historic Structure ten feet (10') to the east in order to comply with the minimum Front Yard Setback.
13. After working with the applicant on the required materials for their submittal, the current HDDR application was deemed complete on March 2, 2017. Between March 2, 2017 and the first HPB meeting on July 19, 2017, staff provided the applicant with redline comments and re-reviewed new plans addressing those comments once submitted by the applicant.
14. The HDDR application is currently under review and cannot be complete as the HDDR is dependent on Historic Preservation Board's (HPB) review for Reorientation, Relocation, and Material Deconstruction.

15. The Historic Preservation Board held a public hearing and continued this item on July 19th, 2017.

16. The Historic Preservation Board held a public hearing and continued this item on October 4th, 2017.

17. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on December 5th, 2017.

18. The Historic Preservation Board held a public hearing and continued this item on February 7th, 2018.

19. The Historic Preservation Board held a public hearing, discussed the item, and continued this item on March 7th, 2018.

20. The Historic Preservation Board did a site visit, held a public hearing, discussed the item, and continued this item on April 4th, 2018.

21. On April 16, 2018, the applicant submitted a supplemental engineer's report detailing the existing conditions of the site and possible solutions to those existing conditions.

22. The Chief Building Official and City Engineering Department provided an analysis of the applicant's supplemental engineer's report. The Chief Building Official and City Engineering Department's analysis found that Option 1 is a valid option supported by City Staff.

23. On April 16, 2018, a letter was submitted by Joe Tesch.

24. On July 1, 2017, November 18, 2017, February 17, 2018, and March 17, 2018 Legal Notice of the HPB public hearings was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet and posted the property on July 5, 2017, November 21, 2017, and February 21, 2018.

25. On March 7, 2018 the Historic Preservation Board reviewed the proposal for 424 Woodside Avenue, held a Public Hearing, and continued the item to April 4, 2018. At the meeting, the applicant requested a continuation to a date certain (April 4, 2018) in order to facilitate a site visit.

26. The Historic Structure was constructed ca. 1886. The Park City HSI identifies the Historic Structure as significant to the Mature Mining Era (1894-1930).

27. Originally, the Historic Structure was a hall-parlor type single-family dwelling with a side-gabled roof; it was built on a relatively steep slope that was terraced

toward the rear of the house (the Woodside Avenue side) to provide a more level building lot.

28. The Historic Structure first appears on the 1889 Sanborn Fire Insurance Map as a wood-framed and wood-sided house originally faced east, providing a view over Main Street. Physical evidence and the 1889 Sanborn map indicate that it had a small shed-roofed wing on the south end of the rear (west) side but no front porch.

29. By 1900, the original shed-roofed wing had been extended across the rear (west) side.

30. In 1907, the Sanborn Map indicates that a formal front porch was added to the east side, further defining it as the primary façade, at the same time that a secondary entry porch was added to the west side. The house retained this configuration through 1930.

31. The principal façade was composed of a central doorway flanked by a window on each side. Woodside Avenue was present to the west but, access to the house was via a footpath leading north from Fourth Street behind the Park Avenue houses, and then a short staircase leading up to the east façade. The orientation of houses along the uphill (west) side of Woodside was uniformly east-facing, while orientations along the downhill (east) side was mixed, with some facing the street and others the canyon.

32. By 1941, a second shed-roofed addition had been built across the west side, incorporating the 1907 rear screened porch and essentially filling the terrace between the rear wall of the house and the retaining wall so that the eave was nearly at grade. The front porch had been removed and asbestos shingles had been applied over the original wood siding by this time.

33. Asbestos shingle siding was noted on the 1957 tax appraisal card, which also documents the absence of an east porch.

34. The 1968 tax appraisal card indicates that a porch had been rebuilt across the east façade.

35. Between 1978 and 1993, the east façade was modified by the addition of a sunroom across the north two-thirds, covering the original doorway and north window.

36. The east façade of the Historic Structure is the “front”. This is supported by the traditional design of a central entrance door flanked by two (2) windows. This is a common style of architecture seen throughout Park City. The “rear” of the

Historic structure is the west façade. This is represented by its traditional form created through additions throughout the Historic period.

37. The front façade has a front door entrance; however, a utility entrance is also located on the northwest corner of the structure in the rear enclosed porch addition. This was also a common occurrence in houses throughout Park City (examples include the side-enclosed porches at 1057 Woodside Avenue and 811 Norfolk Avenue). This utility entrance was often the entrance used by members of the household as a “mud room” so that the front entrance (on the front façade) remained clean.

38. Both entrances typically would have been used throughout the Historic Period; it would have simply depended on what the occasion was. After work in the mines, one would have used utility entrance on the northwest corner of the structure in the rear enclosed porch addition. If the home owner was having guests over, the front façade entrance on the east side of the structure would have been used.

39. If relocation of the structure ten (10) feet to the east is approved, the proposal will comply with the required ten foot (10') Front Yard Setback and minimum five foot (5') Side Yard Setback (total of 18 feet [18'] required), as dictated by the Historic Residential (HR-1) zoning district, described in Land Management Code (LMC) 15-2.2-3. In addition, the Historic Structure will comply with the 27 foot height requirement, described in LMC 15-2.2-5.

40. The current site conditions listed in the Findings of Fact of the 2011 Variance still exist. The Board of Adjustment found conditions of the site that are still existent and are common to the neighborhood, including, but not limited to the elevation of Woodside Avenue.

41. The proposal does not comply with Design Guideline B.3.2 (“B.3.2 The original placement, orientation, and grade of the historic building should be retained.”) as the original placement, orientation, and grade of the historic building would not be retained. The relationship to the street and the orientation of the Historic Structure facing Main Street are important in conveying the history of the Historic District and this site.

42. The proposal does not comply with Design Guideline B.3.3 (“B.3.3 If the original grade cannot be achieved, no more than two (2) feet of the new foundation should be visible above finished grade on the primary and secondary facades.”) as the proposed lifting would require the foundation to be greater than 2 feet above Final Grade in several locations due to the topography.

43. The proposal does not comply with Design Guideline E.1.1 (“E.1.1 Relocation and/or reorientation of historic buildings should be considered only after it has

been determined by the Design Review Team that the integrity and significance of the historic building will not be diminished by such action”) because the reorientation and relocation of the Historic Structure will diminish the integrity and significance of the site and its context. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street. And although much of the original setting has been lost, including adjacent historic houses, footpaths, staircases, and open space, the house at 424 Woodside retains its relationship to that earlier setting through its orientation and position on a shallow terrace below street level. The relocation in addition to the reorientation would result in the loss of the association to the structure’s position on the shallow terrace. The property is one of the few reminders of the historic development pattern on a part of the street where much of it has been lost, and is thus important in maintaining a district-wide sense of the historic setting. The context of the Historic Site has not been so radically altered that its unique developmental history cannot be recognized.

44. Bullet points 1 and 2 of the “Side Bars” for E.1.1 are not applicable to the proposal as there are no encroachment issues and the structure is not currently threatened by demolition.

45. The proposal would comply with Design Guidelines E.1.2 through E.1.5 as these would be mitigated through proper construction techniques and documentation processes.

46. The proposal complies with LMC 15-11-13(A)(1)(a) and 15-11-13(A)(1)(b) as the applicant has submitted a plan for rotation and relocation and Structural Engineer’s report. The Historic Structure would remain structurally sound when it was reattached to a new structure in the new orientation.

47. LMC 15-11-13(A)(2) is not applicable as the structure is designated as “Significant” on the Park City Historic Sites Inventory.

48. The proposal does not comply with LMC 15-11-13(A)(3)(a) as the Historic Structure is currently structurally sound and is not threatened by demolition.

49. The proposal does not comply with LMC 15-11-13(A)(3)(b) as the Planning Director and Chief Building Official did not find hazardous conditions that were threatening the Historic Structure. The Planning Director and Chief Building Official found that any hazardous condition (like drainage) could be reasonably mitigated while maintaining the Historic Structure in its current location.

50. The proposal does not comply with LMC 15-11-13(A)(3)(c) as the Historic Preservation Board, with input from the Planning Director and Chief Building Official, does not find Unique Conditions that would warrant the proposed reorientation and relocation 51. All four unique conditions listed in LMC 15-11-13(A)(3)(c)(1)-(4) must be found in order to support a finding under this criteria. Unique conditions shall include all of the following:

- A. The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting; and
- B. The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district; and
- C. The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation; and
- D. The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation.

52. The proposal does not comply with LMC 15-11-13(A)(3)(c)(1) "The historic context of the Historic Building(s) and/or Structure(s) has been so radically altered that the proposed relocation will enhance the ability to interpret the historic character of the Historic Building(s) and/or Structure(s) and the Historic District or its present setting;" because the integrity of the site context has not been lost. The Historic Structure at 424 Woodside remains in its original location and therefore retains that aspect of integrity, including its original orientation to the east and its siting on a small terrace below the street.

53. The proposal does not comply with LMC 15-11-13(A)(3)(c)(2) "The proposed relocation will not diminish the overall physical integrity of the Historic District or diminish the historical associations used to define the boundaries of the district" as the proposed reorientation and relocation will diminish the overall physical integrity of the Historic District and the site's association with important development patterns of the Historic District. The physical integrity of the site is defined both by the Historic Structure's siting on the lot and the remaining pieces of its Essential Historic Form.

54. The proposal does not comply with LMC 15-11-13(A)(3)(c)(3) "The historical integrity and significance of the Historic Building(s) and/or Structure(s) will not be diminished by relocation and/or reorientation;" The reorientation and relocation of the historic house at 424 Woodside Avenue will have a significant negative effect on its integrity, which has already been compromised by an addition and alterations on the east side and the large addition on the south side. Reorientation will diminish integrity to the degree that the property may no longer

be considered a Significant Site as defined in the LMC and Design Guidelines. If the structure is reoriented as proposed, material making up the existing north and west walls will be demolished. In addition, these walls will no longer be visible from the Public Right-of-Way.

55. The proposal does not comply with LMC 15-11-13(A)(3)(c)(4) "The potential to preserve the Historic Building(s) and/or Structure(s) will be enhanced by its relocation." as the potential to preserve the Historic Structure will not be enhanced by its relocation. All restoration of lost Historic Materials could occur in the Historic Structure's current location and siting.

Conclusions of Law – 424 Woodside Avenue

1. The proposal does not meet the criteria for reorientation or relocation pursuant to LMC 15-11-13 Reorientation and/or Relocation of a Historic Building or Historic Structure.

2. 945 Norfolk Avenue – HDDR Material Deconstruction– The applicant is proposing to remove existing improvements in the front yard such as the non-historic stone retaining walls in the front yard, stairs and decks in the south side yard, and a c.1990 rock retaining walls in the backyard; reconstruct the historic c.1896 roof form and c.1990 wood shake roofing materials; reconstruct two c.1896 chimneys; reconstruct c.1997 basement; reconstruct c.1983 reconstructed front porch; replace c.1900 front door and two non-historic doors; replace 12 total historic wood windows.
(Application PL-17-03686)

Planner Grahm stated that the item for discussion this evening was a historic house at 945 Norfolk. She noted that an accessory apartment garage addition was added later and it has its own address of 943 Norfolk. The addition was separate from this application.

Planner Grahm remarked that the building retains most of its integrity. In looking at the Sanborn maps the structure has changed very little from when it was built prior to 1900. Over time, the majority of the changes centered around the porch and simplified it due to maintenance and changes that occurred to the site.

Planner Grahm commented on material deconstruction. The Staff looked at the different improvements made on the site. A number of new stone retaining walls wrap the site. She presented photos of the historic house and the porch. The stairs off the porch had been changed in the 1980s. In 1994 the detached building with an accessory apartment and garage was constructed with a driveway. Planner Grahm believed that most of the improvements between the two structures related to when the detached building was added. The retaining

walls that run along the site are proposed to be removed, as well as the sidewalk between the two properties and the driveway.

Planner Grahn reported that the applicant had submitted for a demolition permit to take down the non-historic building. This was done in anticipation of the plat amendment going to the Planning Commission next week. The applicant was proposing to subdivide the property down the middle so the house will be on one lot. The other half would be a vacant lot that could be redeveloped. Planner Grahn pointed out that most of the improvements were not historic and resulted in the 1990s.

Planner Grahn noted that the interior of the building is single-wall construction. The applicant was proposing to frame new walls as necessary. The house has a hip roof, and the roof is original to the 1896 building. She explained why a hip roof tends to be more difficult than a gable when adding new structure. The applicant had provided a structural engineer's report. The roof might need to be removed and completely rebuilt because it is currently not up to Code and standards. Planner Grahn stated that if there is an opportunity to preserve the historic roof form they should do so rather than rebuild it. She had added conditions of approval requiring that she and the Chief Building Official go out and evaluate the condition of the roof structure, and have the applicant submit a structural engineer's report just to ensure that there is not a way to restructure the roof from the interior to avoid changing the form.

Planner Grahn noted that there were two historic chimneys on the house. The first one is on the center of the roof and led to a fireplace that was part of a formal living room or parlor. The second is a kitchen chimney. Planner Grahn was proposing that the applicant salvage the brick from these chimneys. The chimney needs to be reconstructed, but the first chimney can be rebuilt and reused as a chimney and act as a flue for the proposed new fireplace in the living room. The second chimney is not visible from the street and she did not believe it added to the historical significance of the house.

Planner Grahn stated that the exterior walls were in fairly good condition. The only material deconstruction that might be necessary is normal typical repair and maintenance. The applicant was proposing to leave it in place. Planner Grahn commented on issues with the foundation from the 1995 remodel. The engineer found that the grout might not have been installed properly and it was deteriorating due to moisture. Because the foundation is not historic, the applicant was choosing to demolish the existing 1995 foundation and pour a new foundation that will be Code compliant and address the water issues. Planner Grahn pointed out that adding a new foundation would require lifting the house. She had added the typical conditions of approval for lifting a house.

Planner Grahn noted that the porch was starting to pull away from the historic house. The posts are most likely original, but the railings have been changed. The decking has deteriorated and the ceiling of the porch was coming apart. The applicant was proposing to reconstruct the porch in its entirety. Historically, the railing had a lattice design and they were looking at ways to bring that back. One of the challenges was meeting Code and not letting a 4" sphere go through any of the railings. Planner Grahn believed that could be accomplished with invisible screening behind it. She thought the lattice style was a detail that should be encouraged to be brought back.

Planner Grahn indicated the four doors on the house. One was a non-historic basement steel door. The other doors were in varying degrees of deterioration. The applicant would like to remove the doors and replace them in whole to get Low-e tempered glass and meet energy efficiency. Planner Grahn requested that the doors be documented to make sure that when the doors are reconstructed it is an accurate reconstruction. Her request was addressed in Condition #12. Planner Grahn reported that there were 12 original window openings. Several of the windows have been replaced but most are the original wood windows. The windows are in varying condition, depending on where they are located and the level of deterioration. The applicant would like to remove and replace all the windows with wood windows and replace them in-kind. Planner Grahn believed that if there was an opportunity to restore the original wood windows they should do so. She had added a conditions of approval to have an independent window evaluation specialist come out and look at the windows.

Jonathan DeGray, the project architect, was available to answer questions.

Chair Stephens noted that often times the doors were cut down to different sizes for unknown reasons. He asked if the front door was a full size historic door at 30", or whether they would accomplish that when restoring the door. Mr. DeGray stated that based on field measurement it was a 2'8" door.

Mr. Hutchings understood that the doors were historic and the intent was to remove the doors and reconstruct them. Planner Grahn explained that the applicant would like to remove the doors because they are thin and deteriorated. They would like to replace the glass to make them energy efficient.

Chair Stephens asked how they would do low-e glass on the little colored part. Planner Grahn stated that what she has learned from stained glass window workshops is that sometimes there is an opportunity to layer it with two pieces of glass, with one clear and the original behind. She could work with Mr. DeGray to figure out how to preserve the look. Chair Stephens asked if the screen door would also be added. Planner Grahn replied that it could be required if the HPB wanted it. Chair Stephens did not think it was necessary. Mr. DeGray preferred

to focus the discussion on the actual doors and not the screen door. He assumed the screen door was old, but he was not sure it was the original.

Board Member Hutchings asked if the windows would be removed and reconstructed, and whether that was typically done. Planner Grahm stated that it was on a case by case basis. Most of the historic houses do not have the original historic wood windows. A lot of the windows were upgrade with aluminum windows or new wood windows. She explained that when the Board of Adjustment looked at the Kimball Garage as part of an appeal, there was concern about replacing the steel windows. A window specialist came out and looked at the windows and determined that the windows were beyond repair and could be replaced in-kind. Planner Grahm clarified that she was asking for the in-kind replacement for this project.

Board Member Hutchings asked if the proposal was to rebuild both chimneys or just the one that could be seen. Planner Grahm replied that it was the one chimney that was visible from the right-of-way. Mr. Hutchings asked if both chimneys were historic. Planner Grahm answered yes.

Chair Stephens opened the public hearing.

There were no comments.

Chair Stephens closed the public hearing.

Board Member Hutchings questioned why the applicant was not required to rebuild both chimneys if both are historical. He understood the removal of the doors and windows and that they would be upgraded and reconstructed with the same look and feel. He thought they should require that both chimneys be replaced because even though one was not visible from the street, it was still an important part of the building.

Board Member Scott pointed out that the building is listed as a Landmark structure. Chair Stephens asked if the chimney was visible from up above. Planner Grahm thought it could be seen from Empire. She offered to add a condition of approval regarding the re-construction of both chimneys. Mr. DeGray noted that it was on the application as being preserved. Planner Grahm had suggested that it not be reconstructed. Chair Stephens assumed that because it was not an operating chimney it would be held to a different standard through the Design Review process. Planner Grahm stated that the chimney has nice detailing and she would make sure it is reconstructed accurately.

Board Member Scott asked why they were not requiring the railing balustrades to be reconstructed to some of the earlier photographs. Planner Grahm replied that they were asking the applicant to do that. She and Mr. DeGray have been

working on it because there are challenges with the spacing between the railing members. The Building Code requires that no more than a 4" sphere could pass through. She and Mr. DeGray have discussed reconstructing the railing and putting a screen behind it, which would meet the Building Code.

Board Member Beatlebrox thought it looked like a nice project. Mr. DeGray replied that it was very pristine and he was certain it would maintain its Landmark status.

MOTION: Board Member Hutchings moved to APPROVE the material deconstruction of non-historic and non-contributory materials at 945 Norfolk Avenue, pursuant to the Findings of Fact, Conclusions of Law, and Conditions of Approval found in the Staff report. Board Member Scott seconded the motion.

VOTE: The motion passed unanimously.

Chair Stephens noted that the motion should have included the second chimney. Assistant City Attorney stated that they could amend the motion to include the amended Findings of Fact and Conditions of Approval.

AMENDED MOTION: Board Member Hutchings amended his previous motion to include the amended Findings of Fact and Conditions of Approval to show that both chimneys would be reconstructed. Board Member Holmgren seconded the motion.

VOTE: The motion passed unanimously.

Finding of Fact – 945 Norfolk Avenue

1. The property is located at 945 Norfolk Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.
3. On March 13, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 945 Norfolk Avenue; it was deemed complete March 19, 2018. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
4. The house was likely constructed ca.1896 by Nathaniel J. Williams. It was constructed by local carpenter Elsworth J. Beggs.
5. Based on the 1900, 1907, 1929, and 1941 Sanborn Fire Insurance Maps, this house had no changes during the historic era.
6. The first photograph of the house is the c.1941 tax assessment. The photograph shows a full-width hip-roof front porch with turned posts, decorative brackets, and lattice-inspired decorative railing. The porch had a wide staircase that led to the concrete retaining wall at the street.

7. In 1982, Ellen Beasley completed the first National Register for Historic Places (NRHP) survey and found the house to be "Contributory". Her survey photograph shows only the turned posts; the porch railings and ornate brackets had been removed.
8. In 1984, this site was nominated to the NRHP as part of the Mining Boom Era Residences Thematic District as one of four houses in the nomination to be a 1.5-story variation of the traditional one-story pyramid-roof cottage.
9. In 1994, the house received a Historic District Grant for \$2,000 to upgrade the heating system, seal the foundation, improve the existing stairs, repaint, re-roof, and new plumbing. There is no evidence that a Façade Easement was required in exchange for the grant.
10. In July 1994, the Historic District Commission was approved the construction of an accessory apartment-garage addition to the site, located just south of the historic house. The project received a Certificate of Occupancy in August 1998.
11. In 1995, the Park City Council approved Ordinance 95-13, establishing the Gardener Parcel Subdivision. The plat amendment was recorded on July 16, 1996.
12. In 2009, the Historic Sites Inventory (HSI) was adopted with this site designated as Landmark. By the time of this nomination, a simple railing had been added to the porch and access to the porch was from porch steps to the south.
13. The applicant is proposing to remove the non-historic addition to the site at 943 Norfolk Avenue. A concrete sidewalk, driveway, concrete and stone stairs, and stone retaining walls in the right-of-way will be removed between the two (2) buildings. In the backyard, a series of large boulder retaining walls that are about twenty (20) years old will be removed. These improvements are not historic and do not contribute to the historic integrity or historical significance of the site. The proposed work to remove these improvements mitigates any impact to the visual character of the neighborhood, the historical significance of the building, and the architectural integrity of the building.
14. The applicant is proposing to construct a new framed structure on the interior of the building that will then be tied into the existing single-wall construction of the exterior walls. The proposed Material Deconstruction is required for the rehabilitation of the building.
15. The existing roof structure and dormers on the north, south, and east elevations are original to the house and date from c.1896. The roofing materials have been changed several times, most recently in 1994. The roofing materials show signs of discoloration and deterioration due to age and exposure to the elements. The roof structure's construction is historic. The structural engineer has found a portion of the roof to be fire-damaged and will require reconstruction. Because the roof structure no longer meets structural capacity, the structural engineer requires sistering the structure with new framing or reconstructing it.
16. The chimney visible on the front of the house and from the right-of-way is from ca. 1896. It is unreinforced masonry and will be rebuilt in its current location,

serving as a flue for a new living room fireplace. The proposed Material Deconstruction of the front chimney is necessary for its restoration.

17. A second chimney was constructed on the back of the house ca.1896, and likely served a kitchen in the past. This chimney is not visible from the right-of-way and is in poor condition. It is unreinforced masonry and will be rebuilt in its current location, serving as a flue for a new living room fireplace. The proposed Material Deconstruction of the front chimney is necessary for its restoration.

18. The exterior walls are in good condition, with some signs of deterioration at the bottoms of the walls. The applicant proposes to repair the defects where necessary, but the historic siding can largely remain in place and intact. Any Material Deconstruction necessary to repair the siding is necessary for its restoration.

19. The foundation is about twenty (20) years old. The structural engineer does not believe the concrete blocks were solid grouted, which has caused moisture penetration and deterioration. There are water leaking spots and lines. Based on the structural engineer's report, the applicant proposes to pour a new concrete foundation beneath the historic house. The proposed exterior changes will not damage or destroy the exterior architectural features of the property that are compatible with the character of the historic site.

20. The front porch has been minimally altered over time. By 1983, the lattice-inspired railings and ornamental brackets present in the c.1941 tax photo had been removed. New railings were added by 2007. The porch is in fair condition, with the deck and roof currently sagging towards the street and lacking structural integrity. The bottom of the porch posts show signs of deterioration and do not meet the bearing capacity of the roof. The applicant proposes to reconstruct the original porch and reconstruct the original central staircase that existed historically. The new railing will match the lattice-inspired design of the original railing.

21. There are three existing doors on the historic house. On the façade, there is a wood paneled screen door and a decorative paneled front door with glazing. On the south elevation, there is a paneled backdoor. The basement has a contemporary steel door. The applicant is proposing to reconstruct the historic front and backdoors. The contemporary basement door will be replaced with a new wood door. The proposed Material Deconstruction is necessary in order to restore the historic house.

22. There are a total of twelve (12) original window openings on this historic house; the three windows on the rear (west) elevation have been replaced with new double-hung windows. The windows and trim are suffering from deterioration and wood rot; the applicant has consented to a window restoration specialist inspect the windows and determine their potential for restoration prior to replacing them in-kind. The proposed Material Deconstruction is necessary in order to restore the original wood windows.

Conclusions of Law – 945 Norfolk

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-12.5 Historic Preservation Board Review for Material Deconstruction.

Conditions of Approval – 945 Norfolk

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on April 14, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Should restructuring the roof from the interior not be possible due to the condition of the existing roof structure, the applicant shall schedule a site visit with the Chief Building Official and Historic Preservation Planner to evaluate the condition of the roof structure.
3. The applicant shall also submit a structural engineer's report to the Historic Preservation Planner and Building Department outlining the defects in the roof that prevent the new structure from being added alongside the existing roof members. The Physical Conditions Report and Preservation Plan shall be amended to document the condition of these walls and provide an updated scope of work to the satisfaction of the Planning Department. Any changes, modifications, or deviations from the approved scope of work shall be reviewed and approved by the Planning Director in writing prior to construction.
4. The applicant shall provide construction details documenting the historic chimneys at the time of the building permit. The reconstructions chimneys shall exactly match the historic chimneys and their detailing in size, material, profile, and style.
5. The Preservation Plan must include a cribbing and excavation stabilization shoring plan reviewed and stamped by a State of Utah licensed and registered structural engineer prior to issuance of a building permit. Cribbing or shoring must be of engineer specified materials. Screw-type jacks for raising and lowering the building are not allowed as primary supports once the building is lifted.
6. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
7. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
8. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.

9. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
10. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary. This would be based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties. The applicant is responsible for notifying the Building Department if changes are made. If the cribbing and/or shoring plan(s) are to be altered at any time during the construction of the foundation by the contractor, the structural engineer shall submit a new cribbing and/or shoring plan for review. The structural engineer shall be required to re-inspect and approve the cribbing and/or shoring alterations within five (5) days of any relocation or alteration to the cribbing and/or shoring.
11. The applicant shall also request an inspection through the Building Department following the modification to the cribbing and/or shoring. Failure to request the inspection will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation or ACE could take place.
12. The applicant shall provide construction details documenting the historic screen door, front door, and backdoor at the time of the building permit. Reconstructed replacement doors shall exactly match the historic door and its detailing in size, material, profile, and style.
13. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.
14. Should the original wood windows not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

The Meeting adjourned at 6:36 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board



Historic Preservation Board Staff Report

Planning Department

Author: Laura Newberry, Planning Technician
Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction Review
Address: 1021 Park Avenue
Project Number: PL-18-03797
Date: May 16, 2018
Type of Item: Administrative – Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the material deconstruction of non-historic materials to the Landmark single-family dwelling at 1021 Park Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

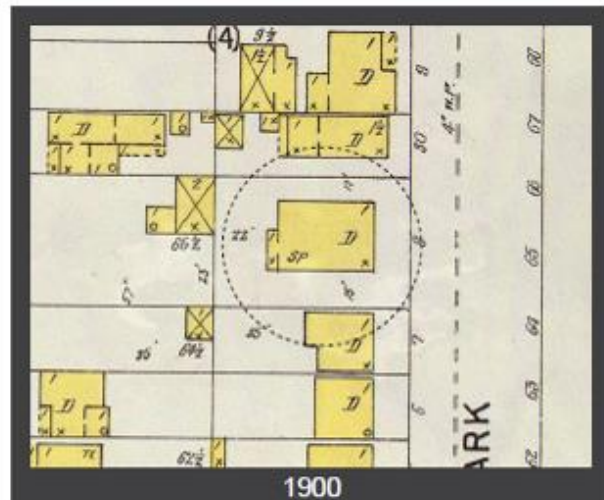
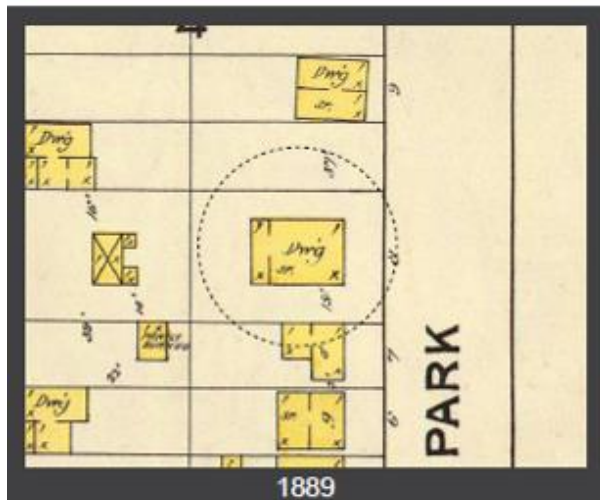
Topic:

Address: 1021 Park Avenue
Designation: Landmark
Applicant: Bill Hart (Architect Michael Stoker)
Proposal: Material Deconstruction of a portion of the rear (west) elevation for a new addition, modifications to historic window and door openings.

Background:

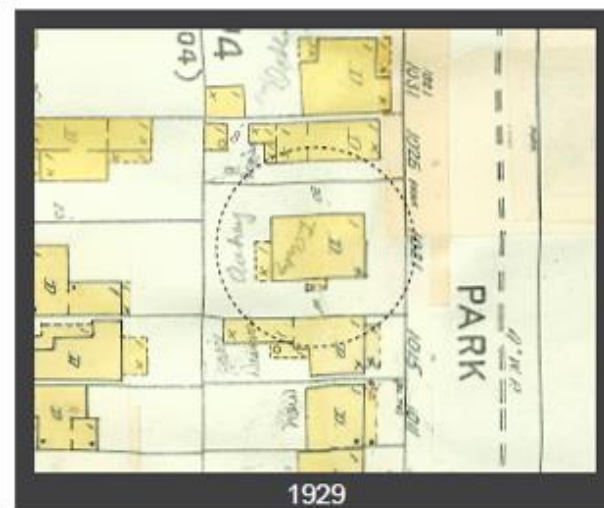
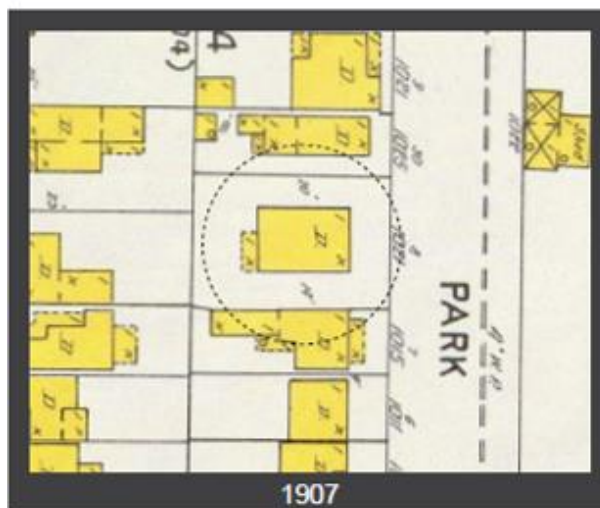
1021 Park Avenue Developmental History:

In 1887, Frank and Matilda Hansen took out a mortgage on 1021 Park Avenue, likely indicating the construction of a house. The structure first appears on the 1889 Sanborn Fire Insurance Map; however, the Summit County Recorder finds that the house was constructed in 1901. The Sanborn Map shows a one-story, wood frame square dwelling with a rectangular addition across the west (rear) elevation. By 1900, the house had been expanded again with a small one-story addition on the southwest corner of the house. The Hansens lived in this house with their five children, and Frank worked as a quartz millman. The Hansens ran into some financial trouble, though, and the house was put up for tax sale in 1902 and sold to Chris Anderson.



The 1910 census shows Nels C. Anderson living in the house with his wife Nettie and three children. Anderson worked at a concentrating mill. In 1907, the Sanborn Map shows the addition on the southwest corner as a porch, not an enclosed space. He sold the house in 1912 to Amelia Guymon, who lived in Salt Lake City and likely rented the house out.

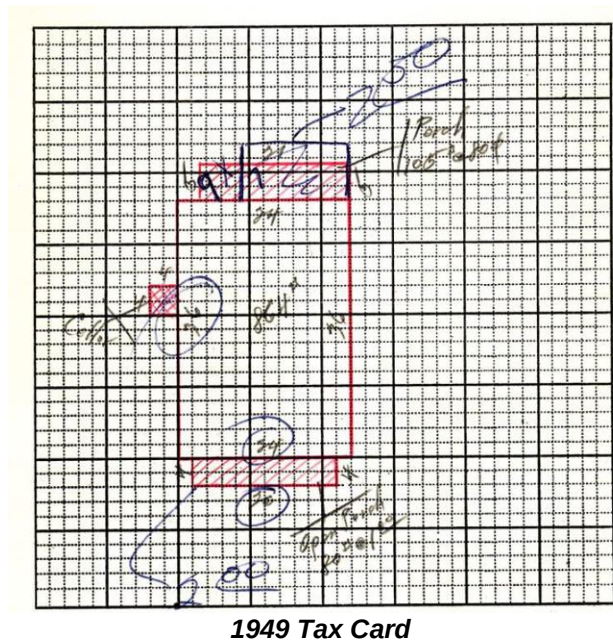
From 1920 to 1938, Mary Corrigan lived in this house with her son Frank and his family. Mary was Scottish and immigrated to the U.S. in 1887; her son Frank was an electrician for a mine. By the 1927 Sanborn Fire Insurance Map, a small porch had been added to the south side of the house.



Margaret Meaney then owned the house from 1938 to 1944. She lived there with her daughter, son-in-law, and their children. Margaret worked on a lunch project for the Works Progress Administration (WPA) and her son-in-law William Hawkins worked as a miner. The house remained the same between the 1929 and 1941 Sanborn Fire Insurance Maps.



Just 8 years later, the 1949 tax card shows a partial-width front porch had been constructed, measuring approximately 4 feet by 20 feet. The exterior walls are sided, and the assessor believed the house had a cellar. A single-car garage measuring 14 feet by 18 feet had been added and was purported to be constructed in 1921; however, this garage never appears on any Sanborn Fire Insurance Maps.



1949 Tax Card

By the 1958 and 1968 tax card notes asbestos shake siding covering the exterior walls. The garage is noted on both of these tax cards.

In September 1978, Philip F. Notarianni completed a Structure/Site Information Form for this house. He noted that the building was in good condition, but had major alterations that impacted its integrity. He found that it was "Contributory" to his National Register of Historic Places (NRHP) survey.

Ellen Beasley completed a second NRHP survey in April 1982. At that time, the house was for sale, per the survey photograph. The asbestos siding was evident, and triple picture windows, likely added after 1920 when Park City's historic houses were often updated with bungalow-inspired details, framed by a shaped architrave had been constructed on either side of the front door. The partial-width front porch has simple posts, consistent with those seen during the Mature Mining era. A picket fence wrapped the front yard. A simple porch supported by metal railings is located on the south elevation and a garage in the backyard is visible on the left side of the photo.



1981 NRHP Photograph

The next photograph from 1995 shows that the asbestos siding has been removed, and new clapboard siding has been installed. The trim around the picture windows has simplified. The porch posts have been replaced from five posts to four posts and a simple railing has been added. Driveways exist on either side of the house, and the picket fence has been removed.



1995 Photograph

History of Applications:

The current owner, Bill Hart, purchased this property in 1985 and proceeded to use it as a rental property.

On August 23, 1994, the City received an application for a Certificate of Appropriateness for Demolition (CAD) from Bill Hart. Planner Janice Lew and Chief Building Official Ron Ivie conducted a site inspection and noted extension cords leading from the bathroom into other parts of the house; they also found the presence of plants and drug paraphernalia, which resulted in a call to the Park City Police Department. On September 1, 1994, Ron Ivie sent a letter to Bill Hart recommending demolition of the structure to the lack of foundation, faulty electrical and mechanical system, as well as the overall poor condition of the building. On October 14, 1994, Bill Hart the Historic District Commission (HDC) heard an appeal by Bill Hart, submitted and the HDC continued the discussion on the historical significance of the house at 1021 Park Avenue on December 5, 1994. In December 1994, Utah Heritage Foundation (now Preservation Utah) sent a letter confirming the structures was historic. On December 5, 1994, the HDC unanimously voted that the house at 1021 Park Avenue was historically significant. The CAD application was closed by the Planning Department on December 29, 1995, due to inactivity.

The CAD application for the house at 1021 Park Avenue was then formally denied by the Planning Commission due to inactivity on February 29, 1996. Bill Hart then withdrew the CAD application on March 5, 1996. The Planning Commission then found it was necessary to terminate the CAD due to the applicant withdrawing the application on March 8, 1996. A September 19, 1996 denial of the demolition noted 1021 Park Avenue to be a “typical example” of Park City mining-era architecture and the primary structure was deemed significant.

On October 11, 1996, Planning Director Pat Put met with Bill Hart to discuss possible use/lease as affordable housing. CBO Ron Ivie followed up with a memo to Pat Put on November 13, 1996 regarding the need to repair or demolish the structure at 1021 Park Avenue. No further action was taken.

On April 11, 2013, the Park City Building Department issued a Notice and Order to Repair and Vacate for the structure at 1021 Park Avenue. The Notice and Order required that the building be secured, including covering windows and doors; the electrical meter be removed from the building and the meter base secured; the exterior branch circuit panel on the south side of the building removed; the chimney and roof be stabilized; and the building be vacated due to lack of sanitation and safety concerns.

On April 24, 2013, Chief Building Official Chad Root, Historic Preservation Planner Anya Grahn, and Preservation Consultant Dina Blaes met with Bill Hart on site to discuss options for preserving the house following the Building Department's Notice and Order. Staff continued to meet with the applicant to discuss options for preserving the historic house on July 22, 2013, and February 4, 2014; however, the applicant believed the house was not historic and could be demolished without reconstruction.

With no progress made on the 2013 Notice and Order, Park City Municipal Corporation began to move forward with Administrative Code Enforcement (ACE) citations on the house. On November 5, 2013, the Building Department issued an ACE Citation to Bill Hart for not complying with the April Notice and Order. An ACE Hearing was held on April 25, 2014. On July 13, 2014, Administrative Law Judge Alissa Owed ruled in favor of the plaintiff, Park City Municipal Corporation, in a hearing. The ACE hearing found that the property owner had failed to comply with the requirements, as delineated by the Notice and Order and Administrative Citation.

In accordance with the Administrative Law Judge's ruling, the City then began taking the necessary steps to address the unsafe building conditions and reconstruct the historic house. The Building Department contracted SWCA Environmental Consultants to create measured drawings and a Physical Conditions Report for 1021 Park Avenue. The HDDR application to deconstruct the historic house was approved on March 18, 2015. At the time of the approval, Land Management Code (LMC) 15-11-15 dictated that in order for reconstruction to be approved, the historic structure had to be found by the Chief Building Official to be hazardous or dangerous pursuant to Section 116.1 of the International Building Code. In order to satisfy this requirement, the Building and Planning Department referred to the Notice and Order to repair, vacate, and demolish the structure on April 11, 2013 due to the severe overall deterioration of the building. In December 14, 2014, Bill Hart approached the City to take on the management of the reconstruction. Bill Hart reimbursed Park City for the costs incurred and a financial guarantee in the form of a lien in the amount of \$139,940.00 was recorded with the Summit County Recorder's Office (Entry #01058778) on March 30, 2015, and a building permit to deconstruct the landmark house was issued on April 1, 2015.

Salvaged material from the deconstructed historic house was stored in town at the applicant's storage facility at 1302 Woodside Avenue. On June 22, 2015, the applicant

informed Planning Staff that he had filed a police report for the theft of the salvaged historic materials. On September 8, 2015, the Planning Department issued the applicant a Notice of Non-Compliance for not having protected the historic materials that were stolen.

An HDDR application to reconstruct the historic house with an addition was submitted to the Planning Department on September 25, 2015. The application was deemed complete on October 8, 2015. The applicant proposed to reconstruct the original four (4) room pyramid-roof cottage based on the measured drawings provided by SWCA. This HDDR was approved on March 7, 2016. The HDDR approval for the reconstruction of the historic house and addition contained Condition of Approval #27 stating, "If a building permit has not been obtained by March 7, 2017, this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department."

The applicant then applied for a building permit to reconstruct the house on March 16, 2016; however, this permit was never issued because the applicant did not pass the inspection for a Limits of Disturbance (LOD) inspection as a result of lack of toilet facilities, inability to locate the northeast property corner, lack of construction sign, LOD needing to be aligned to the property line, and lack of track pad.

Because the first financial guarantee only gave the applicant 24 months from the date of recording the document to reconstruct the house (or until March 30, 2017), a financial guarantee extension was granted by the City and recorded with the Summit County Recorder on November 28, 2016. This amendment provided the applicant 18 months from the date of recording the financial guarantee to obtain a Certificate of Occupancy for the reconstructed house (or until May 28, 2018).

On February 10, 2017, the Building Department granted an extension for the building permit application until May 1, 2017.

On March 7, 2017, Bill Hart filed for an Extension of Approval for the HDDR approval to reconstruct the historic house with an addition. The extension application was deemed complete on March 9, 2017. The applicant's extension request was due in part to construction being delayed as the applicant was in a law suit with his neighbors and had not been able to secure investor financing in the project.

On July 11, 2017, the Park City Planning and Building Departments issued a formal Notice of Default Non-Compliance of Agreement for Historic Preservation for 1021 Park Avenue related to the September 8, 2015 Notice of Non-Compliance. The notice provided the applicant 20 calendar days to correct the non-compliance by paying Park City Municipal Corporation a sum of \$2,880.00 for the missing historic materials. Fees have not been received.

On July 11, 2017, the Planning Department granted the applicant's extension request for the HDDR. The extension included the following Conditions of Approval:

1. *During the next 180 days, the applicant shall comply with the following timeline: (All work shall be consistent with the building permit approval.)*
 - *September 8, 2017: Commence excavation activity*
 - *September 29, 2017: Full footing and foundation constructed and obtain a passing inspection*
 - *December 12, 2017: Complete all framing and obtain a passing inspection**Failure to comply with the timeline shall result in default of the financial guarantee, specifically paragraphs 6 and 7 of the Recorded Encumbrance and Agreement for Historic Preservation for 1021 Park Avenue secured by a lien agreement in the amount \$139,940.00, recorded March 30, 2015, Entry 01015660, Book 2285 and amended on November 18, 2017 Entry 0158778, Book 2385.*
2. *Upon default of the financial guarantee, Park City Municipal Corporation may immediately exercise its rights under the Agreement.*
3. *The applicant shall satisfy the Judgment in the amount of \$3,940.65, recorded on January 14, 2016 as Entry No. 01036855.*
4. *The applicant shall satisfy the Notice of Default Non-Compliance of Agreement for Historic Preservation for 1021 Park Avenue in the amount of \$2,880.00 for the missing historic materials no later than Tuesday, July 30, 2017.*
5. *The applicant shall enter into and record a Second Amendment to the encumbrance and agreement for historic preservation for 1021 Park Avenue which requires active progress to reconstruct the historic structure in accordance with the Preservation Plan with certain benchmark dates. If applicant fails to record the second amendment by August 1, 2017, this extension shall automatically expire.*
6. *Unless it expires earlier pursuant to Condition of Approval 6, this extension shall expire in 180 days from the date of this extension.*

These Conditions of Approval were not met. No construction commenced and the building permit expired on September 2, 2017. The applicant did not satisfy the cost of the ACE hearing as required in Condition of Approval #3, nor did he satisfy the Notice of Default Non-Compliance of Agreement for the lost historic materials. A Second Amendment to the encumbrance and agreement for historic preservation was never recorded. The extension expired on January 7, 2018.

Because all past approvals have expired, the applicant is required to go through the HDDR process again. On February 12, 2018, the applicant submitted a Pre-application to discuss steps moving forward to reconstruct the historic house with an addition. A new HDDR application was submitted on March 26, 2018; it was deemed complete on April 4, 2018. The application is currently under review as it is dependent on the Historic Preservation Board's approval of the proposed Material Deconstruction.

Analysis:

The following Material Deconstruction work is proposed for the single-family dwelling at 1021 Park Avenue:

1. Site Design:

This site was in disrepair at the time of the previous HDDR approvals. Currently, the site is protected by a chain link fence. Portions of a concrete foundation and crawlspace are visible on the property, and it is evident that a house has been removed. The applicant is proposing only to improve the site. The yard will have simple landscaping, similar to what may have existed during the Mining Era. A new driveway will be constructed on the north side of the property, accessing a new attached garage in the addition. Vegetation will be used to screen the new foundation and the associated driveway and parking area and window wells. Staff finds that the proposed site work is routine maintenance and does not require HPB Review.

2. Non-historic Additions:

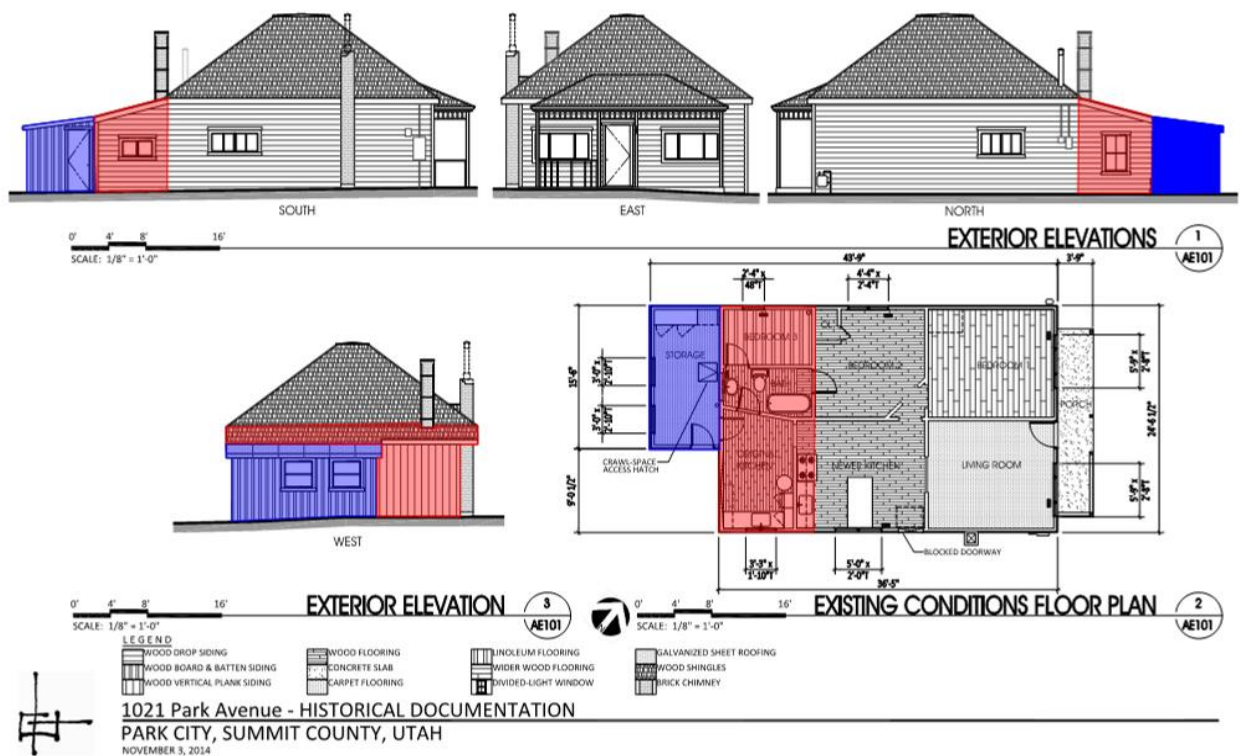
In 2014, the Building Department contracted SWCA Environmental Consultants to create measured drawings and a Physical Conditions Report for 1021 Park Avenue, prior to the deconstruction of the historic house. During their documentation of the site, SWCA found that two non-historic additions had been constructed on the back of the house (Exhibit C).

The first addition (highlighted in red) included an original kitchen with metal cabinets, likely dating post-World War II when steel was more readily available. Portions of this addition were clad in new wood siding, likely from c.1995. The back wall (west elevation) of the kitchen had vertical wood plank siding, open to the elements. This led staff to believe that this addition was originally the back porch depicted in the Sanborn Fire Insurance maps, and it had perhaps been altered to create a shed or covered storage area to the house. It was in such deteriorated condition, that its actual age was difficult to assess; however, the consultant believed parts of it may have been original to the house.

The second addition (highlighted in blue below) may have originally been built as a secondary storage area, but was later finished with carpet and cabinets. The storage area had a crawlspace beneath it. On the exterior, it was constructed of wood board and batten siding. Based on the materials and construction method of this addition, the consultant believed it may have dated from the 1950s.



This photograph shows the condition of the two additions in 2014. The additions had begun to pull away from the original pyramid-shaped roof and had significantly deteriorated due to inadequate foundations.



These later additions were lien-to additions that had been haphazardly added to the west elevation of the historic house. Overtime, they had been significantly altered to create useable living space. Staff found that these later additions do not contribute to the historic integrity or historical significance of the structure or site and do not need to be reconstructed.

3. Roof:

This house was a pyramid roof-style cottage, one of the three main types of houses built during the historic Park City mining era. The roof form of the historic house had not been altered, but was structurally deficient at the time of the house's demolition in 2015.

The applicant is proposing to reconstruct the original roof form, adding new single-window dormers on the north and south elevations of the house. Because these new dormers are new, they will be setback beyond the midpoint of the historic structure. Staff finds that the proposed alteration to the roof form to accommodate the new dormers will mitigate any impacts that will occur to the architectural integrity of the reconstructed house. Further, the proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

On the west elevation of the house, a new transitional element will intersect with the historic pyramid roof form. Because the transitional element is setback from the front of the house and is below the peak of the pyramid roof, it will not be visible. Staff finds that the proposed alteration to the roof form will mitigate any impacts that will occur to the architectural integrity of the reconstructed house. Similarly, the proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

4. Chimney:

In 2013, the chimney had started to pull away from the original roof form. The mortar had deteriorated and later repairs had compromised the stability of the chimney. It was difficult to determine if these chimneys had even been original to the historic structure as historically, most pyramid-roof cottages had a central chimney through the top of the roof; they did not have a chimney configuration like this where the chimney had been added to a side elevation. For that reason, staff concluded that the chimney was likely added after the original date of construction.

At the time of the documentation in 2013, this house had two chimneys. The first chimney was attached to the south side of the historic four-room house and the second chimney was on the west (rear) side of the historic house and had been enclosed by the first addition. These chimneys were in disrepair and did not appear to be original to the pyramid-roof cottage.



South Elevation



West Elevation

Staff does not believe these chimneys were original to the pyramid-roof cottage as they were constructed on exterior walls. Staff finds that these chimneys do not need to be reconstructed as they do not contribute to the historic integrity or historical significance of the structure or site.

5. Exterior Walls:

The exterior walls had been clad with layers of asbestos shingles, plywood, and non-historic wood siding by 2013. The layers of siding were in disrepair and had deteriorated significantly. The applicant was required to salvage those pieces of the original wood drop novelty siding that could be restored; however, the amount of material salvaged was limited due the overall deteriorated state of the building.



Layers of siding present at the time of the deconstruction in 2013

The applicant proposes to reuse the salvaged siding on the façade of the historic house. New siding will be milled to match this original siding and used to clad the north, south, and west elevations of the reconstructed house.

The applicant is also proposing to construct a new addition across the west elevation of the historic house. Approximately 20 linear feet of the west wall of the historic house form will be impacted in order to accommodate this addition. The proposed scope of work mitigates any impact that will occur to the architectural integrity of the reconstructed house.

6. Foundation:

SWCA's Physical Conditions Report in 2014 found that the majority of the house and later additions had been constructed without a foundation. A concrete foundation and intermittent piers had been added where possible c.1995; however, the foundation was not continuous. Where the new foundation was not present, the sill plate and lower ends of the original siding and wall materials sat directly on the dirt. The foundation and lower levels of the wall had rotted out and were deteriorated beyond repair in 2013.

The applicant is proposing to construct a new basement foundation. The historic house will be lifted two feet (2') to construct this foundation; however, the site will be re-graded so the house does not appear to sit taller than it did historically. The remnants of the c.1995 concrete foundation work do not contribute to the historic integrity or historical significance of the structure and can be removed.

7. Porch:

It was typical of pyramid-roof cottages in Park City to have a full-width hip roof front porch. According to previous surveys, the porch on this house was added between 1941 and 1949. The 1978 site form discusses how the overall form of the building, with the porch, contributes to the Park City vernacular architectural style.



Porch as it existed in 2014

Staff finds that the porch added between 1941 and 1949 was constructed in the traditional Park City style. While it may not have been original to the historic structure, it does contribute to its overall form and architectural style. The applicant

proposes to reconstruct the original front porch in a traditional style, with raised wood platform deck. Staff finds that this work is necessary to restore the historic house.

8. Doors:

Prior to its deconstruction, there were only two doors on this house. The front door was likely the original door opening on the façade. A second backdoor had been constructed on the second storage addition to the west elevation. Neither of these doors were historic.

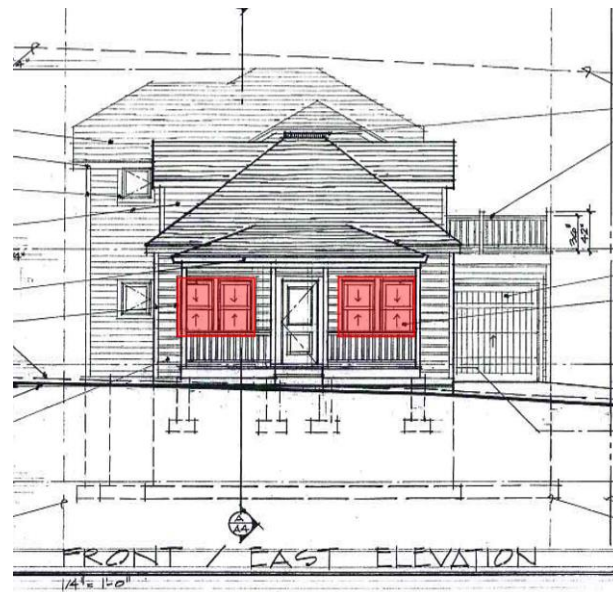
The applicant is proposing to reconstruct the original door opening on the façade. A new wood paneled door will be installed, consistent with the style of door that may have originally existed on this historic house. Staff finds that this material deconstruction is necessary in order to restore the house.

A new door opening will be constructed on the northwest corner of the historic house. This door opening will be beyond the midpoint of the historic house and not be visible from Park Avenue. The applicant has proposed a new wood door, consistent with historic door styles for this opening as well. Staff finds that the proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site.

9. Windows:

By 2013, the majority of the wood windows had been lost, except for one. The original window openings had been modified first in the 1920s to reflect Craftsman-style window trends, and later with new and salvaged window units. Staff was not able to verify the original window configuration prior to the deconstruction of the historic house, largely due to the number of changes that had occurred and the overall dangerous condition of the historic house.

The applicant has proposed to restore the original pairs of double-hung windows centered on the front door on the façade, and staff believes this was likely the original window-door configuration. On the side elevations, the applicant has proposed a window configuration similar to what may have existed historically and is not unrelated to existing pyramid-roof cottages. New wood windows will be installed throughout the reconstructed historic house. Staff has highlighted these windows in the elevations below.



Staff finds that the proposed material deconstruction is necessary for the restoration of the historic pyramid-roof cottage. On the side elevations, the proposed scope of work to introduce a new window configuration mitigates any impacts to the historical significance of the building and does not impact the architectural integrity of the reconstructed house.

Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the material deconstruction of non-historic materials to the Landmark single-family dwelling at 1021 Park Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The property is located at 1021 Park Avenue. The property is located in the Historic Residential-1 (HR-1) Zoning District.
2. The historic site is listed as Landmark on the Historic Sites Inventory (HSI).
3. According to Summit County records, the single-family dwelling was constructed ca. 1901; however, it was first documented as part of the 1889 Sanborn Fire Insurance Map.
4. The 1900 Sanborn Fire Insurance Map shows an addition to the southwest corner of the house. This configuration remained through the 1907, 1929, and 1941 Sanborn Fire Insurance Maps.
5. The 1949 tax card shows a partial-width front porch, measuring approximately 4 feet by 20 feet. The exterior walls were sided and the assessor believed the house had a cellar. A 14 foot by 18 foot single-car garage was also noted in the assessment; however, it never appeared on any Sanborn Fire Insurance Maps.
6. By the 1958 and 1968 tax cards, asbestos shake siding had been used to cover the exterior walls.
7. In 1978, the house was evaluated as “Contributory” for the National Register of Historic Places District nomination.
8. On August 23, 1994, the City received an application for a Certificate of Appropriateness for Demolition (CAD) from the present property owner; the CAD was closed by the Planning Department on December 29, 1995, due to inactivity.
9. On December 5, 1994, the Historic District Commission (HDC) heard an appeal by Bill Hart, submitted on October 14, 1994, and the HDC found that the structures at 1015 and 1021 Park Avenue were historically significant.
10. As early as 1994, site visits with the Planning and Building Departments found that the electrical system was inadequate and posed a fire hazard. The Building Department concluded the same in their 2013 site visits.
11. On April 11, 2013, the Park City Building Department issued a Notice and Order to Repair and Vacate for the structure at 1021 Park Avenue. The Notice and Order found the building to be dangerous and required that the building be secured, including covering windows and doors; the electrical meter be removed from the building and the meter base secured; the exterior branch circuit panel on the south side of the building removed; the chimney and roof be stabilized; and the building be vacated due to lack of sanitation and safety concerns.

12. On November 5, 2013, the Building Department issued an Administrative Citation to Bill Hart for not complying with the April 11, 2013, Notice and Order.
13. On July 13, 2014, Administrative Law Judge Alissa Owed ruled in favor of the plaintiff, Park City Municipal Corporation, in an Administrative Code Enforcement (ACE) hearing. The ACE hearing found that the property owner had failed to comply with the requirements as delineated by the Notice and Order and Administrative Citation.
14. The City commissioned a Physical Conditions Report for 1021 Park Avenue; SWCA submitted this report in an effort for the Building Department to move ahead on necessary repairs.
15. Bill Hart submitted a Pre-HDDR application with the intent to work with the City on moving ahead on necessary repairs on December 11, 2014. A full HDDR application to deconstruct and reconstruct the historic house was submitted on February 13, 2015, and was approved on March 18, 2015 (PL-14-02250).
16. On April 15, 2015, Bill Hart was served with an itemized bill for \$3,940.65, the costs incurred by the City to retain the services of SWCA Environmental Consultants to prepare the Physical Condition Report, Historic Preservation Plan and measured drawings. Payment was not received within the 30 days as identified within the itemized bill for costs.
17. On December 1, 2015, a judgment was given in the Summit County Third District Court, Case No. 158200085 in favor of Plaintiff, Park City Municipal Corporation against defendant William Hart and Pamela Hart for the costs identified in finding of fact #15.
18. On March 30, 2017, an Encumbrance and Agreement for Historic Preservation, Trust Deed Note, and Trust Deed in the amount of \$139,940.00 were recorded at the Summit County Recorder's Office. The financial guarantee required that the applicant obtain a "Certificate of Occupancy in accordance with the Historic Preservation Plan within 24 months of recording this financial guarantee."
19. On April 1, 2015, a permit (BD-15-20940) was issued for the deconstruction of the historic house at 1021 Park Avenue.
20. On June 22, 2015, the applicant informed Planning Staff that he had filed a police report for the theft of the salvaged historic materials at 1302 Woodside Avenue, the location where the salvaged materials for 1021 Park Avenue were being stored.
21. On September 8, 2015, staff sent Bill Hart a Notice of Default Non-Compliance of Agreement for Historic Preservation at 1021 Park Avenue, specifically finding non-compliance with Paragraphs 5, 7, 8, and 9. The non-compliance has not been rectified.
22. Bill Hart submitted an HDDR application to reconstruct the historic house with an addition on September 25, 2015. The application was approved on March 7, 2016. The HDDR approval included Condition of Approval #27 that said, "If a building permit has not been obtained by March 7, 2017, this HDDR approval will expire, unless an extension is requested prior to the expiration date and granted by the Planning Department."
23. On March 16, 2016, Bill Hart submitted an application for a building permit (BD-16-22408). The building permit has not been issued as it failed the LOD inspection on June 21, 2016, as a result of lack of toilet facilities, inability to locate the northeast

property corner, lack of construction sign, LOD needing to be aligned to the property line, and lack of track pad.

24. On November 28, 2016, an Amendment to the Encumbrance and Agreement for Historic Preservation for 1021 Park Avenue was recorded at the Summit County Recorder's Office. It required that the applicant obtain a "Certificate of Occupancy in accordance with the Historic Preservation Plan within 18 months of recording this financial guarantee."
25. On February 10, 2017, the Building Department granted an extension for the building permit application until May 1, 2017.
26. On March 7, 2017, Bill Hart filed for an Extension of Approval for the Historic District Design Review approval to reconstruct the historic house with an addition. The extension application was deemed complete March 9, 2017.
27. On July 11, 2017, the Park City Planning and Building Departments issued a Notice of Default Non-Compliance of Agreement for Historic Preservation for 1021 Park Avenue related to the September 8, 2015 Notice of Non-Compliance. The notice provided the applicant 20 calendar days to correct the non-compliance by paying Park City Municipal Corporation a sum of \$2,880.00 for the missing historic materials. Fees have/have not been received.
28. On July 11, 2017, the Planning Department granted the applicant's extension request with Conditions of Approval requiring a timeline for completing construction, satisfying the costs of the ACE hearing, satisfying the Notice of Default Non-Compliance of Agreement for Historic Preservation for the loss of historic materials, and requiring the applicant to record a Second Amendment to the recorded financial guarantee.
29. This extension of approval expired on January 7, 2018, and no progress was made to comply with the extension's conditions of approval.
30. The applicant submitted another Historic District Design Review (HDDR) application on March 26, 2018; the application was deemed complete on April 4, 2018. It is still under review with the Planning Department.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding material deconstruction.
2. The proposal meets the criteria for material deconstruction pursuant to LMC **15-11-12.5 Historic Preservation Board Review for Material Deconstruction.**

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on March 26, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. 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 Project 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 Project Planner.

3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.

Exhibits:

Exhibit A – HPB Demolition Review Checklist

Exhibit B – [Historic Sites Form, 2009](#)

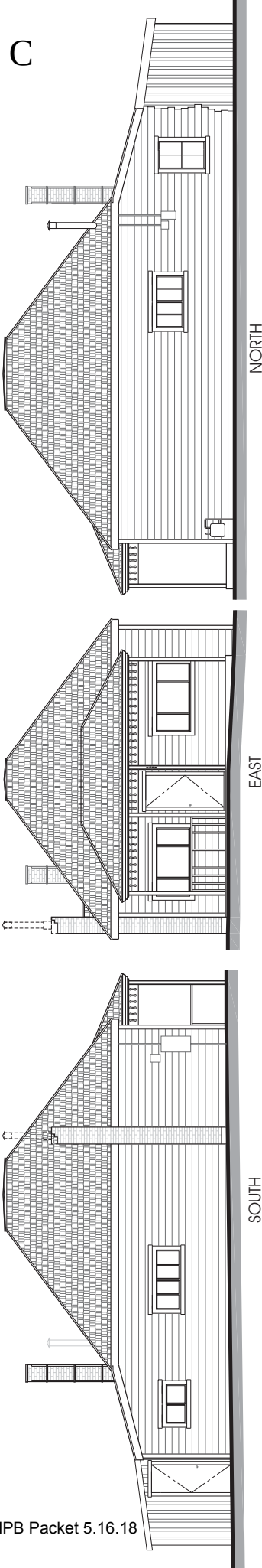
Exhibit C – 2014 Measured Drawings and Physical Conditions Report submitted by SWCA

Exhibit D – Proposed plans, 2018

Exhibit A: HPB Demolition Review Checklist

Historic Preservation Board Material Deconstruction Review Checklist:

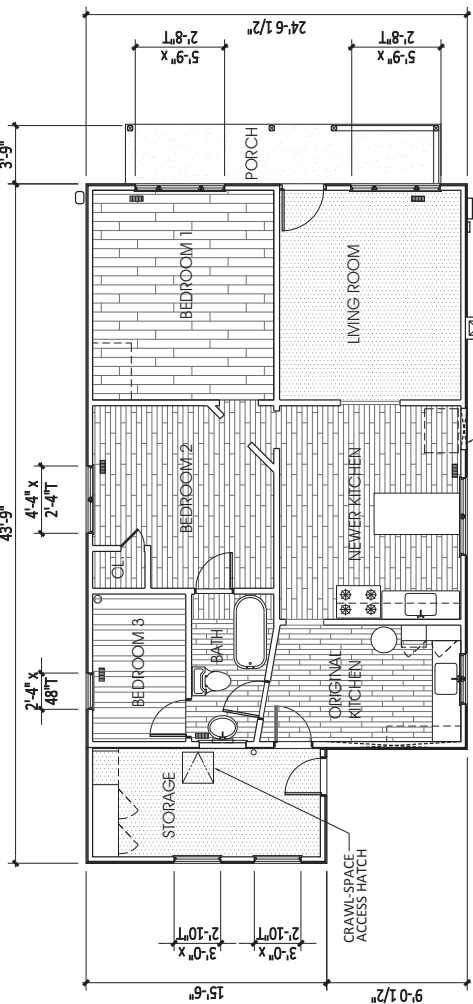
1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.



1
AE101

EXTERIOR ELEVATIONS

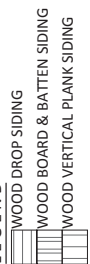
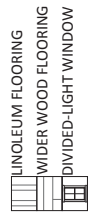
0' 4' 8' 16'
SCALE: 1/8" = 1'-0"



2
AE101

EXISTING CONDITIONS FLOOR PLAN

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"



1021 Park Avenue - HISTORICAL DOCUMENTATION

PARK CITY, SUMMIT COUNTY, UTAH

NOVEMBER 3, 2014

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



(08-09)

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: _____

ADDRESS: 1021 Park Avenue
Park City, UT 84060

TAX ID #: SA-30 OR

SUBDIVISION: Snyder's Addition OR

SURVEY: _____ LOT #: 5 & 6 BLOCK #: 4

CONTACT INFORMATION

NAME: Anne Oliver, SWCA Environmental Consultants

PHONE #: (801)322-4307 FAX #: (801)322-4308

EMAIL: aoliver@swca.com

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.

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.

SITE FEATURES

A.1. TOPOGRAPHY - Describe the topography of the site, including any unusual conditions.

Describe the existing feature(s) and condition:

Site is generally flat, sloping slightly to the north-northeast. Historic house on lot to south recently razed and new house foundation currently under construction with associated excavation. No impact on subject property.

A.2. LANDSCAPING - Describe the natural and/or planted materials, paths, decks, patios or other elements that are part of the existing landscaping scheme, including approximate dates.

Describe existing feature(s) and condition:

Landscaping limited to unmaintained lawn and weeds; small patch of irises in southwest corner of rear yard. Hardscaping includes poured concrete walkway from city sidewalk to front porch (good condition) and a concrete parking pad along the north side of the property, one car wide, extending about half the length of the house (fair to good condition, cracked but only minor displacement and weed growth). There is no curb cut for this parking pad, residents presumably drove over curb to access. A curb cut is present on the south side and leads to a gravelly patch of lawn for additional parking along south side of house.

A.3. RETAINING WALL(S) - Describe any functional or decorative walls on the site, including approximate dates of construction.

Describe the existing feature(s) and condition:

None.

A.4. EXTERIOR STEPS - Describe any exterior steps on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

None.

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.

A.5. FENCE(S) - Describe any fences on the property including location, dimensions, materials, and approximate dates of construction.

Describe the existing feature(s) and condition:

Temporary chain link fence with metal stakes along south, east, and north sides of property. West (rear) property boundary bounded by permanent chain link fence with metal posts and also rear side of concrete block garage; both fence and garage are associated with property to the west. All in good condition, although service life of temporary fence limited to a few years.

A.6. OTHER SITE FEATURES (SPECIFY): _____

Describe the existing feature(s) and condition:

None.

MAIN BUILDING

B.1. ROOF - Describe the existing roof materials, roof framing, pitch and elements such as skylights, vents or chimneys along with the approximate dates of the features.

Describe the existing feature(s) and condition:

Over original pre-1889 building is a pyramidal hip roof with truncated peak, finished with wood shingles, metal ridges, and a nearly flat metal cap. Shed roof with wood shingles over early or original (pre-1889) kitchen addition on west side (Addition 1). A framing inventory and assessment could not be conducted because there was no attic access but, based on visible deflection and deterioration patterns, rafters have cracked and failed on north and west sides of main roof and along length of shed roof. Wood shingles are in very poor condition and missing in some areas, exposing early or original board sheathing. Metal ridges are corroded and metal cap has completely failed where visible from ground, exhibiting large corrosion holes and detachment. Chimneys and vent discussed under Mechanical Systems.

B.2. EXTERIOR WALL - PRIMARY FAÇADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

Original house was of single-wall construction with vertical sheathing boards clad in painted drop siding. These remain beneath second wall layer comprising DuPont Tyvek building paper and painted, modern drop siding finished with corner boards. This was installed ca. 1995-2000 according to property owner. Particleboard and plywood were used to cover siding beneath building paper in some areas, particularly at the wall base. Condition of original vertical wall boards and siding not visible but likely ranges from good to poor depending on location and exposure. New siding in good condition with a few warped/displaced/detached boards and peeling paint.

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.

B.3. EXTERIOR WALL - SECONDARY FAÇADE 1 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

North Exterior Wall: Same as Primary Facade on original building and Addition 1, although new board ends not cut to size at west end and overlap vertical-board wall of Addition 2 (originally board and batten but battens removed). Condition of original vertical wall boards and siding not readily visible but likely ranges from good to poor depending on location and exposure. New siding in fair condition with moisture damage from rain and snow, warped/displaced/detached boards and peeling paint.

B.4. EXTERIOR WALL - SECONDARY FAÇADE 2 - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

South Exterior Wall: Same as Primary Facade. Condition of original siding not readily visible but likely ranges from good to poor depending on location and exposure. New siding in fair to good condition with moisture damage from rain and snow, warped/displaced/detached boards and peeling paint.

B.5. EXTERIOR WALL - REAR FAÇADE - Describe the exterior facade including materials, dimensions, finishes and approximate dates of construction.

Describe the existing feature(s) and condition:

Addition 1 (dating to pre-1889) obscures all of the original rear wall of the building, although this wall is visible on the interior. The rear (west) exterior wall of Addition 1 is of single-wall construction with no exterior siding, although it may have been present originally. Currently this is a vertical board wall reinforced with horizontal framing boards at top and bottom, traces of white paint, and several plywood patches at the south end. The wall is in very poor condition, with warped, cracked, water-damaged, and severely displaced boards. The walls of Addition 2 are discussed below.

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.

B.6. FOUNDATION - Describe the existing foundation noting the current materials, evidence of previous upgrades as well as evidence and probable cause of failure or deterioration and approximate dates of construction.

Describe the existing feature(s) and condition:

Originally the house and the additions were built without a foundation. As reported by the current owner, a concrete foundation and intermittent piers were added where possible about 20 years ago (ca. 1995); the foundation was not continuous and was not built below the frost line, but the sill plate of the building was tied to the new foundation. Presently a poured concrete foundation is visible only along the north wall of the original house and a small portion of the north wall of Addition 1; this extends only a few inches above grade at most but is in good condition where visible. The condition of the sill plate and the lower ends of the original board walls are likely in fair to poor condition where the new foundation is not present and they come into direct contact with the ground.

B.7. PORCH(ES) - Describe the current porch(es) including materials, finishes, dimensions, evidence of changes and the approximate date of construction.

Describe the existing feature(s) and condition:

The current owner states that the front (east) porch was added about 35 years ago (ca. 1980), although the roof framing and roof covering appear much older. The porch is in fair condition, with a concrete slab floor, wood posts and railings, spindle trim, a wood cornice, and a hip roof covered with wood shingles. Again according to the owner, when it was added, there was no extant front porch and the main entrance was near the middle of the south side of the house, facing the property to the south rather than the street. No porches appear on the 1889 and 1900 Sanborn maps, but in 1907 a porch on the west (rear) is shown. By the 1929 map, this porch remained and a small porch had been built on the south side, presumably to cover an entrance. Both porches are shown on the 1941 Sanborn. No porch is ever shown on the front (east) wall of the house, and unfortunately the ca. 1940 tax photo for this property was not present in the Park City Historical Society archives. Physical evidence (paint lines on the original siding south of the door) suggests an original opening at the center of the east wall, but whether it was a door or window cannot be confirmed until the new siding is removed. Likewise, physical evidence on the original siding can help confirm whether or not there was ever a porch on the east side of the house. A side orientation for this type of house would be unusual and the original appearance of the east (street) facade bears further investigation.

B.8. DORMER(S) / BAY(S) - Describe any projecting dormers or bays noting the location, materials, finishes, dimensions and approximate date of construction.

Describe the existing feature(s) and condition:

None.

B.9. ADDITION(S) - Describe any additions to the original building in a chronological order of development (if known) and include information on the construction methods, materials, finishes, dimensions, condition and approximate dates of each addition. For Historic Sites, this description should correspond to the measured as-built drawings of the buildings/structures.

Describe the existing feature(s) and condition:

The original building has a pre-1889 addition, discussed above in conjunction with the original house because of its age. Based on Sanborn maps, a second addition was built after 1941 on the west side of Addition 1, replacing a porch that had been added by 1900. Based on materials and construction, it appears to date to the 1950s. Addition 2 has no visible foundation, wood-framed walls clad in board-and batten siding, a wood-framed shed roof covered with metal sheeting, two one-over-one wood windows on the west side, and an older five-panel wood door on the south covered with plywood on the exterior side. The interior is finished with carpet and gypsum-board walls and ceiling. The exterior walls are in fair condition with cracked boards, peeling paint, and water damage at the base, and both the north and west walls are missing battens. The windows are in poor condition because of water damage and broken glazing, as is the door because of its plywood veneer on the exterior and replaced panels on the interior. The interior of Addition 2 is in poor condition because of its collapsed ceiling and general lack of maintenance.

B.10. MECHANICAL SYSTEM

Describe the existing mechanical system and condition:

The house has two brick chimneys: the first, rising from the kitchen wing, was likely constructed in the early to mid-20th century around or in place of the metal stovepipe marked on the 1889 Sanborn map. Chimney has metal cap and is supported by a metal framework, and bricks have been painted red. Condition is fair: chimney is relatively plumb but is unstable given height, failure of roof framing below, and no foundation (supported by wood kitchen cabinets on interior). Bricks exhibit limited spalling and mechanical damage on upper northwest corner. Mortar cracking and loss limited to top few feet. Metal flashing and heavy mastic repairs have failed. A disused television aerial is mounted against the north side. Second chimney abuts south wall and dates to early or mid-20th century, same construction and metal bracing as first chimney but with concrete base. Condition is poor: separating from wall and leaning to the south, mortar erosion and loss on east and west sides due to water runoff, missing bricks at top, and metal stovepipe with terracotta base has toppled onto roof. Neither chimney appears to serve a current purpose.

One metal vent pipe with metal flashing on north side of house that appears to ventilate furnace in crawl space, in good condition. The crawl space could not be accessed thus the furnace and ducting not inspected, but installed about 20 years ago according to owner. Ducts visible in floor inside house. Based on general state of repair, condition of furnace and ducts is likely poor. Most likely, heat was originally provided by one or more coal-burning stoves. Current system appears to be gas: a disconnected meter sits on the front porch.

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.

B.11. ELECTRICAL SYSTEM

Describe the existing electrical system and condition:

The electrical system has been disconnected but there are panel boxes on the south and north sides of the house, the latter of which has detached from the wall. Service arrives at the northwest corner of the original building. System appears partially updated with Romex-type, plastic-sheathed wiring, but remnants of knob-and-tube wiring are visible and at least one interior ceiling fixture remains on this system.

B.12. STRUCTURAL SYSTEM

Describe the existing structural system, including the foundation, floors, walls, and roof structure. Park City will allow very limited and non-structural disassembly of a structure to investigate these conditions.

Describe the existing structural system and condition:

No access to the crawl space or attic was located and these areas were not directly inspected. Based on typical historic construction methods, observable conditions, and property owner information, the following can be concluded: the building originally had no foundation and this was only partially remedied with the c. 1990s installation of a partial foundation. Where no foundation was added, structural members on and near grade are likely in poor condition. Given the lack of maintenance and general quality of repairs, the new foundation may not be performing well, and the fact that it wasn't built below the frost line will lead to future problems of cracking, displacement, and failure. Wood members at and near the concrete foundation, the top of which is near grade, are likely in fair to poor condition given the condition of exterior siding. Water damage evident in the bathroom floor has compromised the flooring and likely rotted the supporting floor joists in this area. The floor slants visibly downward to the north and south sides of the house, indicating the presence of an east-west stringer likely laid on grade (and probably damaged by moisture) as a structural support for the central partition wall, and also giving evidence of the settlement of the north and south walls. (Continued in Section B.14)

B.13. HAZARDOUS MATERIALS

Provide a statement regarding the presence of hazardous materials including, but not limited to, lead-based paint, asbestos and mold. Describe the materials' location on the site, the test methods used to verify the hazardous material, and the extent of the problem:

The property was not tested for hazardous materials, but given its age and condition, lead-based paint is certainly present and mold is likely in the crawl space, in the vicinity of the kitchen, bathroom, and behind modern gypsum-based wall board. Asbestos may be present in some of the older resilient floor coverings.

B.14. OTHER (SPECIFY): Structural System (continued)

Describe the existing feature(s) and condition:

In single-wall construction, vertical wall boards are nailed to floor and roof sills and this assembly forms part of the structural system, further stiffened by exterior siding. Where visible at 1021 Park, the vertical boards are warped, cracked, and water-damaged, and this condition likely persists in non-visible areas. Roof framing, likely of light dimensional lumber, has failed on the north and west sides of the hipped roof and the shed roof of Addition 1, indicating cracked or broken rafters and damaged joints at junctions with joists and walls. Water damage in all ceilings except those of the front rooms and north bedroom indicate probable water damage to roof rafters and joists as well.

MAIN BUILDING - DETAILS

C.1. WINDOWS - Describe the number of windows, dimensions, configuration of panes, types, whether the windows are original to the building (if known) and approximate dates.

Describe the existing feature(s) and condition:

Two horizontally oriented wood windows on the east facade comprise a center fixed pane flanked by casement windows. These date to ca. 1920s and there is likely evidence of the location of earlier vertically oriented, double-hung windows in the original siding. On the north side is one pair of wood casement windows, two by two panes, also apparently dating to ca. 1920s. The two-over-two pane, double-hung wood window on the north wall of Addition 1 is perhaps the only original opening/window remaining. A single-pane, horizontally oriented wood window lights the crawl space on the north side. On the south side is a pair of casement windows identical to the ca. 1920s pair on the north side, and also a pair of single-pane wood casement windows in the south wall of Addition 1. On the rear (west) side are two horizontally oriented, one-over-one pane, fixed wood windows that date to the ca. 1950s construction of Addition 2. All extant windows are in fair to poor condition. By removing the newer siding and exposing the original siding, it may be possible to determine the location and size of original window openings.

C.2. DOORS - Describe the doors including materials, dimensions, types, whether the doors are original to the building (if known) and approximate dates.

Describe the existing feature(s) and condition:

The doorway on the east facade appears to be an older or original opening for either a door or window based on paint shadows visible on the original siding south of the door; the door itself is a ca. 1990s unglazed plywood door in fair condition. A second exterior doorway dating to between 1907 and 1929, and possibly present originally, was located on the south side of the house and was protected by a small porch roof by 1929. This doorway was blocked in ca. 1995 when new siding was added but its location is visible on the interior. An original (ca. 1950s) doorway in the south wall of Addition 2 is fitted with an older five-panel wood door with a porcelain knob that is covered with plywood on the exterior side; on the interior side, the wood panels have been replaced. On the west wall of Addition 1 is a former exterior doorway (soon made an interior doorway by the two successive additions built on the west end of the house) fitted with an early or original four-panel wood door with a metal knob, which is in good to fair condition; this and another interior door like it may be original to the house.

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.

C.3. TRIM - Describe the trim (window and door, eaves and soffits, corner boards, pilasters, etc.) including location, dimensions, and approximate dates.

Describe the existing feature(s) and condition:

Window and door trim is composed of plain, painted boards that appear to date to the 1920s, when most of the window and door openings were modified. Evidence of the dimensions and shape of original trim boards may be found in paint shadows on the old siding around original openings when the newer siding is removed. The eaves were boxed with plain boards in c. 1995 when the new siding was installed, but evidence of the original eave appearance may be present beneath this. The cornice board around the porch eave is the most elaborate piece of trim. The current owner states it was added in ca.1980 but it appears older, and further investigation of the east facade and porch roof structure is warranted after the new siding is removed.

C.4. ARCHITECTURAL ORNAMENTATION - Describe the architectural ornamentation that is applied or integrated into the exterior facades including the location, dimensions, materials and approximate dates.

Describe the existing feature(s) and condition:

The only ornamentation dates to ca. 1995, when it appears that painted wood spindles were added between the tops of the posts on the east porch.

C.5. OTHER (SPECIFY): Interior

Describe the existing feature(s) and condition:

The house originally comprised four rooms of about equal size, with an early or original shed-roofed kitchen across the rear (west) side. It appears that the building interior was modified extensively in the 1920s with the addition of arched doorways, as well as newer kitchen cabinets and a sink in Addition 1. Perhaps at this time an indoor bathroom was added, also in Addition 1, and the original sloping board ceiling was blocked off with wallboard to create a flat ceiling. Many of the original interior vertical-board partition walls remain in place, and the fir floors may also be original (although not the more narrower-boarded oak floors). After about the 1980s a new kitchen was created in the southwest room of the original house while the old kitchen was left in place. In general, the interior is in poor condition, with the most severe water damage to ceilings, walls, and floors found in Addition 1.

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

ACCESSORY BUILDING(S)

D.1. ACCESSORY BUILDING(S) - Mark all the boxes below that apply to your property.

Describe each accessory building including location on the site (should correspond to the existing site plan), materials, and approximate dates.

Type(s): ☐ Garage ☐ Root Cellar ☐ Shed ☐ Other (specify):

Describe existing accessory building(s) and condition:

None.

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.

STRUCTURE(S)

E.1. STRUCTURE(S) - Mark all the boxes below that apply to your property. Describe each structure including location on the site (should correspond to the existing site plan), materials and approximate dates.

Type(s): ☐ Tram Tower ☐ Animal Enclosure ☐ Other (specify):

Describe existing structure(s) and condition:

None.

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 documents and/or information I have submitted are true and correct to the best of my knowledge.

Signature of Applicant: _____ Date: _____

Name of Applicant: Anne Oliver, SWCA Environmental Consultants, on behalf of PCMC Building Department

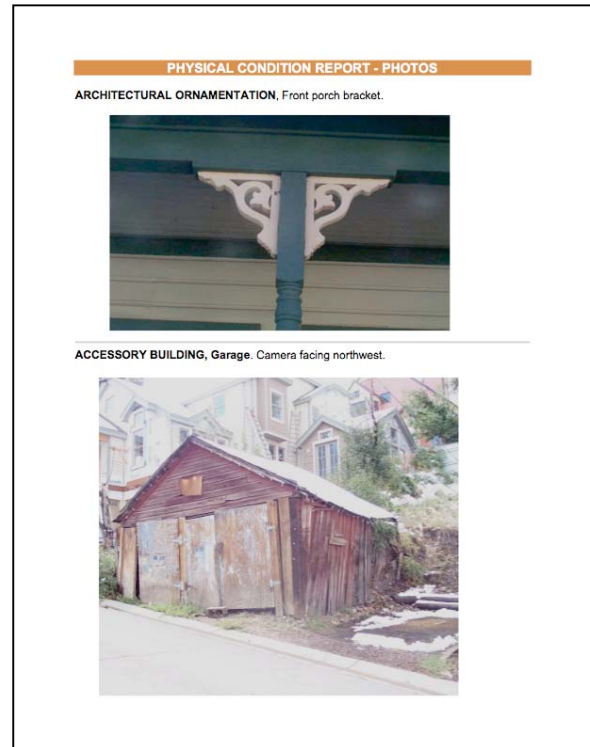
If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

PHYSICAL CONDITION REPORT - PHOTOS

CONTACT SHEETS (sample shown at right)

Digital photographs illustrating the descriptions provided in this report must be presented on contact sheets that accommodate two photos with captions per page. A template of the contact sheet is provided on the following page.

- Each feature described in this report must include *at least* one corresponding photograph. More than one photograph per description is encouraged.
- Contact sheets should be printed in color on high-quality paper (photo paper is preferred).
- To avoid creating a large and unmanageable file, it is recommended that you use an image file compressor when importing images into the contact sheets.
 - Microsoft offers a free download of Image Resizer for Windows XP at www.microsoft.com.
 - iPhoto provides the option to resize an image (while maintaining the aspect ratio) when the image is exported from the photo library.
 - Other resizing options are available in Adobe Photoshop or in a free download from VSO Software at www.vso-software.fr
- The photograph contact sheets should be organized in the same order as the written descriptions above; beginning with TOPOGRAPHY, LANDSCAPING, RETAINING WALLS, continuing with each of the features listed and finally ending with STRUCTURES.



IMAGES ON DISC

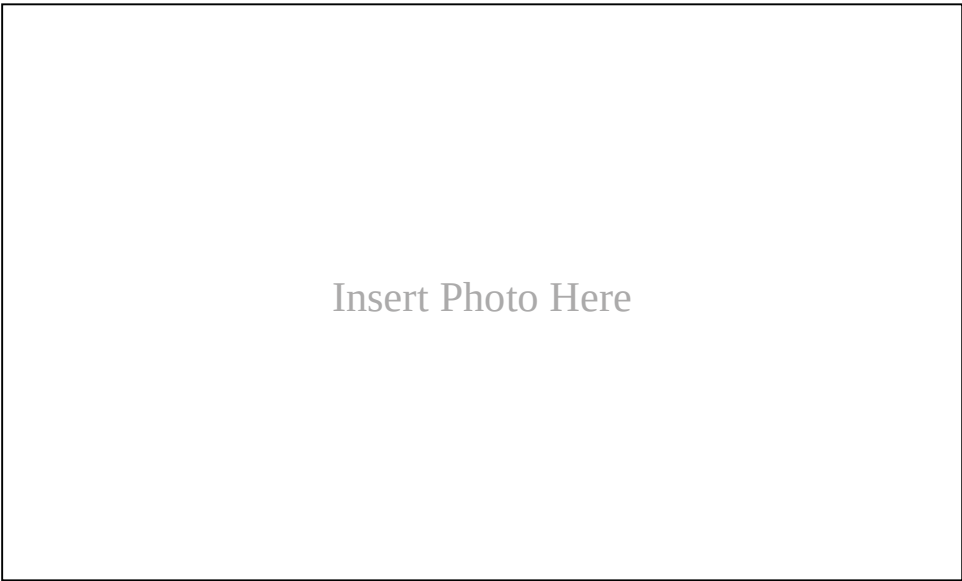
Digital copies of photographs used in the contact sheets that accompany this report should be saved separately on a CD-R and submitted to the Planning Staff with the report. Do not submit a disc with original images. Materials submitted with the form will not be returned to the applicant.

- The image size should be at least 3,000 x 2,000 pixels at 300 ppi (pixels per inch) or larger (if possible).
- It is recommended that digital images be saved in 8-bit (or larger) format.
- TIFF images are preferred, but JPEG images will be accepted.
- The CD-R should be labeled as follows: **PCR Form "Property Address" "Date"**.

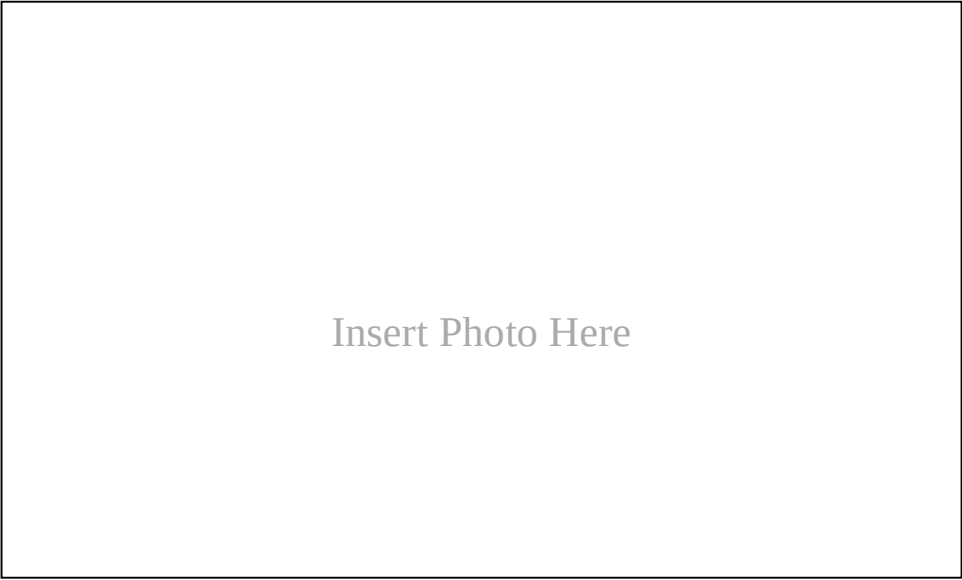
If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

PHYSICAL CONDITION REPORT - PHOTOS

<FEATURE NAME>



<FEATURE NAME>



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.

PHYSICAL CONDITION REPORT – PHOTOS

A.1. TOPOGRAPHY: General view of site, facing west.



A.2. LANDSCAPING: Concrete parking pad on north side, facing southwest



PHYSICAL CONDITION REPORT – PHOTOS

A.2. LANDSCAPING: Gravel parking area on south side, facing northwest.



A.4. FENCES: Temporary chain link fence in foreground, facing west.



PHYSICAL CONDITION REPORT – PHOTOS

B.1. ROOF: East and south sides relatively planar, older wood shingles, metal ridges and cap.



B.1. ROOF: East side and porch, showing similar materials and age of porch roof and cornice.



PHYSICAL CONDITION REPORT – PHOTOS

B.1. ROOF: Poor condition of west side of main building, Additions 1 and 2, facing northeast.



B.1. ROOF: Corroded and detached metal roof cap at top of hipped roof.



PHYSICAL CONDITION REPORT – PHOTOS

B.2. EXTERIOR WALL – PRIMARY FAÇADE: Facing northwest.



B.2. EXTERIOR WALL – PRIMARY FAÇADE: Under porch roof, original dark-painted siding visible beneath c. 1995 white siding.



PHYSICAL CONDITION REPORT – PHOTOS

B.3. EXTERIOR WALL – SECONDARY FAÇADE 1: North wall, facing southeast.



B.3. EXTERIOR WALL – SECONDARY FAÇADE 1: North wall, poor condition at wall base, facing west.



PHYSICAL CONDITION REPORT – PHOTOS

B.3. EXTERIOR WALL – SECONDARY FAÇADE 1: North wall, original siding in fair/poor condition beneath particleboard, Tyvek, new siding; shadow marks showing batten locations on Add. 2.



B.4. EXTERIOR WALL – SECONDARY FAÇADE 2: South wall, facing northwest.



PHYSICAL CONDITION REPORT – PHOTOS

B.4. EXTERIOR WALL – SECONDARY FAÇADE 2: South wall, facing northeast. Note detached siding, paint loss.



B.5. EXTERIOR WALL – REAR FAÇADE: West side, facing northeast. Rear wall formed by west walls of Addition 2 (at left) and Addition 1 (at right).



PHYSICAL CONDITION REPORT – PHOTOS

B.4. EXTERIOR WALL – REAR FAÇADE: West side, detail of Addition 2, facing east.



B.4. EXTERIOR WALL – REAR FAÇADE: West side, detail of Addition 1, facing east. Note single-wall construction, very poor condition.



PHYSICAL CONDITION REPORT – PHOTOS

B.6. FOUNDATION: Base of north wall, facing south, low concrete foundation visible.



B.7. PORCH: See photos A.4., B.1., B.2., and B.4. Detail of older eave/cornice and newer spindles, north side of porch roof.



PHYSICAL CONDITION REPORT – PHOTOS

B.7. PORCH: Detail of older roof framing and sheathing. Also note porcelain knob for early electrical system at top of photo.



B.9. ADDITIONS: North wall of Addition 1 (with window) and Addition 2 (with vertical boards), facing south.



PHYSICAL CONDITION REPORT – PHOTOS

B.9. ADDITIONS: West and south walls of Addition 2, facing northeast.



B.10. MECHANICAL SYSTEM: East side of brick chimney constructed around or in place of metal stovepipe, facing east.



PHYSICAL CONDITION REPORT – PHOTOS

B.10. MECHANICAL SYSTEM: South and east sides of brick chimney constructed around or in place of metal stovepipe, facing northwest.



B.10. MECHANICAL SYSTEM: Second brick chimney abutting south wall of house, facing northwest. Note displacement and toppled stovepipe.



PHYSICAL CONDITION REPORT – PHOTOS

B.10. MECHANICAL SYSTEM: Mortar loss on west side of second brick chimney, facing east.



B.10. MECHANICAL SYSTEM: Newer forced-air duct cover in floor of house.



PHYSICAL CONDITION REPORT – PHOTOS

B.11. ELECTRICAL SYSTEM: Ceiling fixture connected to cloth-covered wiring on interior. See also B.7. showing porcelain knob for older knob-and-tube wiring system.



B.12. STRUCTURAL SYSTEM: Water damage in ceiling, southwest room of original building, indicating likely damage to roof members, facing west. See B.1. for photos indicating cracked or broken rafters and B.3. for damage at wall base and therefore likely at floor sill and joist ends.



PHYSICAL CONDITION REPORT – PHOTOS

B.12. STRUCTURAL SYSTEM: Water damage in north end of Addition 1 ceiling, facing west.



B.12. STRUCTURAL SYSTEM: Water damage to south end of Addition 1 ceiling paper (painted yellow), underlying original board finish, and original vertical-board wall, facing southwest.

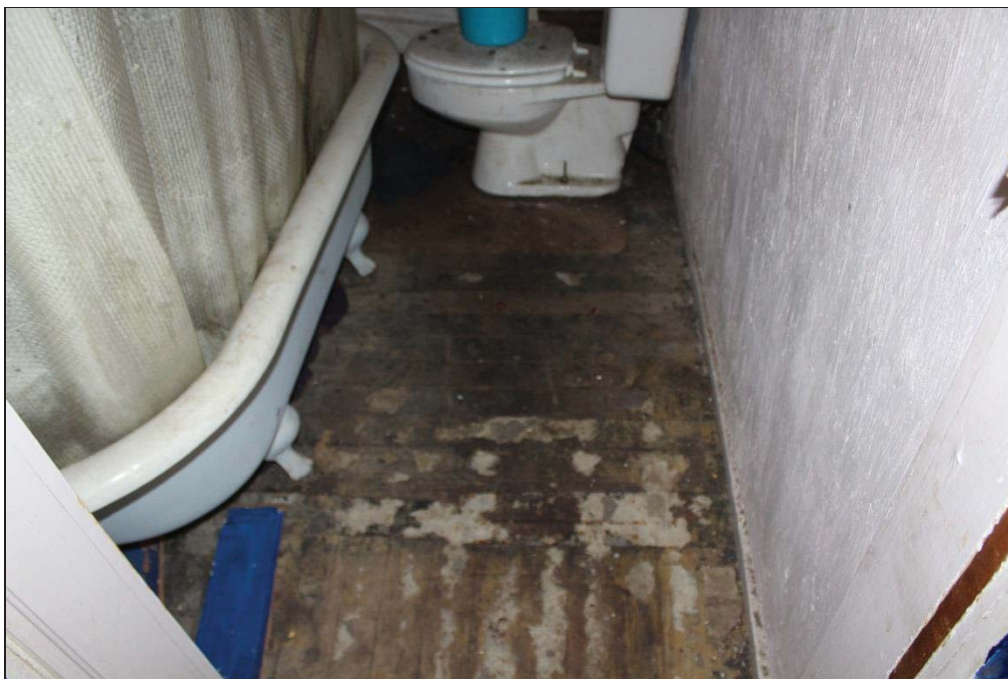


PHYSICAL CONDITION REPORT – PHOTOS

B.12. STRUCTURAL SYSTEM: Original vertical-board wall in good condition on west interior side of Addition 2, facing southeast.



B.12. STRUCTURAL SYSTEM: Water damage in bathroom floor of Addition 1, indicating likely damage or rot in underlying floor joists.



PHYSICAL CONDITION REPORT – PHOTOS

C.1. WINDOWS: Ca. 1920s wood replacement window on east façade.



C.1. WINDOWS: Ca. 1920s pair of wood casement windows on north wall.



PHYSICAL CONDITION REPORT – PHOTOS

C.1. WINDOWS: Possible original, double-hung wood window on north wall of Addition 1.



C.1. WINDOWS: Ca. 1920s pair of wood casement windows on south wall of Addition 1.



PHYSICAL CONDITION REPORT – PHOTOS

C.1. WINDOWS: Wood-framed window lighting crawl space on north side.



C.2. DOORS: Ca. 1990s replacement door on east façade, facing west.



PHYSICAL CONDITION REPORT – PHOTOS

C.2. DOORS: South side of door jamb on east façade showing paint shadow on original siding, indicating early or original presence of door or window opening in this location, facing south.



C.2. DOORS: Interior side of five-panel wood door in south wall of Addition 2, facing south. See B.4. for exterior view.



PHYSICAL CONDITION REPORT – PHOTOS

C.2. DOORS: Older or original four-panel wood door between Addition 1 and Addition 2, facing southwest.



C.2. DOORS: Location of blocked south door visible behind refrigerator in southwest room of original building, facing southeast.



PHYSICAL CONDITION REPORT – PHOTOS

C.3. TRIM: Ca. 1990s boxed eave along south wall of house and original fascia/horizontal nailer for wall boards on west side of Addition 1 (in very poor condition), facing northeast.



C.5. OTHER (INTERIOR): Interior flooring, including original wide fir boards, sometimes covered with older resilient flooring/linoleum, and newer, narrow oak boards.



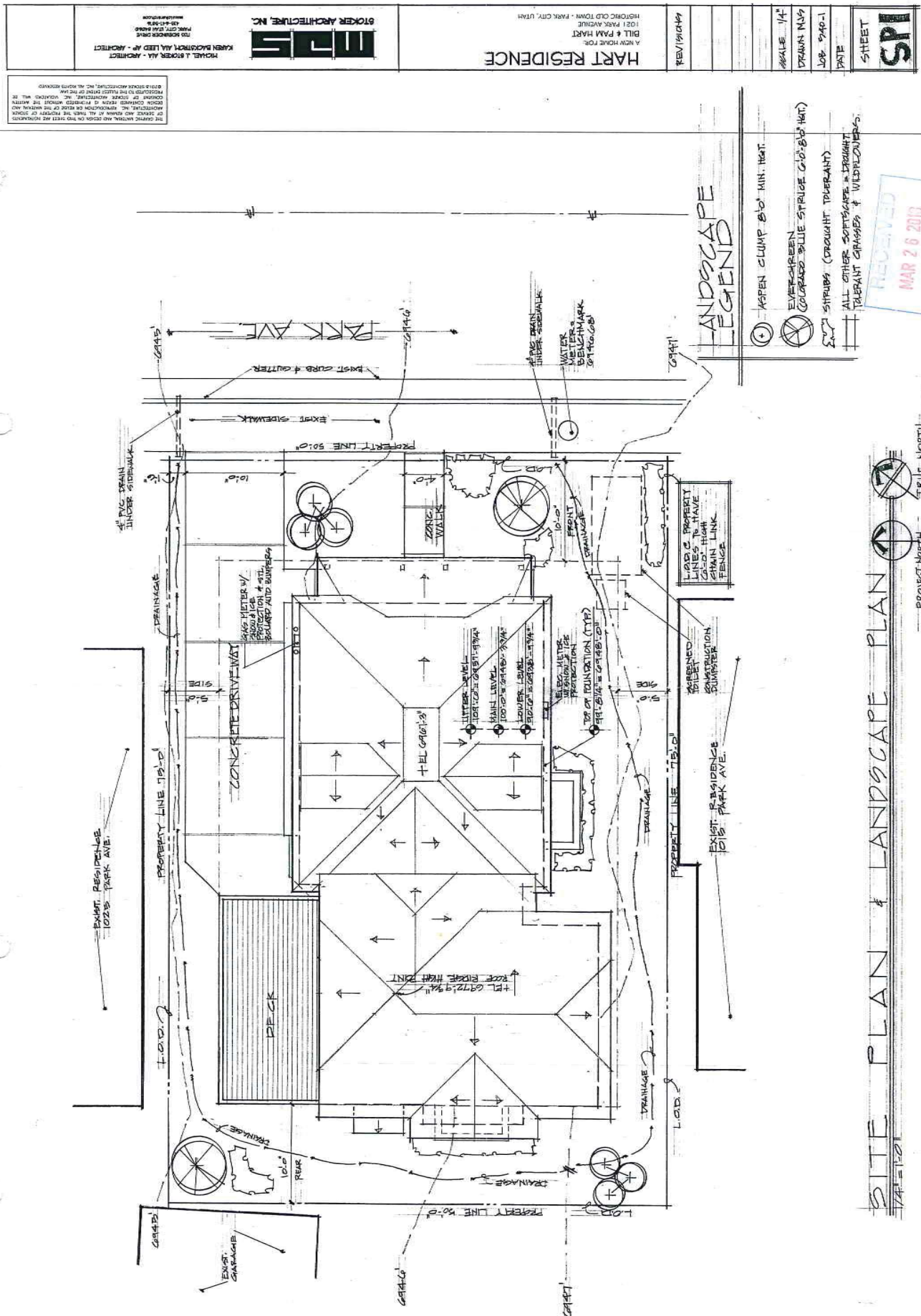
PHYSICAL CONDITION REPORT – PHOTOS

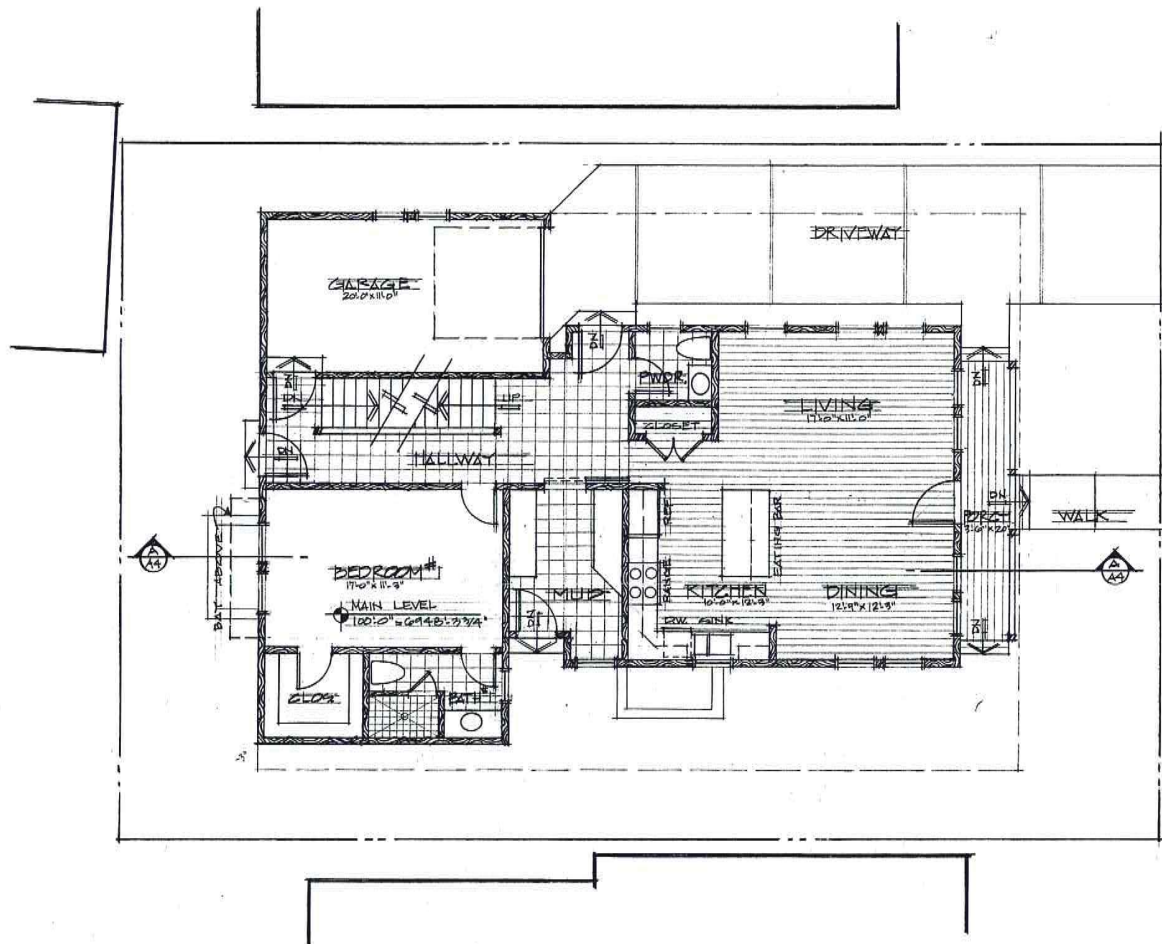
C.5. OTHER (INTERIOR): Original sloping, painted-board ceiling above flat, false ceiling in Addition 1.



C.5. OTHER (INTERIOR): Ca. 1920s kitchen sink and cabinetry at south end of Addition 1, facing south.







MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

1,291.5 BUILDING SQUARE FEET
 1,600 PORCH SQUARE FEET
 2,470 GARAGE SQUARE FEET
 1,578.5 TOTAL SQUARE FEET

FOOTPRINT ALLOWED 1,819.0 SF
 FOOTPRINT ACTUAL 1,818.5 SF NORTH



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 THE STOKER BUCKLEY ARCHITECT FIRM
 100 S. 1000 E. SUITE 200
 PARK CITY, UT 84302



HART RESIDENCE

A NEW HOME FOR:
 BILL & FAM HART
 1001 PARK AVENUE
 PARK CITY, UT 84302

REV 1/14/16

SCALE 1/4" = 1'-0"

DRAWN MJS

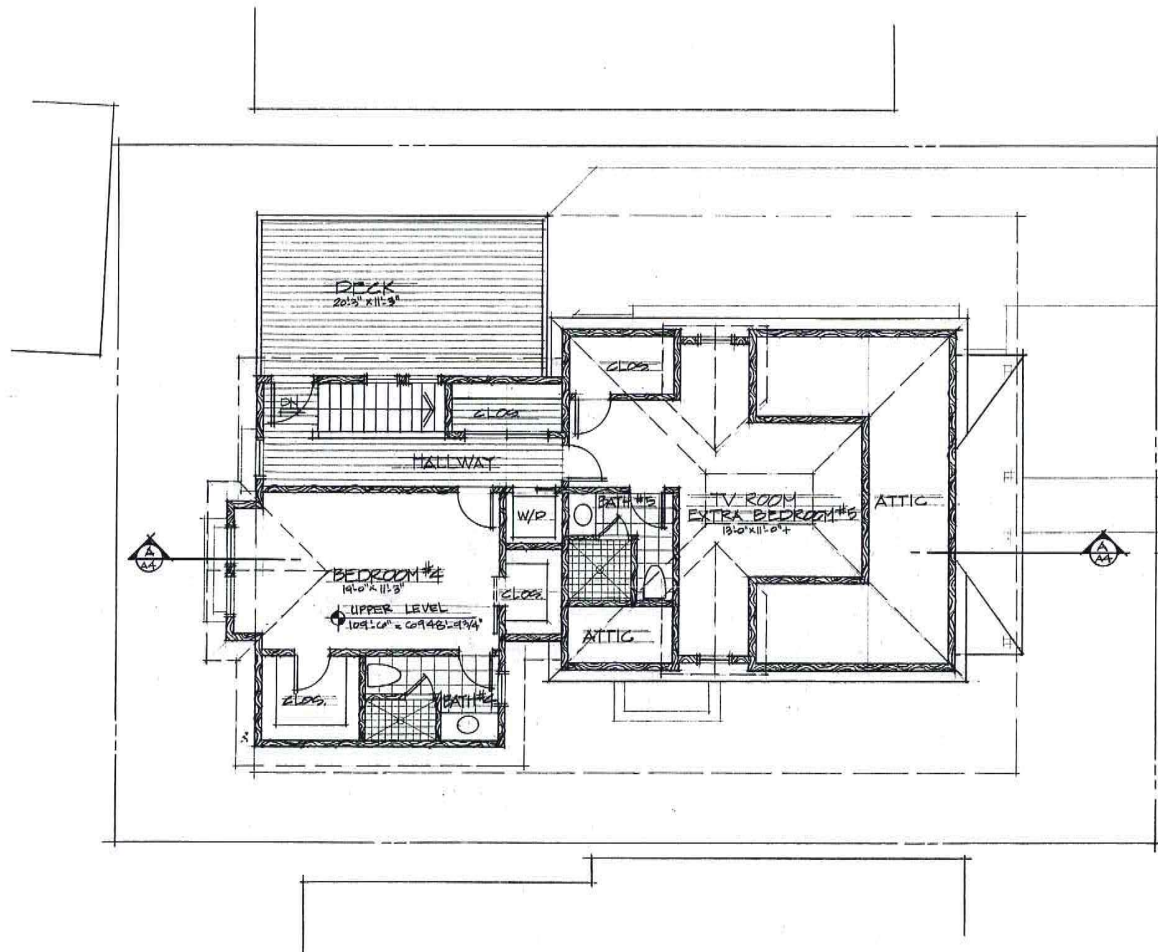
JOB 540-1

DATE

SHEET

A2





UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

1,090.5 BUILDING SQUARE FEET
 242.0 DECK SQUARE FEET
 1,280.5 TOTAL SQUARE FEET



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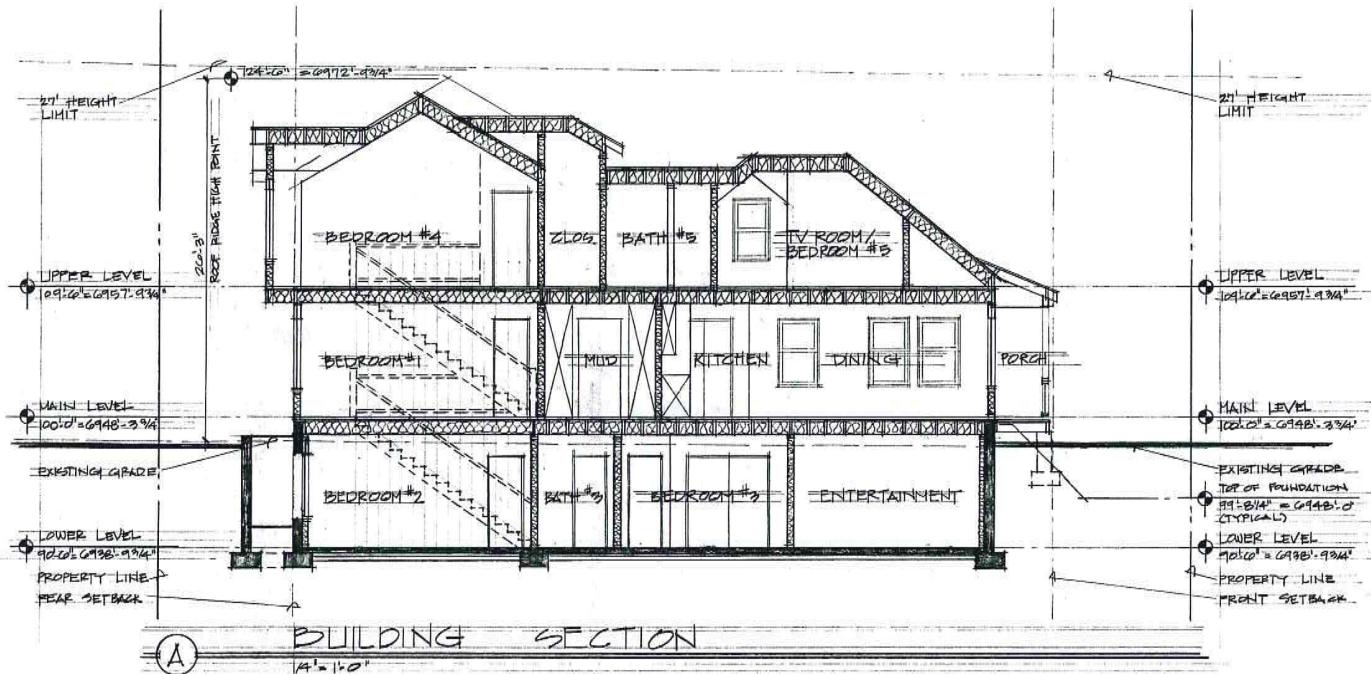


HART RESIDENCE
 A NEW HOUSE FOR
 BILL & PAM HART
 1021 PARK AVENUE
 HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1/4" = 1'-0"
 DRAWN: MJS
 JOB: 540-1
 DATE:
 SHEET
A3



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KAREN BACKSTROM, AIA, LEED AP - ARCHITECT
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PARK CITY, UTAH 84303
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MS
STOKER ARCHITECTURE, INC.

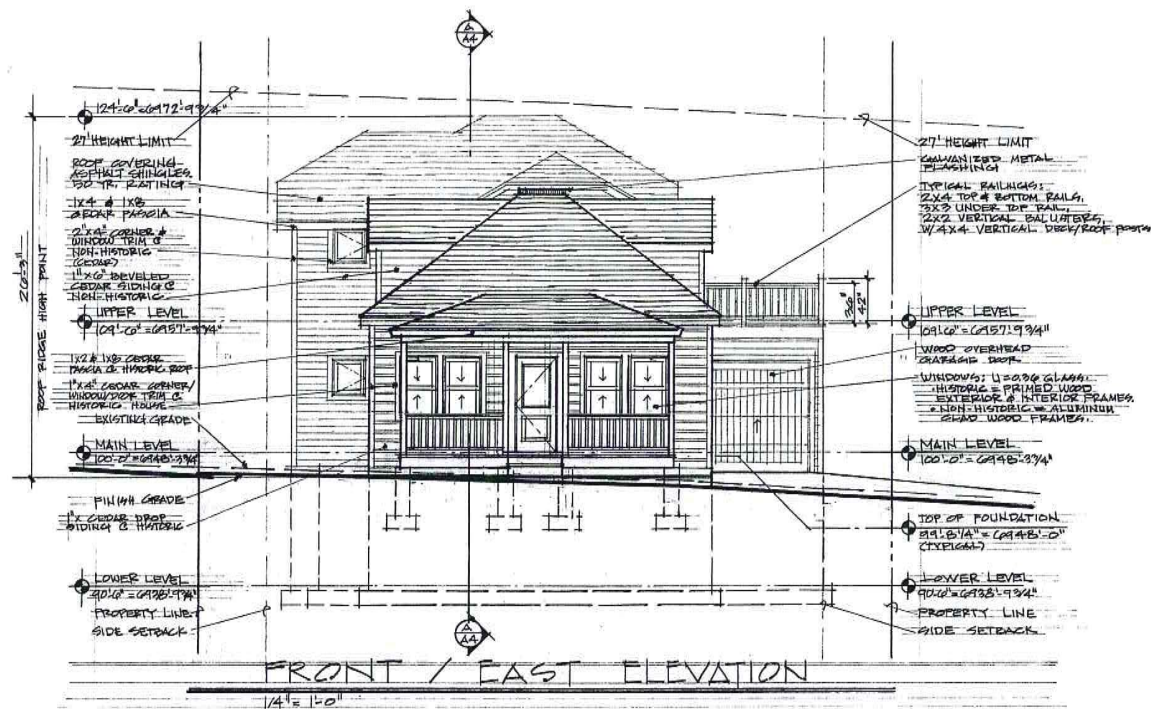
HART RESIDENCE
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BUILT 1914
1025 PARK AVENUE
HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

SCALE 1/4" = 1'-0"
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JOB 1540-1

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PARK CITY PLANNING DEPT.



THE GRAPHIC MATERIAL AND SPECIFICATIONS ON THIS SHEET ARE AN INDICATION OF THE ARCHITECT'S DESIGN AND SHALL BE USED IN CONJUNCTION WITH THE PROJECT MANUAL. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT AND FOR THE COMPLETION OF THE PROJECT.

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HART RESIDENCE
A NEW HOME FOR
BILL & FAM HART
1021 PARK AVENUE
HISTORIC OLD TOWN - PARK CITY, UTAH

REVISIONS

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DATE

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HART RESIDENCE

REVISIONS

SCALE 1/4"

DRAWN MSG

JOB 540-1

STREET

A8



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MAR 26 2013



Historic Preservation Board Staff Report

Planning Department

Author: Laura Newberry, Planning Technician
Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction and Reconstruction Review
Address: 115 Sampson Avenue
Project Number: PL-17-03580
Date: May 16, 2018
Type of Item: Administrative – Material Deconstruction and Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the Disassembly/Reassembly (Panelization) and Material Deconstruction of non-historic and non-contributory materials of the Significant Historic house at 115 Sampson Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 115 Sampson Avenue
Designation: Significant
Applicant: Silver Potato LLC (Joseph Sponholz and Nancy Bronstein),
represented by architect Jon Degray
Proposal: The applicant is proposing to disassemble/reassemble (panelize) the Historic house designated as "Significant" on the City's Historic Sites Inventory. In addition, the applicant will be removing an existing non-historic parking pad along with its associated wood staircases and railroad tie retaining wall; non-historic stacked stone retaining walls and 1990s wood slat fences; post-1947 addition on the west elevation and an underground root cellar; rebuilding the historic pyramid roof and dormers; reconstructing the existing masonry chimney; raising the house 2 feet to pour a new foundation; reconstructing the historic ca.1900 wraparound porch on the east and south elevations; replacing two non-historic doors; and removing non-historic aluminum windows and restoring 11 window openings.

Background:

The exact date of construction of this Historic house is unknown. The Summit County Recorder's Office lists the construction date as 1904 and the house first appears in a 1920s photograph of Old Town as a simple pyramid-roof cottage with a porch and no dormers. The pyramid house is one of the main three (3) house types built during the Historic Park City mining era.

The first recorded owner of the property is the Park City Townsite Corporation, and the site may have been used to house workers. It was first purchased by an individual, Frank Pintar, in 1937. He and his wife, Celia, and their son, Victor, lived in the house. Mr. Pintar and his son both worked as miners. The first mention of the property was in

the 1940 census; however, the census states that Mr. Pintar owned the house in 1935. The house was sold in 1942.

From 1907 through 1941, the Sanborn Fire Insurance Maps show that the house remained largely unchanged from the time of its construction. It was a one-and-a-half story, square pyramid-roof house with a small one story wood-frame addition off the rear (west elevation) and a wraparound porch on the south and east elevations. The first historic photo of the site is from c.1920 and shows a porch had been added to the house. No dormers were present at this time.

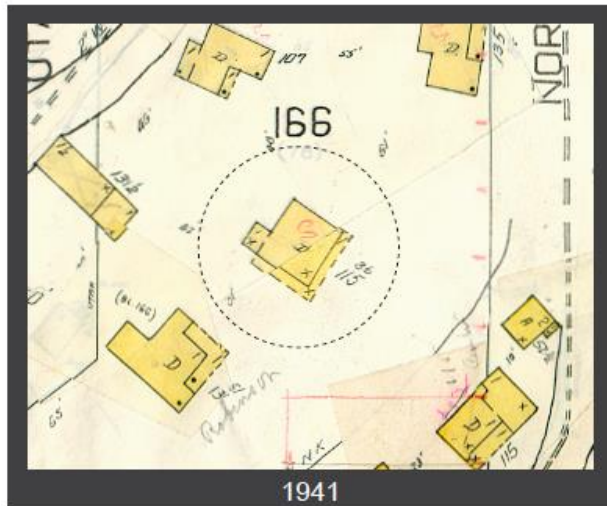
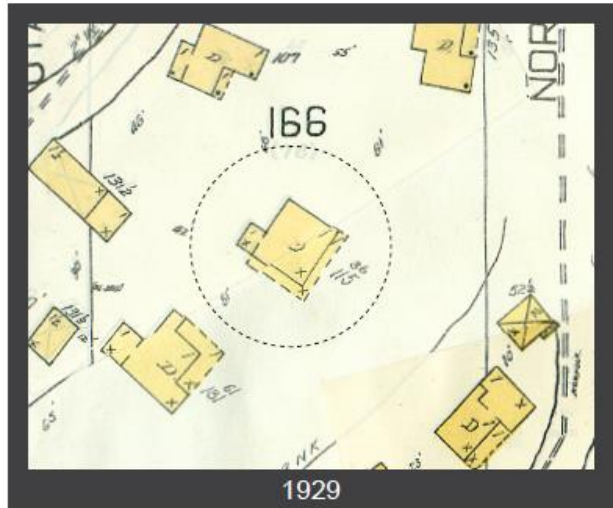
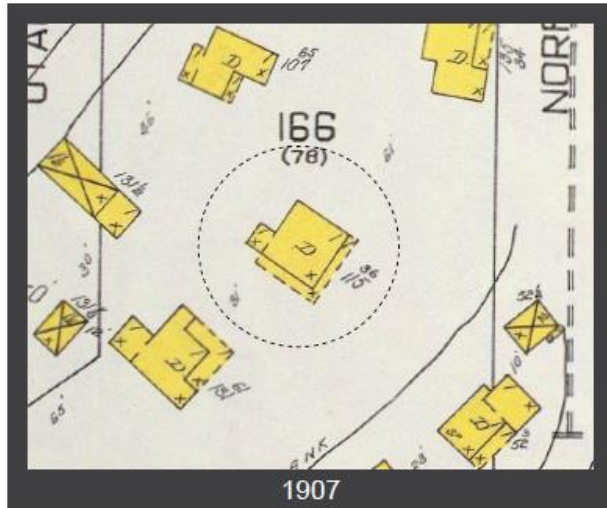




Photo courtesy of the Park City Museum

Since the 1941 Sanborn Fire Insurance map, there have been several additions including a rear lean-to addition along the west elevation. There is also an addition that extends off of the west elevation and is closed off from the interior of the house; this addition is constructed of railroad ties with stacked stone on the exterior. It may have been used as a root cellar at one time.

Many of the changes present on the house today are believed to have occurred between 1960 and 1980, based on their materials and designs. The window-door configuration was substantially altered after 1970, with new aluminum sliding and picture windows, flush wood doors, and trim. The windows on the east façade were modified and large, picture windows were installed. A vinyl faux-stone product was installed across the east façade and aluminum siding was used throughout. Additionally, skylights were cut into the porch roof on the south elevation. New dormers were also built after 1920, and staff believes based on their size, form, and construction that these may have been introduced in the 1970s when the house was extensively remodeled. These changes to the exterior materials and window-door configuration are significant enough to diminish the site's original character.

Additional changes were made to the site following 1982. The parking structure along Sampson Avenue, supported by packed gravel and a railroad tie retaining wall, was built in 1983 according to the Building Department's files. There is also a newer set of stairs that leads from the parking pad to the flat portion of the yard, just south of the historic house; a building permit shows these were constructed in 1995. There is also a

non-historic terraced wood patio to the south of the historic house that contains a contemporary (but vintage) hot tub.

The Historic Sites Inventory was adopted in 2009 and designated this house as Significant. It was determined to not be eligible for the National Register of Historic Places (NRHP) due to several material alterations that have changed the appearance of the historic house. Though the general form remains intact, the exterior cladding materials have been drastically altered. The window openings have been altered and the window have been replaced with aluminum frame side sliders and fixed transoms. The wrap-around shed roof porch is intact with simple square supports and decorative brackets; however, it is in poor condition and a portion of the porch roof was removed on the south elevation to install sky lights. The two gable dormers are located on opposite wall planes and have aluminum windows. The rear low-pitched gable dormer has a door rather than a window.

In February 2010, the current owner, Silver Potato LLC, purchased the property. On September 16, 2010, the Planning Department received a Historic Preservation Plan and Physical Conditions Report. On September 29, 2010, the owner met with Planning Staff for a pre-application conference. The owner was requesting to demolish the historic house. The owner was notified that a Certificate of Appropriateness for Demolition (CAD) would be required but the City recommended preserving, renovating, or reconstructing the house. They began considering redevelopment options for the site, including demolishing the historic house; however, they chose not to pursue a Certificate of Appropriateness for Demolition (CAD). On October 13, 2010, the Chief Building Official issued a Notice and Order to Repair and Vacate the historic house that required the owner to submit a HDDR application with either a Historic Preservation Plan or a plan to mothball and stabilize the historic house.

On November 4, 2011, the Planning Staff received a plan to mothball and stabilize the historic structure. The applicant stabilized the structure and mothballed it while they explored development opportunities. Work included documenting the historic house, developing a Physical Conditions Report, as-built drawings, structurally stabilizing the house, making necessary repairs to achieve the preservation plan/mothballing plan, exterminate and control pests, protect the exterior envelope from moisture penetration, secure the building and its component features to reduce vandalism and break-ins, provide adequate ventilation, secure and/or modify the mechanical utility systems, and a plan for maintenance and monitoring.

On April 10, 2013, the Building Department issued a second Notice and Order to Repair or Vacate the house. At that time, the owner, Silver Potato LLC, was still in the process of completing a HDDR Application. On March 6, 2014, Park City Council approved the 115 Sampson Avenue Subdivision through Ordinance 14-07; it was recorded on February 26, 2015. The current owners submitted a HDDR Pre-Application on April 9, 2013, to discuss opportunities to rehabilitate the historic house and construct a new addition.

The HDDR application currently under review is the most recent application. It was submitted on February 12, 2018, and the application was deemed complete February 22, 2018.

Analysis:

1. Disassembly/Reassembly (Panelization)

While the mothballing of the house in 2011 has slowed the rate of deterioration, this house is in poor condition due to the age and condition of the non-historic siding and roofing materials. The house has been uninhabited for decades, which has furthered the decline of the site and building overall. The site is also overgrown and is known for housing a family of raccoons. These animals have moved into the house by burrowing through the rotted floor structure. The Chief Building Official and Historic Preservation Planner have conducted several site visits to this site to determine the best preservation treatment. The applicant completed exploratory demolition in mid-April and provided a structural engineer's analysis that determined panelization was the best approach to preserving the historic house.

15-11-14 Disassembly And Reassembly Of A Historic Building Or Historic Structure

It is the intent of this section to preserve the Historic and architectural resources of Park City through limitations on the disassembly and reassembly of Historic Buildings, Structures, and Sites.

A. CRITERIA FOR DISASSEMBLY AND REASSEMBLY OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR SIGNIFICANT SITE

In approving a Historic District or Historic Site design review Application involving disassembly and reassembly of the Historic Building(s) and/or Structure(s) on a Landmark Site or Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) cannot reasonably be moved intact; and

Complies. *Structural Engineer Henry Shen has completed an analysis of the building (Exhibit E). His report outlines the structural deficiencies of the roof and floor structures. Despite the temporary shoring of the exterior walls as part of the 2011 mothballing of the house, the exterior walls have no capacity for wind, seismic, or gravity loads. He believed 75% of the exterior walls have rotted and will need to be rebuilt. He found that lifting the house in whole would be improbable due to the extent of the deterioration.*

2. At least one of the following:
 - a. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

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

Complies. In 2010, the Park City Building Department issued a Notice and Order to Repair or Vacate the historic house due to its dilapidated and unsafe condition. The house was then mothballed in 2011 to temporarily shore-up the structure. Despite these efforts, the condition of the house has continued to decline. The Chief Building Official (CBO) and Planning Staff conducted site visits in April 2018, and the CBO concurs with the structural engineer's report that the deteriorated condition and structural instability of the house has prevented it from being lifted in whole. The panelization will salvage the north, south, and east walls of the historic house and ensure a greater amount of historic material than a total reconstruction.

Under all of the above criteria, the Historic Structure(s) and or Building(s) must be reassembled using the original materials that are found to be safe and/or serviceable condition in combination with new materials; and

The Building(s) and/or Structure(s) will be reassembled in their original form, location, placement, and orientation.

Complies. *The applicant intends to disassemble and preserve the north, south, and east walls of the historic house; the west wall sits against the hillside leading to Sampson Avenue has largely deteriorated. Measured drawings have been submitted as part of the HDDR to document the original dimensions of the exterior walls. The applicant proposes to remove all three (3) walls in whole. To further ensure that protection of the panelized walls, staff has added the following Conditions of Approval based on the Design Guidelines:*

#2. To ensure accurate reassembly, all parts of the building or element should be marked as they are systematically separated from the structure.

Contrasting colors of paint or carpenter wax crayons should be used to establish a marking code for each component. The markings should be removable or should be made on surfaces that will be hidden from view when the structure is reassembled.

#3. The process of disassembly should be recorded through photographic means; still photograph or video.

#4. As each component is disassembled, its physical condition should be noted particularly if it differs from the condition stated in the pre-disassembly documentation. If a part is too deteriorated to move, it should be carefully documented—photograph, dimensions, finish, texture, color, etc.---to facilitate accurate reproduction.

#5. Should the applicant not be able to panelize the north, south, or east wall due to its deteriorated condition following further material deconstruction, the applicant should immediately notify the Planning Department. The Planning Director, with input from the Chief Building Official and Historic Preservation Planner, may approve any deviations from this approved plan. The applicant is responsible for amending the Historic Preservation Plan and Physical Conditions Report.

1. MATERIAL DECONSTRUCTION:

This house has had significant alterations since the end of the Mature Mining Era (1894-1930). As previously described, the house was constructed without footings and rests on stone piers or directly on the dirt. The window-door configuration was modified between 1960 and 1980, leading to new aluminum sliding and picture windows that modified the original window openings. Further, the historic wood siding was covered with aluminium siding and a vinyl, faux-stone product on the east façade. Staff believes some of the dormers may have been modified at this time as well.

A. SITE DESIGN

The site is a downhill lot that extends from Sampson Avenue to the west towards Norfolk Avenue to the east. The site does not connect to Norfolk Avenue; however, the house was constructed to face town and the façade of the house is visible from Norfolk Avenue.

Currently, access to the site is from Sampson Avenue. There is a concrete parking pad that measures approximately 15 feet by 12 feet along the street. The parking pad is retained by 10 foot high railroad tie retaining walls. There are a series of wood stairs leading from the parking pad to the historic house; the architect believes that the upper stairs and landing were constructed in the 1990s and the lower stairs and landing were built before 1970. These improvements are not historic and are in dangerous condition.

The applicant is proposing to construct a new addition along the street that will feature a pedestrian entrance and single-car garage. In doing so, the applicant is proposing to remove the parking pad, railroad tie retaining wall, and series of stairs and landings that access the historic house. Staff finds that the proposed material deconstruction mitigates to the greatest extent practical any impact to the historical

importance of other structures located on the property and on adjacent parcels. These improvements are not historic and do not contribute to the historical significance of the house.

On the south side of the historic house, there is a multi-level deck containing a hot tub. The deck consists of 2 inch by 8 inch joists at 24 inches on center with 2 inch by 6 inch decking; this deck was likely introduced after the 1970s.

There are a number of retaining walls and fences on the site. Along the north property line, there is a 24-foot long wood slat fence consisting of 4 inch by 4 inch posts and 1 inch by 6 inch horizontal slats. On the south property line, there is a 30-foot long wood slat fence consisting of 6 inch by 8 inch posts and 1 inch by 6 inch vertical slats. These fences were likely built in the 1990s and are not historic. There are also stacked stone retaining walls behind the historic house in the north and south side yards. Per the photographs provided by the applicant, these improvements are in severe disrepair.

The decks, fences, and retaining walls on this property are not historic and do not contribute to the historical significance of the property. The applicant is proposing to remove these dilapidated improvements in order to redevelop the site and construct a new addition to the house. These additions to the Historic Site have been found to be non-contributory to the historic integrity and historical significance of the site.

Staff has highlighted the site features proposed to be removed in red below:



B. NON-HISTORIC ADDITIONS

There is a one-story addition along the west side of the historic house that was constructed after 1947. It is seven feet wide and covered with aluminum siding. It attaches to an eight foot-wide addition that is buried in the hillside. It is walled off

from the interior of the house. The walls consist of eight inch wide railroad ties with dry stacked stone on the exterior. The walls and roof are in severe disrepair.



View of the house from the Sampson Avenue right-of-way.



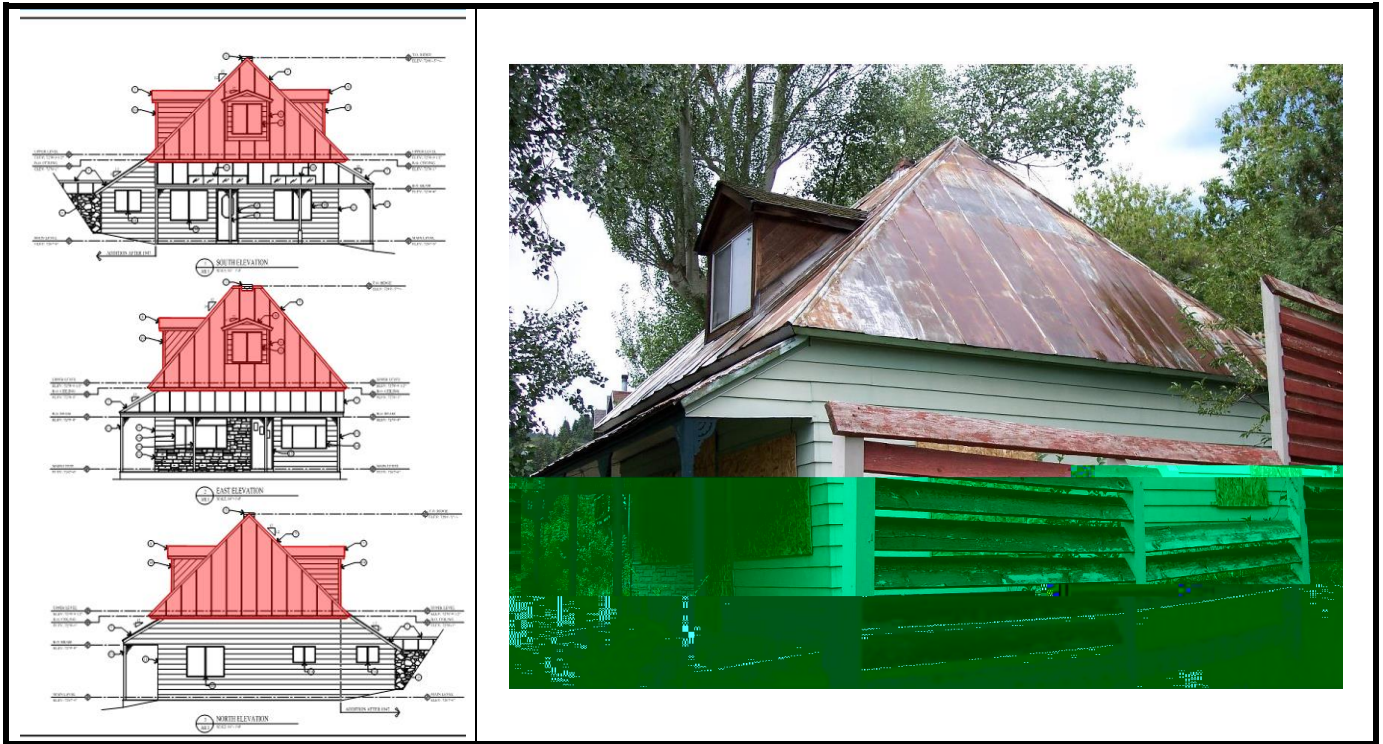
Addition buried in the hillside, west side of the house.

The applicant is proposing to remove these post-1947 additions. These additions to the Historic Site have been found to be non-contributory to the historic integrity and historical significance of the site.

C. ROOF

The historic house has a pyramid roof form. The east and west sides have a 12/12 pitch and the north and south sides have a 12/14 pitch. The west side of the roof transitions into a shed at an 8/12 pitch and extends into the hillside. There are simple gable dormers perpendicular to the roof on the east, west, and south sides. The roof structure consists of 1 inch by 4 inch joists at 24 inches on center, covered by 1x wood planks. The original wood shake shingle roof is covered by a standing seam metal roof that was installed after 1970. The roofing materials are in poor conditions, with the drip, fascia, and soffits requiring replacement.

In 2018, Structural Engineer Henry Shen provided an analysis of the roof structure (Exhibit E). In his report, he finds that the existing roof joists consist of 2 inch by 6 inch structural members that span 8 to 12 feet. The 8 foot joists are operating at 28% capacity and the 12 foot joists are operating at 18%. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It does not have any capacity of shear diaphragm value. The extent of repairs needed to stabilize the roof and the need to panelize the historic house make reconstructing the original pyramid roof form the best alternative.



The applicant is proposing to reconstruct the roof form. He proposes to construct dormers on all four (4) sides of the pyramid roof. Staff finds that the reconstruction of the roof and dormers on the east side of the roof are part of the restoration of the original roof form; the new dormers on the north and south sides of the roof will be incorporated into the roof form in a manner that is consistent with other historic houses. Staff is working with the applicant to ensure that the dormers are consistent in mass and scale to those that were seen historically.

D. CHIMNEY

There is an existing masonry chimney that protrudes from the top of the pyramid roof structure. The chimney is original to the structure, but has been modified over the years and no longer functions as a smoke flue. It has been significantly shortened, likely as layers of the brick deteriorated. The applicant is proposing to salvage the bricks from the historic chimney and reconstruct it on the outside of the house. Staff finds that this is necessary to restore the original chimney.



E. EXTERIOR WALLS

The exterior walls are comprised of single-wall construction with 1x12 vertical planks beneath 1 inch by 6 inch horizontal planks. They have been covered with ½ inch fiberboard and aluminum siding that was added after 1970. The structural engineer has determined that the exterior walls have no capacity for wind, seismic, or gravity loads. On the west side of the house, these walls retain the hillside, and the moisture from exposure to the ground has caused them to rot. The structural engineer found that 75% of the walls were deteriorated and would require reconstruction.

The photograph below shows the typical exterior wall construction with aluminum siding, fiber board, 1x8 horizontal lap siding and 1 inch by 10 inch vertical planks to form an interior wall.



The applicant is proposing to disassemble and preserve the north, south, and east walls of the historic house; the west wall is too deteriorated to be saved. The walls will then be reassembled over a new framed wall structure. Staff finds that the

proposed material deconstruction is necessary to restore the original house form. Because the applicant has not yet removed all of the aluminum siding and the condition of the original wood siding beneath is not yet known, staff has added the following Condition of Approval:

#7. Where the historic siding materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material shall be allowed only after the applicant has demonstrated to the Planning Department that the historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Department shall approve in writing the disposal of any historic siding materials.

F. FOUNDATION

The historic structure does not have a foundation, but there are some minimal foundation walls around the perimeter of the structure. The posts, beams, and bearing walls all sit on stacked stone, wood piles, and/or soil (see following photo). The floor joists are 2 inch x 6 inch at 24 inches on center; many of the floor joists span 8 to 12 feet unsupported. The structural engineer estimates that 90% of the posts supporting the floor structure have rotted due to the amount of moisture beneath the floor structure. He recommends removing the existing foundation walls and constructing a new foundation.

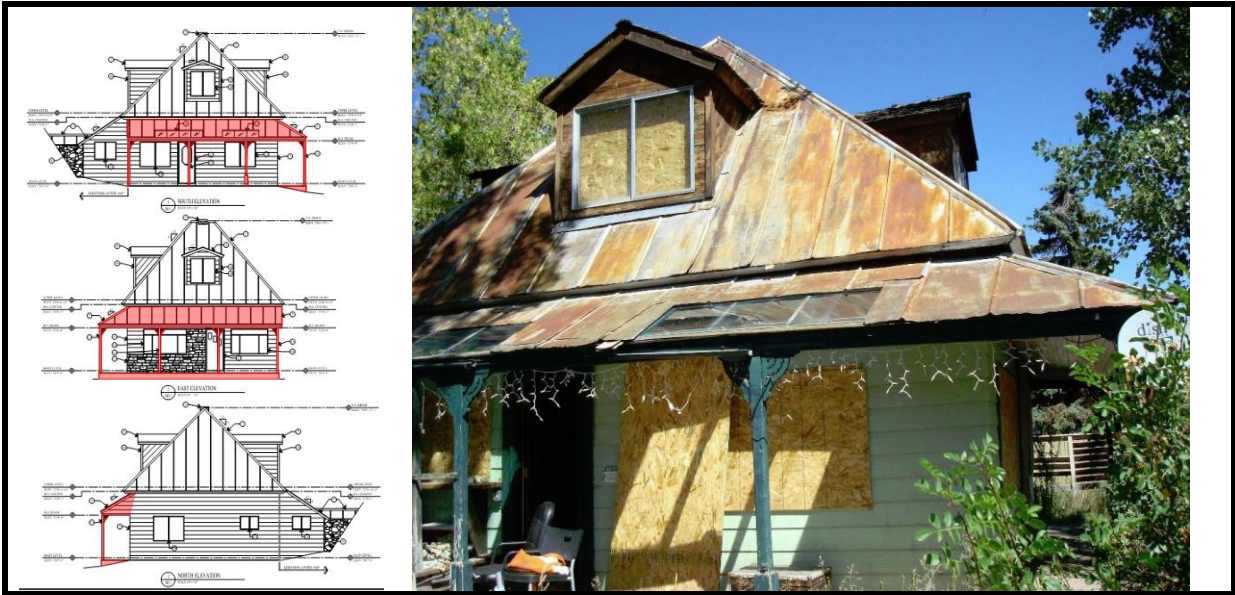


The applicant is proposing to raise the historic house two feet (2') as permitted by the Design Guidelines in order to construct a new code-compliant foundation. Staff finds that the proposed work mitigates any impacts that will occur to the architectural integrity of the structure.

G. PORCH

There is an existing wraparound porch that extends across the east façade of the house and on to the south elevation. The construction of the porch roof is consistent

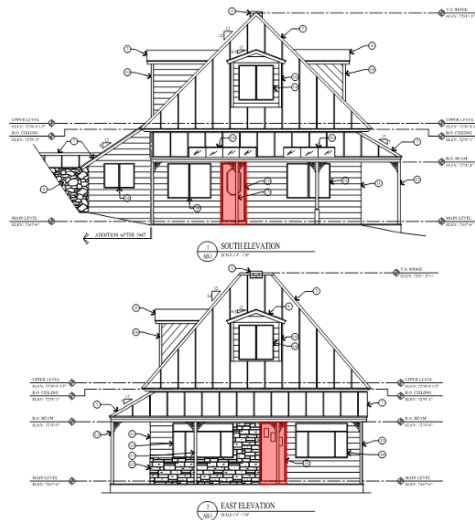
with that of the main roof and the roof joists do not meet code. A portion of the roofing was removed in the 1970s and new glass skylights/roofing material was added to the porch on the east elevation. The ceiling of the porch is 1x6 bead board. The porch posts and decorative ornamentation do not appear to be original. It has 1 inch by 6 inch tongue-and-groove decking above 2 inch by 4 inch joists at 24 inches on center; the decking has rotted and detached from the porch's floor structure.



The applicant is proposing to reconstruct the historic porch form and restore its historic appearance while meeting the structural requirements of the code. Staff finds that the proposed material deconstruction is necessary in order to restore the original wraparound porch.

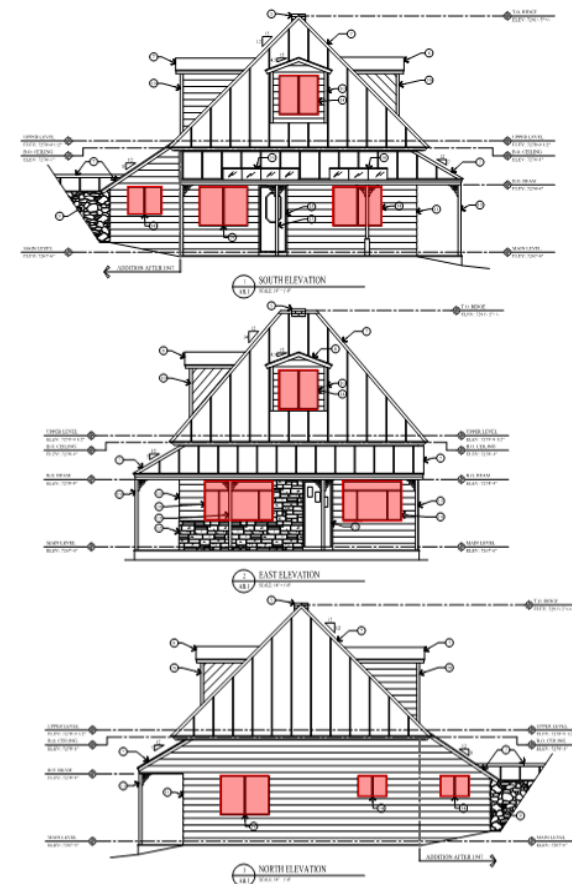
H. DOORS

The doors have been boarded as part of the mothballing of the historic structure. There are two (2) historic door openings on the south and east elevations of the house. The existing doors are not historic and are in poor condition. The applicant is proposing to replace all the doors with new doors that are historic in appearance; these doors are highlighted in red below. Staff finds that this material deconstruction is necessary in order to restore the historic house.



I. WINDOWS

There are a total of 11 window openings on the exterior of the structure. One of the windows is completely missing; however, the other 10 openings appear to have been altered. These aluminum frame windows are not historic. The applicant is proposing to restore the original window openings and install new wood windows on the historic house; these existing window openings are highlighted in red below.

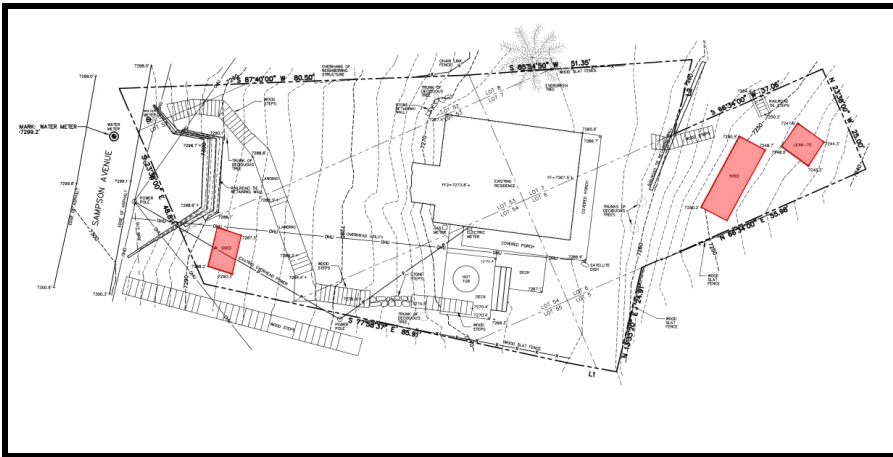


Staff finds that this material deconstruction is necessary in order to restore the historic house. To ensure that the original window openings are restored, staff has added Condition of Approval stating:

#6. Following removal of the non-historic aluminum siding, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window openings. The applicant shall base any window modifications on the façade (east elevation) or secondary facades (north and south elevations) that will be visible from the Norfolk and Sampson Avenue rights-of-way on physical, measured evidence uncovered during the demolition process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.

J. SHEDS

There are three (3) existing sheds on the property. These sheds were not designated as Historic on the 2009 Historic Sites Inventory. Upon closer examination, staff finds that they were likely constructed of reclaimed materials after 1960. The sheds were built on flatter portions of the lot, so that one shed is visible near the parking pad along Sampson Avenue and two are in the eastern corner of the site. Because the eastern side of the site is overgrown, staff was not able to successfully photograph these two sheds. The shed on the west side of the property is constructed of plywood.



The applicant is proposing to demolish these sheds as part of their site improvements. Staff finds that these sheds are not historic and do not contribute to the historical significance of the site.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the Disassembly/Reassembly (Panelization) of the historic house as well as Material Deconstruction of non-historic and non-contributory materials at 115 Sampson Avenue pursuant to the following findings of fact,

conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 115 Sampson Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. On February 12, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 115 Sampson Avenue; it was deemed complete February 22, 2018. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
4. The exact date of construction of this house is unknown, but the Summit County Recorder's Office lists the date of construction as 1904 and it appears in 1920s photographs of Old Town as a simply pyramid-roof cottage with a porch and no dormers.
5. The first recorded owner of the property is the Park City Townsite Corporation, and the site may have housed mine workers. It was first purchased by an individual in 1937—Frank Pinter, his wife Celia, and son Victor lived in the house.
6. From 1907 to 1941, the Sanborn Fire Insurance Maps show the house remained largely unchanged. It was a one and one-half story, square pyramid-roof house with a small one-story addition on the southwest corner. It had a porch that wrapped around the east façade and south elevation.
7. Since the 1941 Sanborn Fire Insurance Map, there have been several additions including a rear lean-to addition across the west elevation. There is also a second addition on the west elevation that is built into the hillside and is closed off from the interior of the house. This addition is constructed of railroad ties with stacked stone on the exterior; it may have been used as a root cellar at one time.
8. Between 1960 and 1980, several modifications were made to the historic house that have diminished its historical significance. The window-door configuration was substantially altered after 1970, with new aluminum sliding and picture windows and flush wood doors. On the east façade, the original double-hung wood windows were replaced with large picture windows. A vinyl faux-Permastone product was installed on the east façade and aluminum siding covered the original wood drop novelty siding. Additionally, skylights were cut into the porch roof on the south elevation and new dormers were constructed after 1920.
9. The parking structure along Sampson Avenue was constructed in 1983 and consists of a railroad tie retaining wall with packed gravel. There is a newer set of stairs leading from the parking pad to the house, likely built in 1995.
10. On October 13, 2010, the Chief Building Official issued a Notice and Order to Repair and Vacate the historic house. Subsequently, the Planning Department received a plan to stabilize and mothball the house on November 4, 2011. Work included documenting the historic house, developing a Physical Conditions Report, as-built drawings, structurally stabilizing the house, making necessary repairs to achieve the preservation plan/mothballing plan, exterminate and control pests, protect the exterior envelope from moisture penetration, secure the building and its component features to reduce vandalism and break-ins, provide adequate ventilation, secure and/or modify the mechanical utility systems, and a plan for maintenance and monitoring.

11. On April 10, 2013, the Building Department issued a second Notice and Order to Repair or Vacate the house.
12. On March 6, 2014, Park City Council approved the 115 Sampson Avenue Subdivision through Ordinance 14-07; it was recorded on February 26, 2015.
13. Due to the deteriorated condition of the historic house and the total deterioration of the west wall against the hillside, the applicant has proposed to disassemble/ reassemble the north, south, and east walls of the historic house.
14. The proposal complies with LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure as:
 - a. Licensed Structural Engineer Henry Shen has certified that the Historic Building cannot be reasonably moved intact. The exterior walls have no capacity for wind, seismic, or gravity loads and 75% of the wall materials have deteriorated.
 - b. The proposed disassembly and reassembly will abate demolition of the Historic Building on the site.
 - c. The Historic Building has been found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. In 2010, the Park City Building Department issued a Notice and Order to Repair or Vacate the historic house due to its dilapidated and unsafe condition. Although the house was mothballed and temporarily stabilized in 2011, the condition of the house has continued to decline.
 - d. The Historic Preservation Board determined, with input from the Planning Director and Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly due to unique conditions. On April 27, 2017, the Chief Building Official concurred with the structural engineer's report dated April 26, 2018 that the deteriorated condition and structural instability of the house prevented it from being lifted in whole.
 - e. The north, south and east walls will be disassembled; the west wall has deteriorated from sitting against the hillside along Sampson Avenue. Measured drawings have been submitted as part of the HDDR application to document the original dimensions of the walls. The Building will be reassembled in their original form, location, placement, and orientation.
15. The applicant is proposing to demolish the non-historic c.1983 parking pad, railroad tie retaining wall, and a series of stairs and landings that access the house. The proposed material deconstruction mitigates to the greatest extent practical any impact to the historical importance of the other structures located on the property and on adjacent parcels. Further, these improvements are not historic and do not contribute to the historical significance of the house.
16. On the south side of the historic house, there is a 1970s multi-level deck containing a hot tub. There are also a number of stone retaining walls and 1990s wood fences along the north and south property lines. These improvements are not historic and do not contribute to the historical significance of the property. The applicant is proposing to remove these dilapidated improvements in order to redevelop the site and construct a new addition to the house. These improvements do not contribute to the historic significance or historic integrity of the site.

17. There are two one-story additions along the west elevation of the historic house that was constructed after 1947. The first addition is seven feet wide and covered with aluminum siding. It attaches to an 8 foot wide addition that is partially buried in the hillside. This addition consists of railroad ties and dry-stacked stone on the exterior. The walls and roof are in severe disrepair. These additions to the Historic Site have been found to be non-contributory to the historic integrity and historical significance of the site.
18. The historic house has a pyramid roof form. There are simple gable dormers perpendicular to the roof on the east, west, and south elevations. The roofing materials and structure are in poor condition, with the structural engineer finding that the existing roof structure does not have any capacity of shear diaphragm value. The applicant is proposing to reconstruct the roof form. Staff finds that the reconstruction is necessary for the restoration of the original roof form.
19. There is an existing masonry chimney that protrudes from the top of the pyramid roof structure. The chimney is original, but has been modified through shortening. The bricks and mortar are deteriorated. The applicant is proposing to salvage the bricks from the historic chimney and reconstruct it on the outside of the house. The proposed material deconstruction is necessary to restore the original chimney.
20. The exterior walls have no capacity for wind, seismic, or gravity loads. The west wall has rotted out, and the north, south, and east sides of the house are covered with aluminum siding. The structural engineer has found that 75% of the walls were deteriorated and would require reconstruction.
21. The historic structure does not have a foundation. The posts, beams, and bearing walls sit on stacked stone, wood piles, or directly on the soil. The structural engineer estimates that 90% of the posts supporting the floor structure have rotted. The applicant proposes raising the historic house 2 feet in order to construct a new foundation. The proposed material deconstruction mitigates any impacts that will occur to the architectural integrity of the structure.
22. There is an existing wraparound porch that extends across the east façade and south elevation of the house. A portion of the porch roof was removed in the 1970s to install new glass skylights on the east elevation. The porch posts and ornamentation are not historic and the floor structure has rotted. The applicant is proposing to reconstruct the historic porch form and restore its historic appearance. The proposed material deconstruction is necessary in order to restore the original wraparound porch.
23. There are only two historic door openings on the house on the south and east elevations. The existing doors are not historic and are in poor condition. The applicant is proposing to replace the doors with new wood doors that are historic in appearance. The proposed material deconstruction is necessary in order to restore the historic house.
24. There are a total of 11 window openings on the exterior of the structure. Ten of these openings appear to have been altered with non-historic aluminum frame windows. The applicant is proposing to restore the original window openings and install new wood windows on the historic house. The proposed material deconstruction is necessary in order to restore the historic house.
25. There are three existing sheds identified on the survey of the property. The sheds are not designated as historic on the 2009 Historic Sites Inventory; and these sheds

were likely constructed of reclaimed materials after 1960. The sheds were built on flatter portions of the lot. The applicant is proposing to demolish these sheds as part of their site improvements. These sheds are not historic and do not contribute to the historical significance of the site.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HRL District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for disassembly and reassembly pursuant to LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.
3. The proposal meets the criteria for material deconstruction pursuant to LMC **15-11-12.5 Historic Preservation Board Review for Material Deconstruction.**

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on February 12, 2018. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. To ensure accurate reassembly, all parts of the building or element should be marked as they are systematically separated from the structure. Contrasting colors of paint or carpenter wax crayons should be used to establish a marking code for each component. The markings should be removable or should be made on surfaces that will be hidden from view when the structure is reassembled.
3. The process of disassembly should be recorded through photographic means; still photograph or video.
4. As each component is disassembled, its physical condition should be noted particularly if it differs from the condition stated in the pre-disassembly documentation. If a part is too deteriorated to move, it should be carefully documented—photograph, dimensions, finish, texture, color, etc.—to facilitate accurate reproduction.
5. Should the applicant not be able to panelize the north, south, or east wall due to its deteriorated condition following further material deconstruction, the applicant should immediately notify the Planning Department. The Planning Director, with input from the Chief Building Official and Historic Preservation Planner, may approve any deviations from this approved plan. The applicant is responsible for amending the Historic Preservation Plan and Physical Conditions Report.
6. Following removal of the non-historic aluminum siding, the applicant shall update his Historic Preservation Plan with a conditions report detailing the locations of original window openings. The applicant shall base any window modifications on the façade (east elevation) or secondary facades (north and south elevations) that will be visible from the Norfolk and Sampson Avenue rights-of-way on physical, measured evidence uncovered during the demolition process. Planning staff shall review and approve the updated window configuration based on this new physical evidence.
7. Where the historic siding materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material, and finish. The replacement of existing historic material shall be allowed only after the applicant has demonstrated to the Planning Department that the

historic materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Planning Department shall approve in writing the disposal of any historic siding materials.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – [Historic Sites Inventory Form](#)

Exhibit C – Plans

Exhibit D – Physical Conditions Report + Historic Preservation Plan

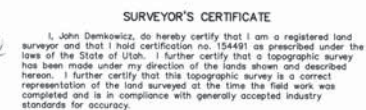
Exhibit E – Structural Engineer's Report

Exhibit F – CBO Determination Letter, 4.26.18

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

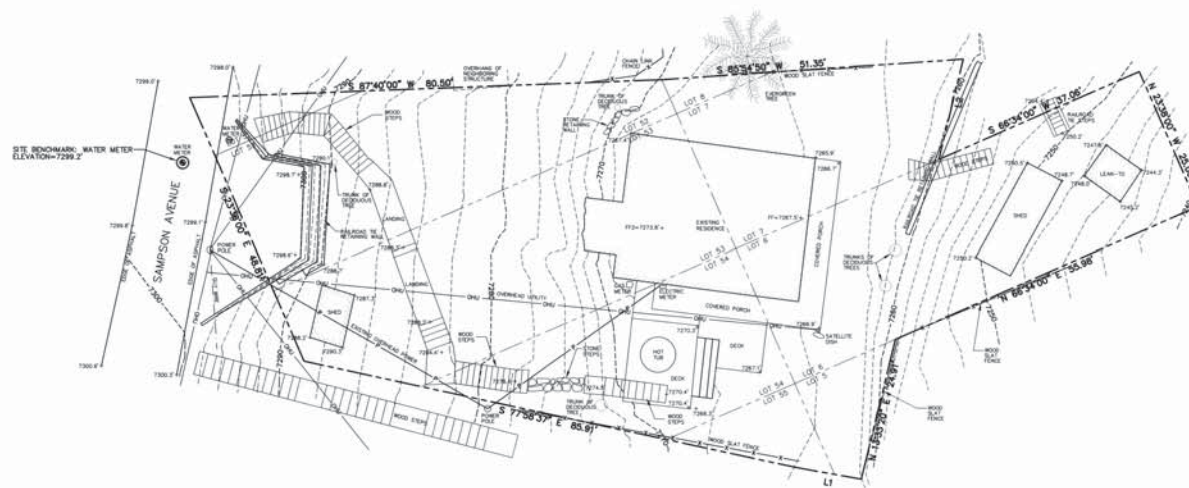
1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.



NOTES

1. Site Benchmark: Water meter in Sampson Avenue
Elevation=7299.2'
2. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
3. This topographic map is based on a field survey performed on July 24, 1998 and updated on July 28, 2006 and November 16, 2007.
4. See recorded survey S-6749.

LINE	BEARING	DISTANCE
L1	S 80°02'00" E	11.00'
L2	N 13°33'20" E	17.29'



(435) 6-02-8-603

STAFF:
MARSHALL KING
BLAKE MYERS
CHIP TOMSUDEN

DATE: 1/17/08

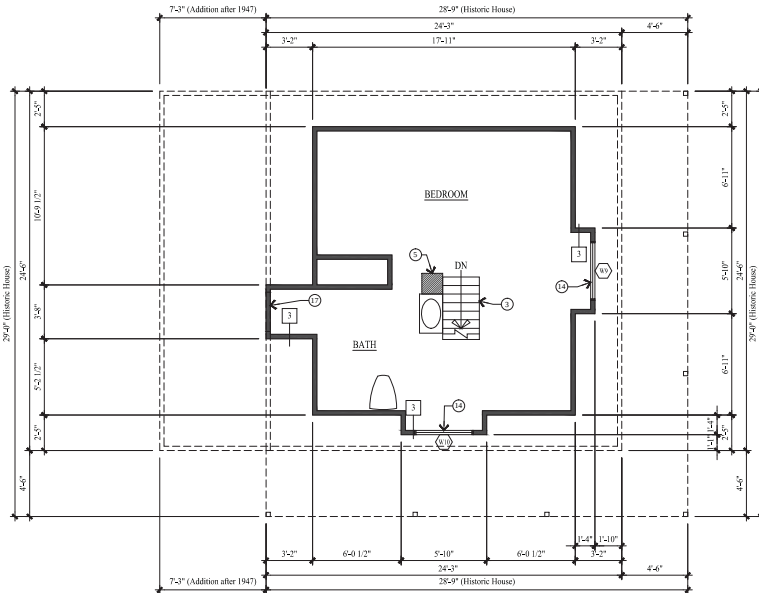
EXISTING CONDITIONS
115 SAMPSON AVENUE
BLOCK 78, PARK CITY SURVEY

FOR: GERMAINE PARTNERS

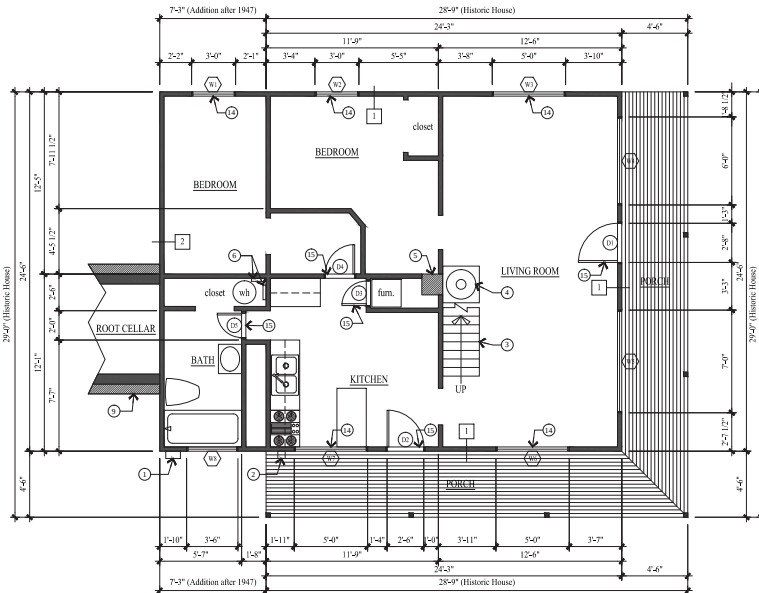
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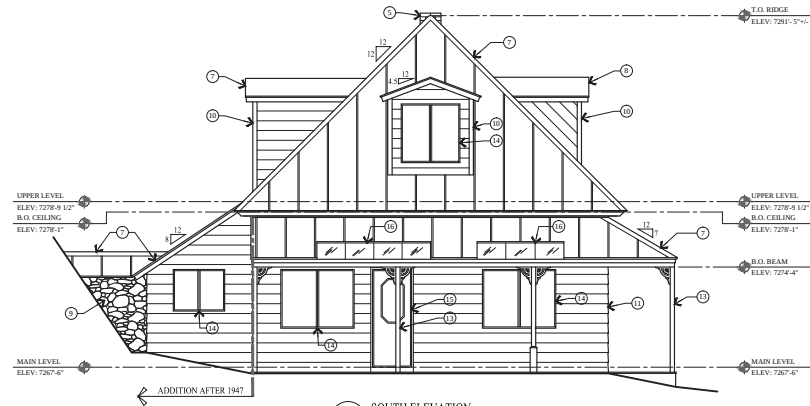
SHEET
1
OF
1



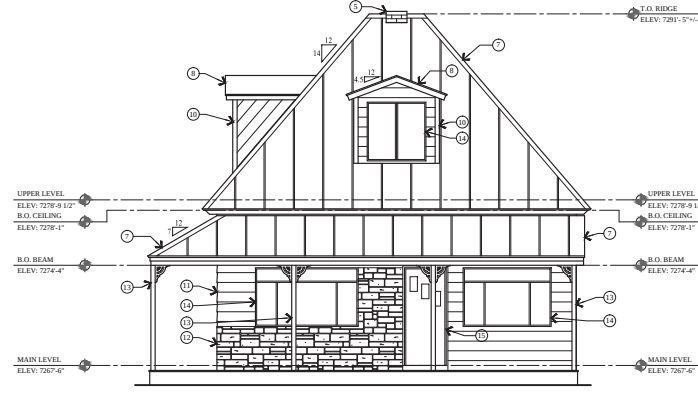
UPPER LEVEL PLAN
SCALE: 1/8" = 1'-0"



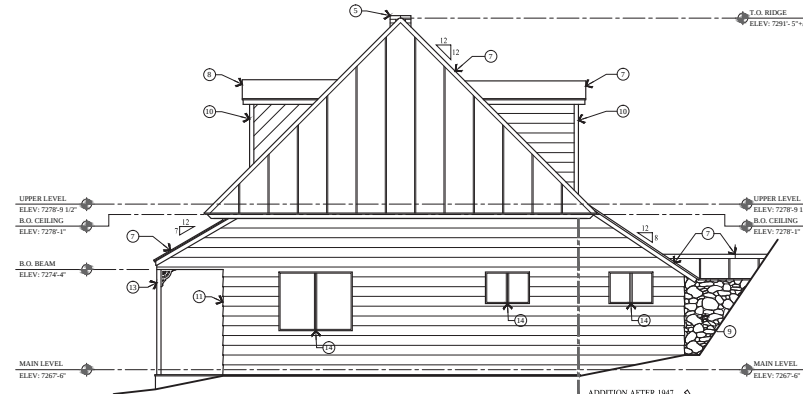
MAIN LEVEL PLAN
SCALE: 1/8" = 1'-0"



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

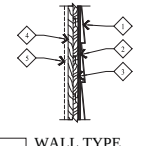


2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

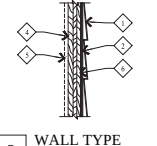


3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

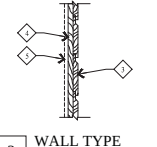
WALL TYPES



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



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



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

- 1 1/2" ALUMINUM SIDING
- 2 1/2" FIBER BOARD
- 3 1/2" HORIZ. LAP SIDING
- 4 1/2" VERTICAL PLANK
- 5 VARIOUS: WOOD PANELING, GYPSUM BOARD, LATH & PLASTER
- 6 VERTICAL BOARD & BATTEN

KEY NOTES

- 1 GAS METER
- 2 ELECTRICAL METER
- 3 SHIPS LADDER
- 4 STOVE
- 5 17X17" BRICK MASONRY CHIMNEY
- 6 ELECTRICAL BREAKER BOX
- 7 STANDING SEAM METAL ROOF ON WOOD SHAKE SHINGLES ON 1X PLANK ON 2X4 JOISTS @ 24" O.C.
- 8 WOOD SHAKE SHINGLES ON 1X PLANK ON 2X4 JOISTS @ 24" O.C.
- 9 ROOT CELLAR, DRY STACK STONE ON 8" RAIL ROAD TIES. THE STRUCTURE DIES INTO THE HILLSIDE.
- 10 8" HORIZONTAL WOOD LAP SIDING ON 1X10 VERTICAL PLANKS.
- 11 8" ALUMINUM SIDING ON 1/2" FIBER BOARD ON 8" HORIZONTAL WOOD LAP SIDING ON 1X10 VERTICAL PLANKS.
- 12 VINYL FAUX STONE SIDING OVER 1/2" FIBER BOARD OVER 8" HORIZONTAL WOOD LAP SIDING ON 1X10 VERTICAL PLANKS.
- 13 4X4 POST W/ DECORATIVE BRACKETS.
- 14 ALL ORIGINAL WINDOWS AND TRIM WERE REPLACED AFTER 1970 W/ SOLID CORE ENTRY DOORS AND FLUSH PANEL INTERIOR DOORS.
- 15 GLASS PANELS ADDED AFTER 1970.
- 16 WINDOW OPENING HAS BEEN WALLED OFF.

Jonathan DeGray
Architect

115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

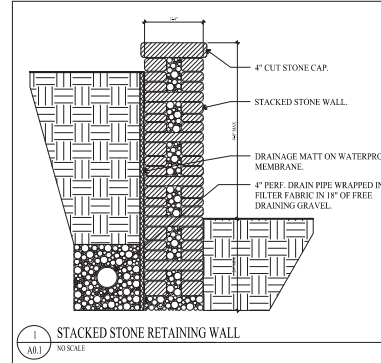
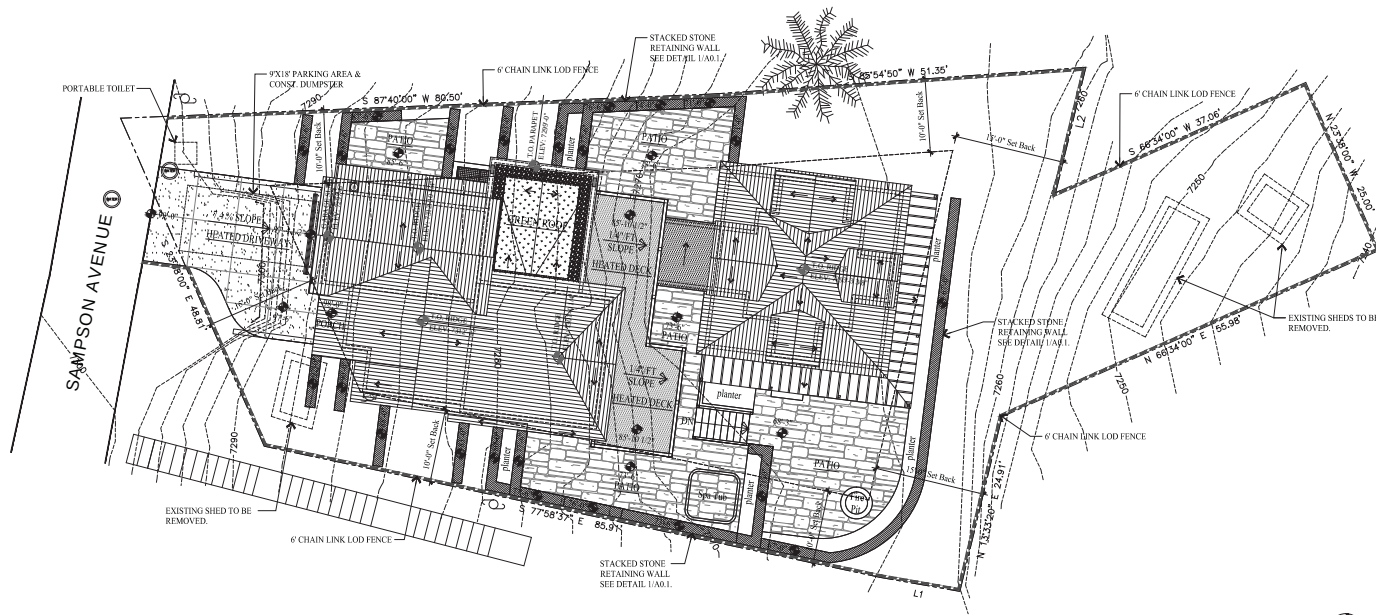
AS-BUILT'S
FLOOR PLANS AND ELEVATIONS

DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:

AB.1



GENERAL NOTES

SITE PLAN NOTES:
1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6\"/>

STABILIZATION CONSTRUCTION ENTRANCE:
FOR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 4\"/>

GRADING NOTES:
1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1
3. MINIMUM SLOPE FOR DRAINAGE = 2%
4. DRAIN AWAY FROM BUILDING
6. BOULDER RETAINING WALLS NOT TO EXCEED 44\"/>

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

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

LEGEND

- WATER SERVICE LID
- UTILITY POLE
- SEWER MANHOLE
- ELECTRIC METER BOX
- GAS METER
- STORM DRAIN MANHOLE
- ROAD SIGNAGE
- LOD FENCE
- SURFACE DRAINAGE FLOW
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- WATER LATERAL LINE
- SEWER LATERAL LINE
- GAS LINE
- OVERHEAD UTILITY LINE
- FOUNDATION DRAIN LINE

ARCHITECTURAL SITE PLAN
SCALE: 1/8\"/>

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115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
115 SAMPSON AVENUE, PARK CITY, UTAH 84060

ARCHITECTURAL SITE PLAN

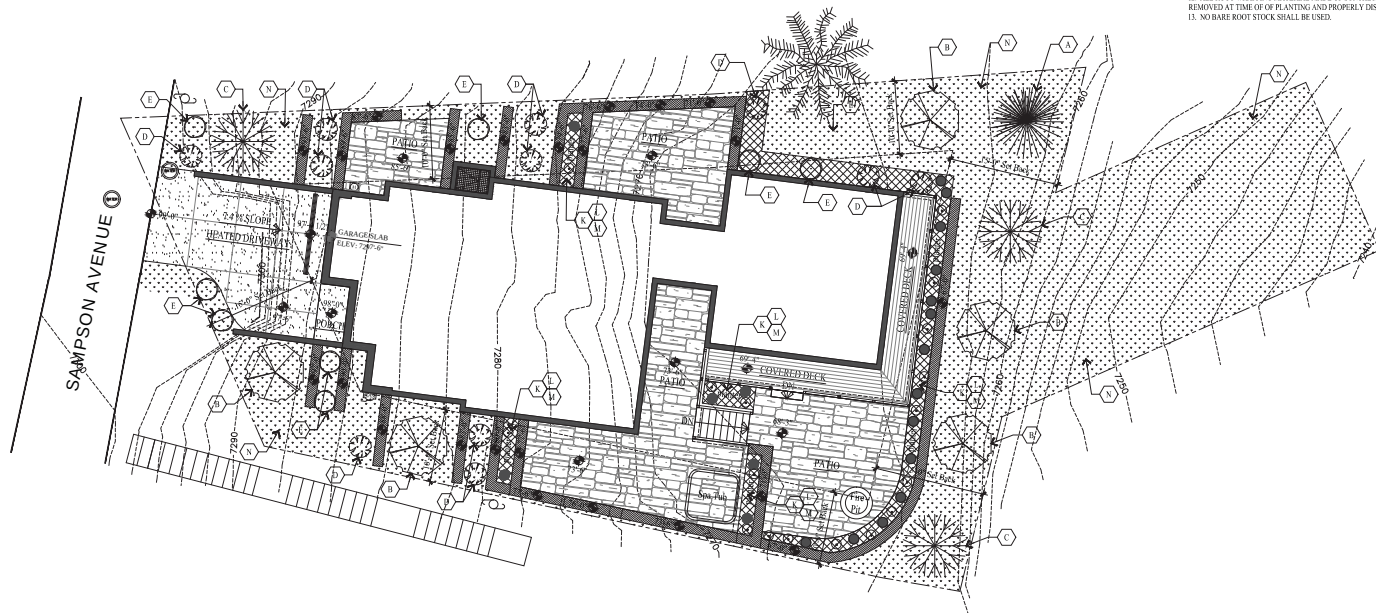
REVISIONS

DATE:
FEBRUARY 02, 2018

PROJECT NUMBER:
1711-02

SHEET NUMBER:

A0.1



PLANT SCHEDULE							
SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
		1	Colorado Blue Spruce	Picea pungens	6'-8"	15'	
			DECIDUOUS TREES				
		5	Rocky Mtn. Maple	Acer glabrum	3" Dia.	3'-6"	
			Aspen	Populus tremuloides	3" Dia.	6'-10"	
		11	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
			Mountain Sage	Artemisia tridentata Vaseyana	5 Gal.		Spacing as noted on plan
PERENNIAL PLANTS							
		10	Bluebells	Campomylis	1 Gal.	12'-18"	Distribute Equally
			Columbine	Aquilegia Canadensis	1 Gal.	12'-18"	Distribute Equally
			Trailing Daisy	Erigeron Flagellaris	1 Gal.	12'-18"	Distribute Equally
			Blanket Flower	Gaillardia Aristata	1 Gal.	12'-18"	Distribute Equally
GROUND COVER AND HYDROSEEDING							
		40	Mountain Lover	Pachistima Myrsinites	4" Pots	12'-18"	Distribute Equally
			Creeping Mahonia	Mahonia Repens	1 Gal.	12'-18"	Distribute Equally
		315 SF	Wood Chips		Small		3" Thick Layer
		3115 SF	Native Grass Seed Mix		1 lb/1500'	Hydroseeded	See seed mix below

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

PLANTING NOTES
1. 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.
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL INDICATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
7. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
8. SHRUB BEDS SHALL RECEIVE 4" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
10. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS NATIVE GRASS LOCATIONS.
11. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.



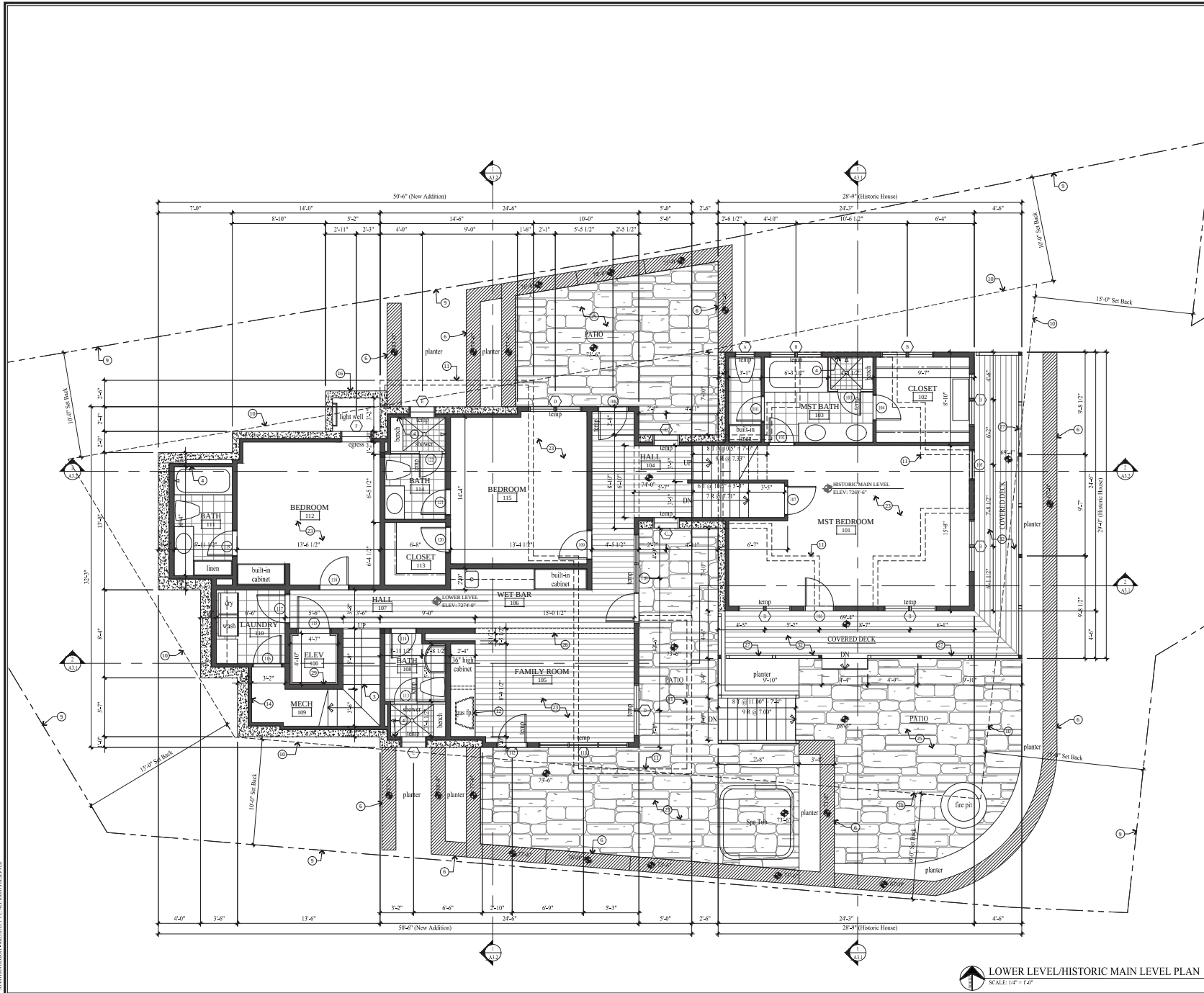
Jonathan DeGray
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115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET
115 SAMPSON AVENUE, PARK CITY, UTAH 84060

LANDSCAPE PLAN

DATE:
FEBRUARY 02, 2018
PROJECT NUMBER:
1711-02
SHEET NUMBER:
A0.2

THE GRAPHIC MATERIAL AND DIMENSIONS ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF JONATHAN DEGRAY ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DIMENSIONS CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY ARCHITECT P.C. DIMENSIONS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. JONATHAN DEGRAY ARCHITECT P.C. 400 SOUTH 1000 WEST, SUITE 202, SALT LAKE CITY, UTAH 84143



WALL LEGEND

NEW CONCRETE WALL
NEW 2x6 FRAMED WALL

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-21 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING U.N.O. W/ BIB INSULATION R-13 - TYP. ALL INTERIOR PLUMBING AND HEATING WALLS TO BE 2x6 FRAMING U.N.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-9 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ 6" CLOSED CELL FOAM AND THE REMAINING VOID TO BE BIB INSULATION R-40 - TYP.
3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIKREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N102.4.1 - N102.4.4.
5. TWO INSPECTIONS ARE REQUIRED: FOAM AND BALANCE OF INSULATION, UNVENTED CONDITIONED ATTIC ASSEMBLIES.

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION: SHINGLE 50 YEAR PRESIDENTIAL T, 1354 PER SQUARE, MIN. 1/4" ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
2. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
3. TYP. STAIRWAY HANDRAILING, GLASS RAILING, NOTES & DETAILS SEE SHEET A5.1.
4. TUBS AND SHOWERS WITH TILED WALLS. HICQUE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BOARD, GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
5. 5/8" TYPE 'X' ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
6. 1/2" WIDE DRY STACKED STONE WALL, NOT TO EXCEED 4'4" HIGH. SEE DETAIL 1/40.1.
7. 4" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 4" GRAVEL BASE.
8. HEATED DECK, WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON P.T. DECK JOIST.
9. PROPERTY LINE.
10. SET BACK LINE.
11. LINE OF WALL/BEAM ABOVE.
12. 30" HEAT & GLO SINKLINE GAS FIREPLACE, 85-4% FRAME ON 1/2" PLASTER, SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
13. GREEN ROOF SYSTEM: 5" MAX. TORXOL ON 1/2" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON ROOF JOIST.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDERSTAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
15. 30" HIGH GUARD RAILING, 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 3/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4" TIGHTENING VERTICAL POST.
16. CONCRETE LIGHT WELL W/ EGRESS LADDER.
17. 1 1/2" DIA. STEEL PIPE RAIL, SEE DETAIL 6/AS.1.
18. SNOW RETENTION BARS, S-S X-GARD 2x10 OR 10x14, SEE DETAIL 1/75.
19. 6"x14" SCUPPER, SHEET METAL CONSTRUCTION TO MEET "SMACNA" STANDARD, 4" DOWN, SPOUTS TO THE INTO STORM DRAIN SYSTEM.
20. 4"x4" CRUSHED STONE 24" WIDE @ PERMITTER.
21. 30" HIGH WOOD TOP RAIL HAND GRIP TO BE STD. MILE SHARP CORN, W/ 1/2" DIA. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4".
22. TRENCH DRAIN TO THE INTO STORM DRAIN.
23. 1 1/2" CYCLOTEC W/ HYDRAULIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
24. FLAT ROOF, REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL, SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
25. 4" REINFORCED STAMPED CONCRETE PATIO ON 4" GRAVEL BASE.
26. REMOVABLE WALL PANEL SYSTEM.
27. 30" HIGH RAILING, 2x4 SHAPED TOP RAIL, ON 2x3 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL.
28. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
29. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL, APPLY 5/8" TYPE 'X' GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIBER-CEMENT GYPSUM BOARD TO THE INSIDE OF SHAFT.
30. 60" HEAT & GLO SINKLINE GAS FIREPLACE, 85-4% FRAME ON 1/2" PLASTER, SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
31. 3" CONCRETE COMPOSITE FLOOR DECK - SEE STRUCTURAL FOR SIZE AND DETAILS.
32. 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.

Jonathan DeGray
Architect

115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

LOWER LEVEL PLAN

REVISIONS

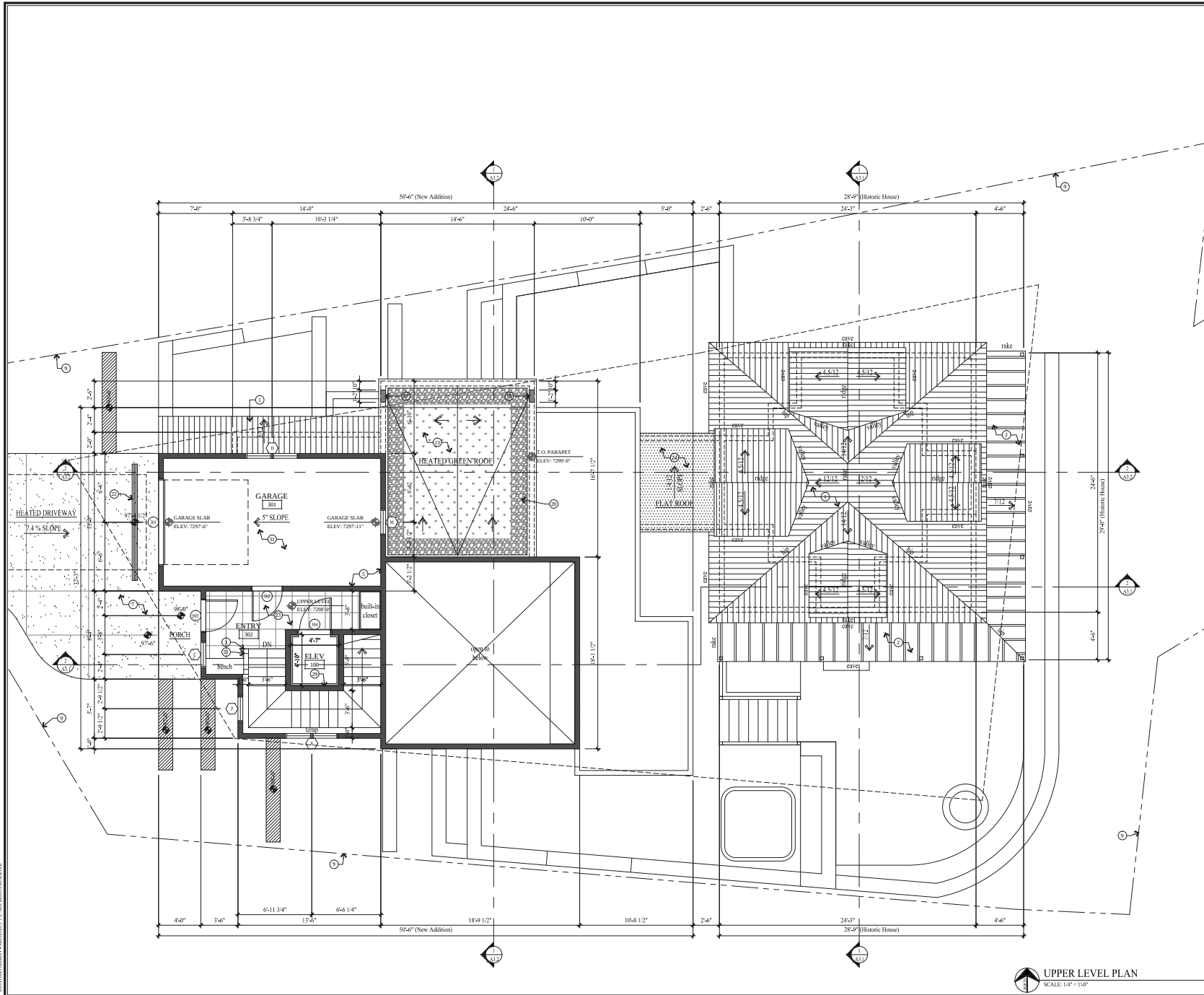
DATE: FEBRUARY 02, 2018

PROJECT NUMBER: 1711-02

SHEET NUMBER:

A1.1

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JONATHAN DEGRAY-ARCHITECT P.C. 400 SOUTH 1000 WEST, SUITE 200, SALT LAKE CITY, UT 84111



WALL LEGEND

NEW CONCRETE WALL
NEW 2x FRAMED WALL

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
2. EXTERIOR WALLS TO BE 2x4 FRAMING W/ BIB INSULATION R-21 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING U.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND HEATING WALLS TO BE 2x6 FRAMING U.O. W/ BIB INSULATION R-23 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.O. W/ BIB INSULATION R-9 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.O. W/ 4" CLOSED CELL FOAM AND THE REMAINING VOID TO BE BIB INSULATION R-40 - TYP.
3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIFREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
5. TWO INSPECTIONS ARE REQUIRED: FOAM AND BALANCE OF INSULATION, UNVENTED CONDENSED ATTIC ASSEMBLIES.

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SINGLE 50 YEAR PRESIDENTIAL T1 (354 PER SQUARE MIN.) ON ICE AND WATER MEMBRANE ON 5" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
2. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
3. TYP. STAIRWAY HANDRAILING, GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
4. 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. 5/8" TYPE 'X' ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
6. 16" WIDE DRY STACKED STONE WALL, NOT TO EXCEED 4'4" HIGH. SEE DETAIL 1/60.1.
7. 4" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 4" GRAVEL BASE.
8. HEATED DECK, WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON 2" DECK JOIST.
9. PROPERTY LINE.
10. SET BACK LINE.
11. LINE OF WALL BEAM ABOVE.
12. 36" HEAT & GLO SMDLINE GAS FIREPLACE, 85-4% FRAME ON 16" PLATIFORM SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
13. GREEN ROOF SYSTEM: 5" MAX. TORQUE ON 4" AMERGREEN 160 R5 OR EQUAL ON WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON ROOF JOIST.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDERSTAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
15. 36" HIGH GUARD RAILING; 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 3/8" DIA. STEEL CABLE HORIZONTAL, SPACED LESS THAN 4" THROUGHOUT VERTICAL POST.
16. CONCRETE LIGHT WELL W/ EGRESS LADDER.
17. 1 1/2" DIA. STEEL PIPE RAIL. SEE DETAIL 6/AS.1.
18. SNOW RETENTION BARS: S-5 3/4" GAARD 2x10 OR EQUAL. SEE DETAIL 1/75.2.
19. 6"x14" SCUPPER, SHEET METAL CONSTRUCTION TO MEET "SMACNA" STANDARD, 4" DOWN. SPOUTS TO THE INTO STORM DRAIN SYSTEM.
20. 4"x5" CRUSHED STONE 24" WIDE @ PERMITTER.
21. 36" HIGH WOOD TOP RAIL HAND GRIP TO BE STD. MILE SHARP CORN, W/ 1/2" DIA. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4".
22. TRENCH DRAIN TO THE INTO STORM DRAIN.
23. 1 1/2" CYCONCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
24. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
25. 4" REINFORCED STAMPED CONCRETE PATIO ON 4" GRAVEL BASE.
26. REMOVABLE WALL PANEL SYSTEM.
27. 36" HIGH RAILING; 2x4 SHAPED TOP RAIL ON 2x3 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL.
28. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
29. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE 'X' GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FRIGORE CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
30. 60" HEAT & GLO SMDLINE GAS FIREPLACE, 85-4% FRAME ON 16" PLATIFORM SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
31. 5" CONCRETE COMPOSITE FLOOR DECK - SEE STRUCTURAL FOR SIZE AND DETAILS.
32. 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.

Jonathan DeGray
Architect

115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

UPPER LEVEL PLAN

REVISIONS

DATE:

FEBRUARY 02, 2018

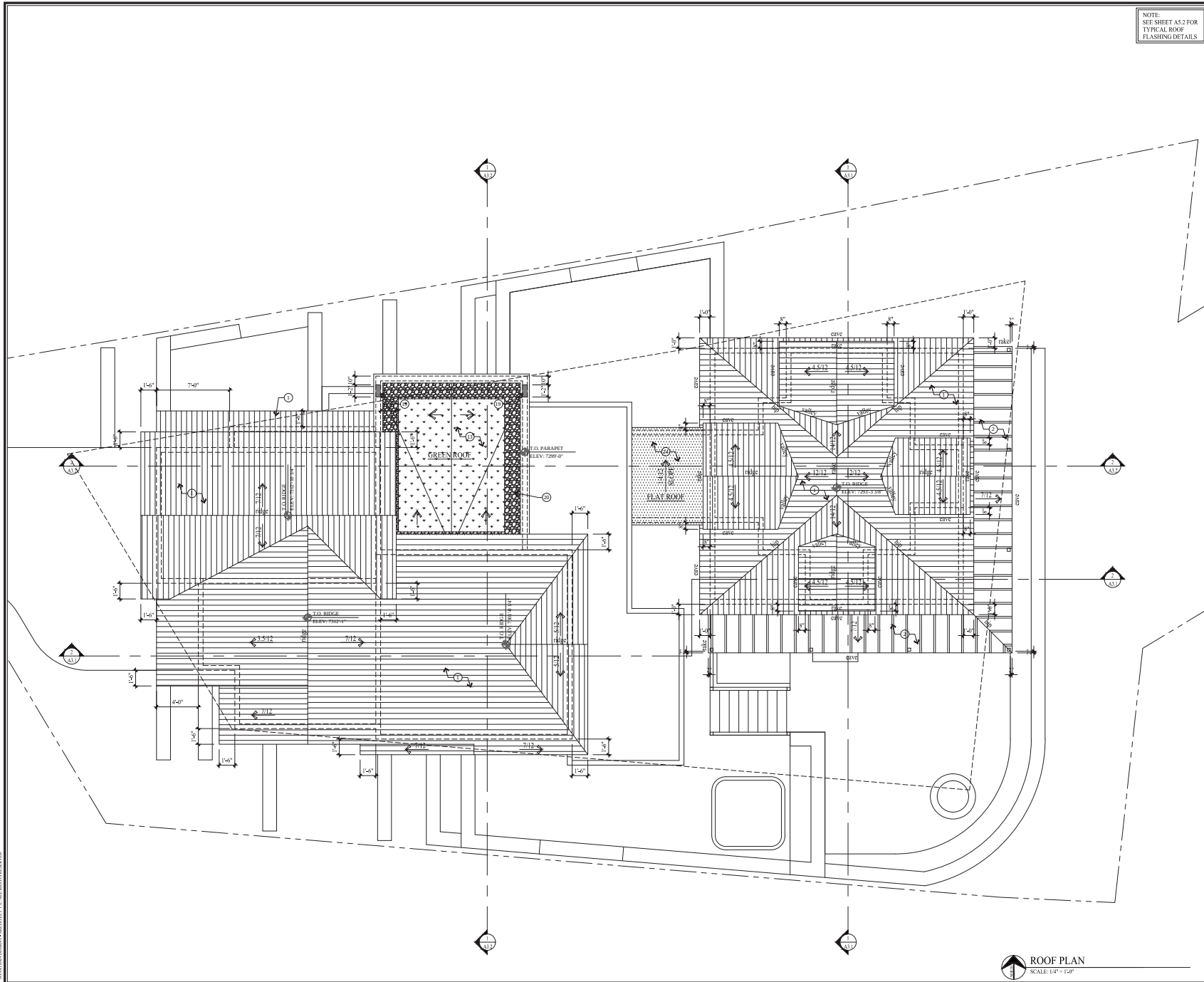
PROJECT NUMBER:

1711-02

SHEET NUMBER:

A1.3

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JONATHAN DEGRAY - ARCHITECT P.C. 400 SOUTH 1000 WEST, SUITE 202, SALT LAKE CITY, UT 84143



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

WALL LEGEND

NEW CONCRETE WALL
NEW 2x6 FRAMED WALL

GENERAL NOTES

1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
2. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-21 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND HEATING WALLS TO BE 2x6 FRAMING U.N.O. W/ BIB INSULATION R-21 - TYP. ALL FLOOR JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ BIB INSULATION R-9 - TYP. ALL ROOF JOIST TO BE 9 1/2" TJI FRAMING U.N.O. W/ 4" CLOSED CELL FOAM AND THE REMAINING VOID TO BE BIB INSULATION R-40 - TYP.
3. FIRE SPRINKLERS TO BE ON THE WARM SIDE OF THE BUILDING ENVELOPE. ANTIKREEZE WILL NO LONGER BE ALLOWED IN FIRE SPRINKLER SYSTEMS.
4. AIR LEAKAGE: THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE IN ACCORDANCE WITH SECTIONS N1102.4.1 - N1102.4.4.
5. TWO INSPECTIONS ARE REQUIRED: FOAM AND BALANCE OF INSULATION, UNVENTED CONDITIONED ATTIC ASSEMBLIES.

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION: SHINGLES 50 YEAR PRESIDENTIAL TL 1554 PER SQUARE. MEN/ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
2. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
3. TYP. STAIRWAY HANDRAILING, GUARDRAILING NOTES & DETAILS SEE SHEET A5.1.
4. TUBS AND SHOWERS WITH TILED WALLS: HIC-OK PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BOARD. GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
5. 5/8" TYPE 'X' ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
6. 10" WIDE DRY STACKED STONE WALL. NOT TO EXCEED 4'-0" HIGH. SEE DETAIL 1/A0.1.
7. 4" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON P.T. DECK JOIST.
8. HEATED DECK. WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON P.T. DECK JOIST.
9. PROPERTY LINE.
10. SET BACK LINE.
11. LINE OF WALL BEAM ABOVE.
12. 36" HEAT & GLO SLOPELINE GAS FIREPLACE, 85% A.P. FRAME ON 10" PLATINUM SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
13. GREEN ROOF SYSTEM: 5" MAX. TOPSOIL ON 4" AMERIGREEN 100 R5 OR EQUAL ON WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON ROOF JOIST.
14. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDERSTAIR SURFACE, AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
15. 36" HIGH GUARD RAILING; 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP. W/ 3/8" DIA. STEEL CABLE. HORIZONTAL, SPACED LESS THAN 4". TYPICAL 60% VERTICAL POST.
16. CONCRETE LIGHT WELL W/ EGRESS LADDER.
17. 1 1/2" DIA. STEEL PIPE RAIL. SEE DETAIL 6/A5.1.
18. SNOW RETENTION BARS: S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 17/S.2.
19. 6"x14" SCUPPER. SHEET METAL CONSTRUCTION TO MEET 'SMACNA' STANDARD. 4" DOWN. SPOUTS TO THE INTO STORM DRAIN SYSTEM.
20. 4'-0" CRUSHED STONE 24" WIDE @ PERIMETER.
21. 36" HIGH WOOD TOP RAIL HAND GRIP TO BE STD. MILE SHAP. CONT. W/ 1/2" DIA. STEEL BALLAST. VERTICAL, SPACED LESS THAN 4".
22. TRENCH DRAIN TO THE INTO STORM DRAIN.
23. 1 1/2" CONCRETE W/ HYDRAULIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
24. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON ROOF INSL. SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
25. 4" REINFORCED STAMPED CONCRETE PATIO ON 4" GRAVEL BASE.
26. REMOVABLE WALL PANEL SYSTEM.
27. 36" HIGH RAILING; 2x4 SHAPED TOP RAIL ON 2x3 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL.
28. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
29. ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL. APPLY 5/8" TYPE 'X' GYPSUM BOARD TO THE INTERIOR SIDE AND 5/8" FIBRO-CORE GYPSUM BOARD TO THE INSIDE OF SHAFT.
30. 60" HEAT & GLO SLOPELINE GAS FIREPLACE, 85% A.P. FRAME ON 10" PLATINUM SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
31. 5" CONCRETE COMPOSITE FLOOR DECK - SEE STRUCTURAL FOR SIZE AND DETAILS.
32. 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.

Jonathan DeGray
Architect

115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

ROOF PLAN

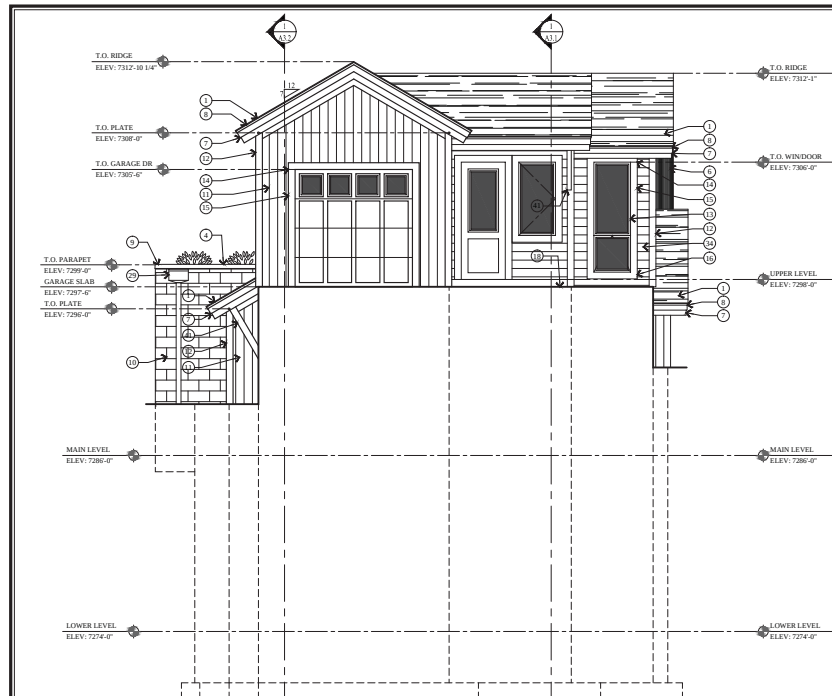
REVISIONS

DATE:
FEBRUARY 02, 2018

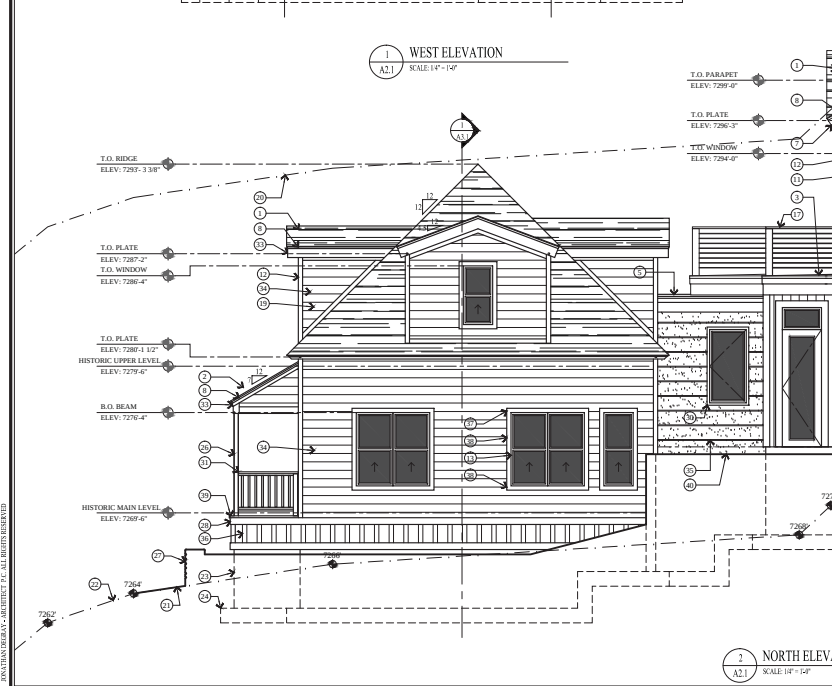
PROJECT NUMBER:
1711-02

SHEET NUMBER:
A1.4

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



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

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION: SINGLE 50 YEAR PRESIDENTIAL TL 0554 PER SQUARE MIN) ON ICE AND WATER MEMBRANE ON 3/4\"
2. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-APPROVED ON ICE AND WATER MEMBRANE ON 3/4\"
3. EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
4. HEATED DECK. WATERPROOF MEMBRANE ON 1\"
5. WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4\"
6. GREEN ROOF SYSTEM: 5\" MAX. TOPSOIL ON 2\" AMERIGREEN 180 R5\" OR EQUAL ON WATERPROOF MEMBRANE ON 1\" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4\"
7. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL. SLOPED 1/4\" PER FOOT ON 3/4\"
8. 1/2\" T&G SOFFIT W/ CONTINUOUS SOFFIT VENT.
9. 1/2\" x 3 1/2\" CONTINUOUS METAL DRIP EDGE.
10. METAL PARAPET CAP.
11. NON-REFLECTIVE METAL SHINGLE SIDING ON TYVEK HOMEWRAP ON 1/2\" EXT. SHEATHING ON 2x6 STUD WALL @ 16\" O.C.
12. 1x4 T&G CEDAR VERTICAL SIDING ON TYVEK HOMEWRAP ON 1/2\" EXT. SHEATHING ON 2x6 STUD WALL @ 16\" O.C.
13. 2x4 CEDAR OUTSIDE CORNER BOARD-2x2 CEDAR INSIDE CORNER BOARD - STAINED
14. WOOD ALUMINUM CLAD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE
15. 2x6 WINDOW/DOOR HEAD - STAINED W/ METAL FLASHING.
16. 2x6 WINDOW/DOOR JAMB - STAINED.
17. 2x6 WINDOW SILL - STAINED.
18. 3/4\" HIGH GUARD RAILING- 2x4 SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 3/8\" DIA. STEEL CABLE. HORIZONTAL SPACED LESS THAN 4\" THROUGH 6x6 VERTICAL POST.
19. 4\" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 4\" GRAVEL BASE.
20. ROOF TO WALL SURFACE. EXTEND BUTYLTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24\".
21. LINE 27'-0\" HEIGHT ABOVE EXISTING GRADE.
22. EXISTING GRADE LINE.
23. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 4\" WITHIN THE FIRST 10' OF THE HOUSE.
24. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
25. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
26. CONCRETE LIGHT WELL W/ EGRESS LADDER.
27. 4x4 TIMBER COLUMN - STAINED.
28. 16\" WIDE DRY STACKED STONE WALL, NOT TO EXCEED 4'-0\" HIGH. SEE DETAIL 190-1.
29. 2x6 TRIM BOARD - STAINED.
30. 6x14\" SCUPPER. SHEET METAL CONSTRUCTION TO MEET \"MACHINA\" STANDARD. 4\" DOWN SPOUTS TO TIE INTO STORM DRAIN SYSTEM.
31. 1 1/2\" METAL TRIM AROUND WINDOWS @ METAL SHINGLE SIDING AND CONCRETE BOARD FORM.
32. 3/4\" HIGH RAILING- 2x4 SHAPED TOP RAIL ON 2x3 W/ 2x2 BALLAST SPACED LESS THAN 4\" W/ 2x4 BOTTOM RAIL.
33. INSULATION: SEE GENERAL NOTE 12 ON FLOOR PLAN SHEETS FOR TYPE AND VALUE.
34. 1x4 FASCIA TRIM BOARD - STAINED.
35. 1x8 HORIZONTAL LAP SIDING ON TYVEK HOMEWRAP ON 1/2\" EXT. SHEATHING ON 2x6 STUD WALL @ 16\" O.C.
36. EXPOSED FOUNDATION TO BE BOARD FORMED W/ 1x12 ROUGH SAW.
37. 1x4 BATTEN @ 12\" O.C. ON 1x12 BOARD. PROVIDE SOLID BLOCKING. HORIZONTAL 2x4 P.T. @ 24\" O.C. ON TYVEK HOMEWRAP.
38. 2x4 WINDOW/DOOR HEAD - STAINED W/ METAL FLASHING.
39. 2x4 WINDOW/DOOR JAMB AND SILL - STAINED.
40. 2x6 DECKING ON 2x10 P.T. JOIST @ 16\" O.C.
41. 4\" REINFORCED STAMPED CONCRETE PATIO ON 4\" GRAVEL BASE.
42. 4x6 TIMBER KNEE BRACE - STAINED.
43. CRAWL SPACE - 5 MIL POLYETHYLENE VAPOR RETARDER ON 4\" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MECH-9.
44. CRAWL SPACE: R-13 FIBERGLASS BATT INSULATION @ PERIMETER WALL - TYP.
45. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FLOORING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
46. HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VYA.
47. 1/2\" CYP. HD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
48. FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES AT 10\" P.T. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES - IBC 302.1.1.
49. TREATED WOOD SILL PLATE W/ 1/2\" ANCHOR BOLTS EMBEDDED 7\" INTO CONCRETE. SPACED 12\" O.C. UNO ON PLANS. PLATE WASHERS SHALL 7/8\" x 1/4\" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
50. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
51. DRAINAGE MATT ON WATERPROOF MEMBRANE.
52. 4\" PER. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 12\" OF FREE DRAINING GRAVEL. TIED INTO STORM DRAIN.

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115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

WEST AND NORTH ELEVATIONS

REVISIONS:

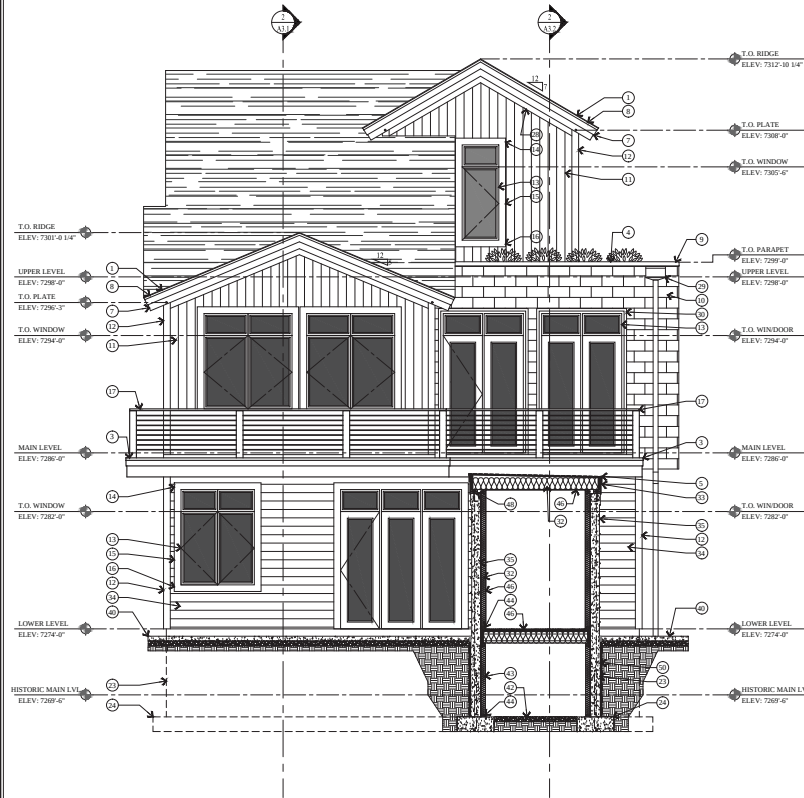
DATE: FEBRUARY 02, 2018

PROJECT NUMBER: 1711-02

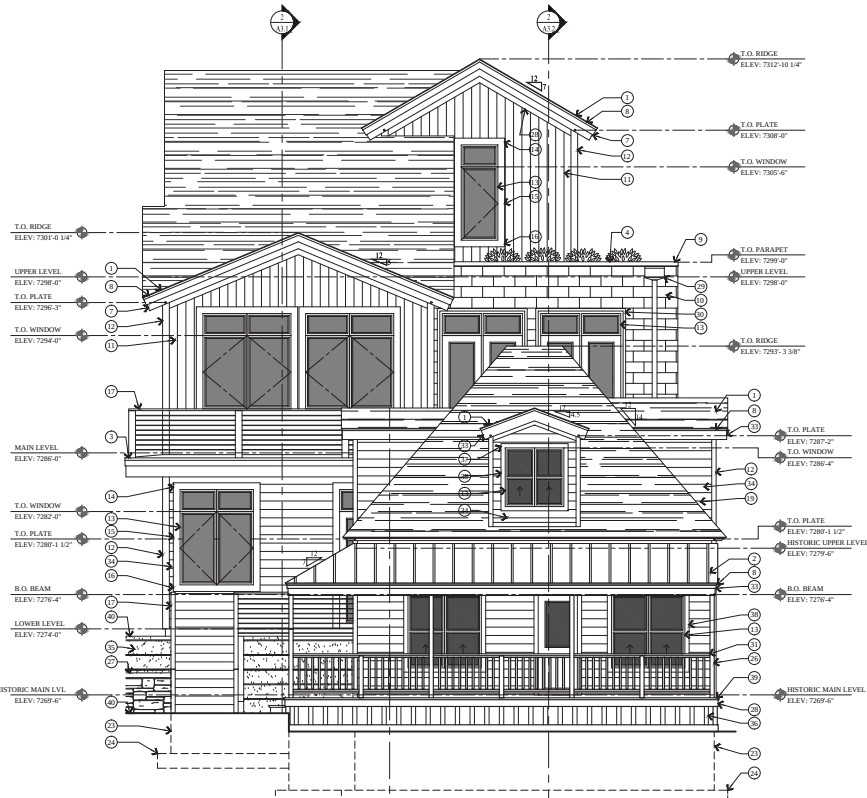
SHEET NUMBER:

A2.1

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2 EAST ELEVATION - W/O HISTORIC HOUSE
SCALE: 1/4" = 1'-0"



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

KEY NOTES

1. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL 05549 PER SQUARE, MIN. ON ICE AND WATER MEMBRANE ON 3/4" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
2. NON-REFLECTIVE STANDING SEAM METAL ROOF, METAL ROOF TO BE ICC-ES APPROVED, ON ICE AND WATER MEMBRANE ON 3/4" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
3. HEATED DECK, WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON 2" DECK JOIST.
4. GREEN ROOF SYSTEM: 5" MAX. TOPSOIL ON "AMERIGREEN" 100 BT OR EQUAL ON WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON ROOF JOIST.
5. FLAT ROOF: REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL, SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
6. 1x6 T&G SOFFIT W/ CONTINUOUS SOFFIT VENT.
7. 1x6 ON 1x8 BUILT-UP FASCIA - STAINED.
8. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
9. METAL PARAPET CAP.
10. NON-REFLECTIVE METAL SHINGLE SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C.
11. 1x6 T&G CEDAR VERTICAL SIDING ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
12. 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED.
13. WOOD ALUMINUM CLAD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
14. 2x6 WINDOW DOOR HEAD - STAINED W/ METAL FLASHING.
15. 2x6 WINDOW DOOR JAMB - STAINED.
16. 2x6 WINDOW SILL - STAINED.
17. 36" HIGH GUARD RAILING: 2x6 SHAPED HARDWOOD CONTINUOUS TOP CAP W/ 3/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4" THROUGH 6x6 VERTICAL POST.
18. 4" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 4" GRAVEL BASE.
19. ROOF TO WALL SURFACE, EXTEND BUTYLITANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
20. LINE 27'-0" HEIGHT ABOVE EXISTING GRADE, EXISTING GRADE LINE.
21. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 4" WITHIN THE FIRST 10' OF EACH 10'.
22. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
23. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
24. CONCRETE LIGHT WELL W/ EGRESS LADDER.
25. 4x4 TIMBER COLUMN - STAINED.
26. 16" WIDE DRY STACKED STONE WALL, NOT TO EXCEED 4'-0" HIGH, SEE METAL 1/80.1.
27. 2x6 TRIM BOARD - STAINED.
28. 6x14" SCUPPER, SHEET METAL CONSTRUCTION TO MEET "MACHINA" STANDARD, 4" DOWN SPOUTS TO TIE INTO STORM DRAIN SYSTEM.
29. 1 1/2" METAL TRIM AROUND WINDOWS @ METAL SHINGLE SIDING AND CONCRETE BOARD FORM.
30. 36" HIGH RAILING: 2x4 SHAPED TOP RAIL, ON 2x3 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x4 BOTTOM RAIL.
31. INSULATION: SEE GENERAL NOTE 12 ON FLOOR PLAN SHEETS FOR TYPE AND VALUE.
32. 1x6 FASCIA TRIM BOARD - STAINED.
33. 1x8 HORIZONTAL LAP SIDING ON TYVEK HOMEWRAP ON 1/2" EXT. SHEATHING ON 2x6 STUD WALL @ 16" O.C.
34. EXPOSED FOUNDATION TO BE BOARD FORMED W/ 1x12 ROUGH SAW.
35. 1x4 BATTEN @ 12" O.C. ON 1x12 BOARD, PROVIDE SOLID BLOCKING, HORIZONTAL 2x4 P.T. @ 24" O.C. ON TYVEK HOMEWRAP.
36. 2x4 WINDOW DOOR HEAD - STAINED W/ METAL FLASHING.
37. 2x4 WINDOW DOOR JAMB AND SILL - STAINED.
38. 2x6 DECKING ON 2x10 P.T. JOIST @ 16" O.C.
39. 4" REINFORCED STAMPED CONCRETE PATIO ON 4" GRAVEL BASE.
40. 4x6 TIMBER KNEE BRACE - STAINED.
41. CRAWL SPACE - 5 MIL POLYETHYLENE VAPOR RETARDER AT 4" GRAVEL BASE - CLEANED AND GRADED, SEE MECHANICAL NOTE 21 & 25 ON SHEET MECH 8.
42. CRAWL SPACE: R-13 FIBERGLASS BATT INSULATION @ PERIMETER WALL - TYP.
43. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FLOORING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
44. HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
45. 1/2" CYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
46. 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 - IBC 702.1.1.
47. TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 17" O.C. UNO ON PLANS, PLATE WASHERS SHALL 7/8" x 1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
48. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
49. DRAINAGE MATT ON WATERPROOF MEMBRANE.
50. 4" PER. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL, TIED INTO STORM DRAIN.

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115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

EAST ELEVATIONS

REVISIONS

DATE:

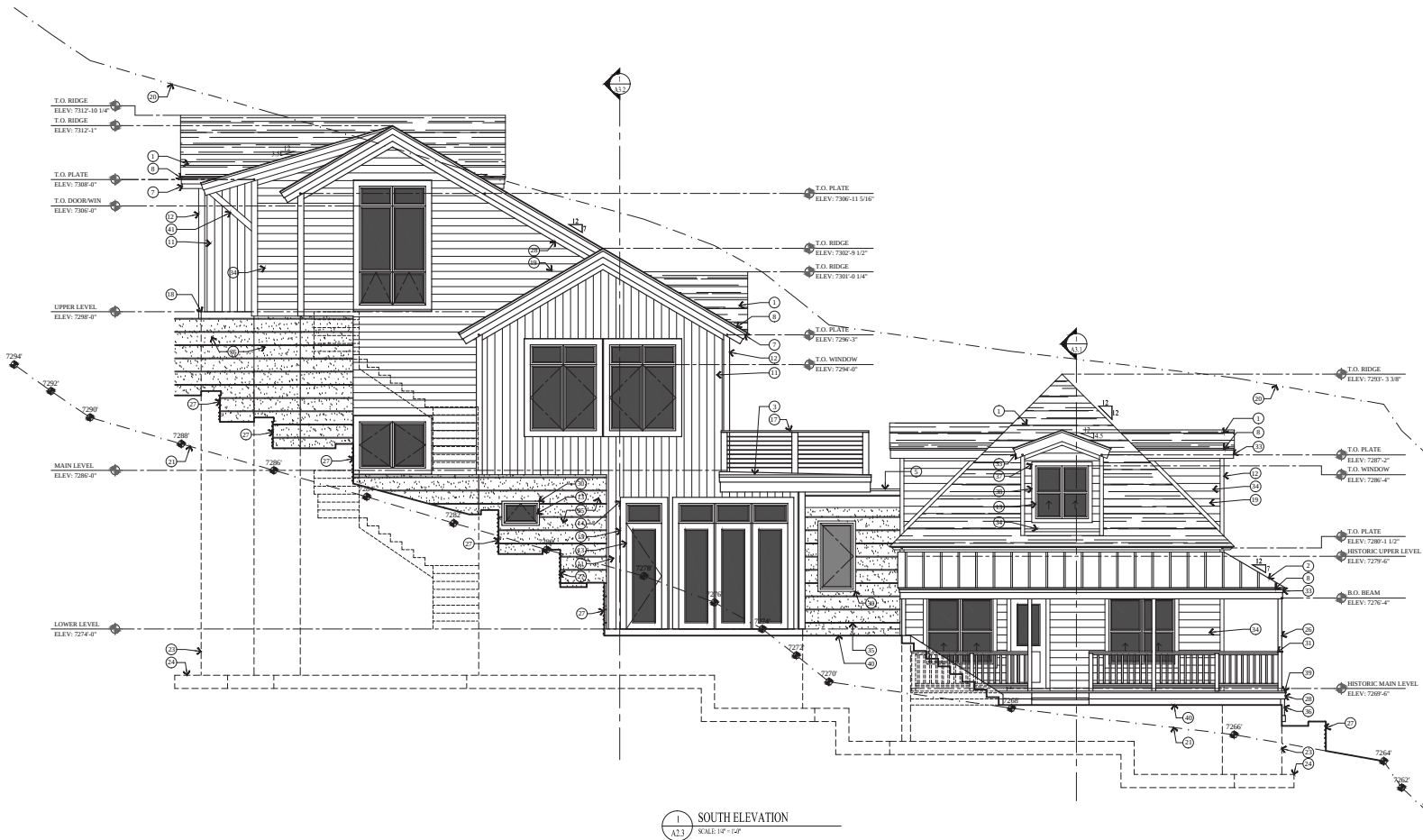
FEBRUARY 02, 2018

PROJECT NUMBER:

1711-02

SHEET NUMBER:

A2.2



1 SOUTH ELEVATION
SCALE: 1/4\"/>

KEY NOTES

- 1 ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL 0554 PER SQUARE MIN) ON ICE AND WATER MEMBRANE ON 3/4\"/>
- 2 NON-REFLECTIVE STANDING SEAM METAL ROOF METAL ROOF TO BE ICC-ES APPROVED ON ICE AND WATER MEMBRANE ON 3/4\"/>
- 3 HEATED DECK WATERPROOF MEMBRANE ON 1\"/>
- 4 GREEN ROOF SYSTEM 5\"/>
- 5 FLAT ROOF REINFORCED WATERPROOF MEMBRANE ON RIGID INSUL SLOPED 1/4\"/>
- 6 1/6 T&G SOFFIT W/ CONTINUOUS SOFFIT VENT.
- 7 1/6 ON 148 BUILT-UP FASCIA - STAINED
- 8 1 1/2\"/>
- 9 METAL PARAPET CAP
- 10 NON-REFLECTIVE METAL SHINGLE SIDING ON TYVEK HOMEWRAP ON 1/2\"/>
- 11 1/6 T&G CEDAR VERTICAL SIDING ON TYVEK HOMEWRAP ON 1/2\"/>
- 12 2x4 CEDAR OUTSIDE CORNER BOARD-2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 13 WOOD ALUMINUM CLAD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE
- 14 2x6 WINDOW DOOR HEAD - STAINED W/ METAL FLASHING
- 15 2x6 WINDOW DOOR JAMB - STAINED
- 16 2x6 WINDOW SILL - STAINED
- 17 36\"/>
- 18 4\"/>
- 19 4\"/>
- 20 LINE 27-40\"/>
- 21 EXISTING GRADE LINE
- 22 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 4\"/>
- 23 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING
- 24 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING
- 25 CONCRETE LIGHT WELL W/ EGRESS LADDER
- 26 4x4 TIMBER COLUMN - STAINED
- 27 16\"/>
- 28 2x6 TRIM BOARD - STAINED
- 29 6/4 1/4\"/>
- 30 1 1/2\"/>
- 31 36\"/>
- 32 INSULATION SEE GENERAL NOTE 02 ON FLOOR PLAN SHEETS FOR TYPE AND VALUE
- 33 1x4 FASCIA TRIM BOARD - STAINED
- 34 1x6 HORIZONTAL LAP SIDING ON TYVEK HOMEWRAP ON 1/2\"/>
- 35 EXPOSED FOUNDATION TO BE BOARD FORMED W/ 1x12 ROUGH SAW
- 36 1x4 BATTEN @ 12\"/>
- 37 2x4 WINDOW DOOR HEAD - STAINED W/ METAL FLASHING
- 38 2x4 WINDOW DOOR JAMB AND SILL - STAINED
- 39 2x6 DECKING ON 2x10 P.T. JOIST @ 16\"/>
- 40 4\"/>
- 41 4x6 TIMBER KNEE BRACE - STAINED
- 42 CRAWL SPACE 4-MIL POLYETHYLENE VAPOR RETARDER ON 4\"/>
- 43 CRAWL SPACE 8-13 FIBERGLASS BATT INSULATION @ PERIMETER WALL - TYP.
- 44 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FLOORING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD
- 45 HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VFA
- 46 1/2\"/>
- 47 FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES AT 10\"/>
- 48 TREATED WOOD SILL PLATE W/ 1/2\"/>
- 49 4\"/>
- 50 DRAINAGE MATT ON WATERPROOF MEMBRANE
- 51 4\"/>

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A r c h i t e c t

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115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

SOUTH ELEVATION

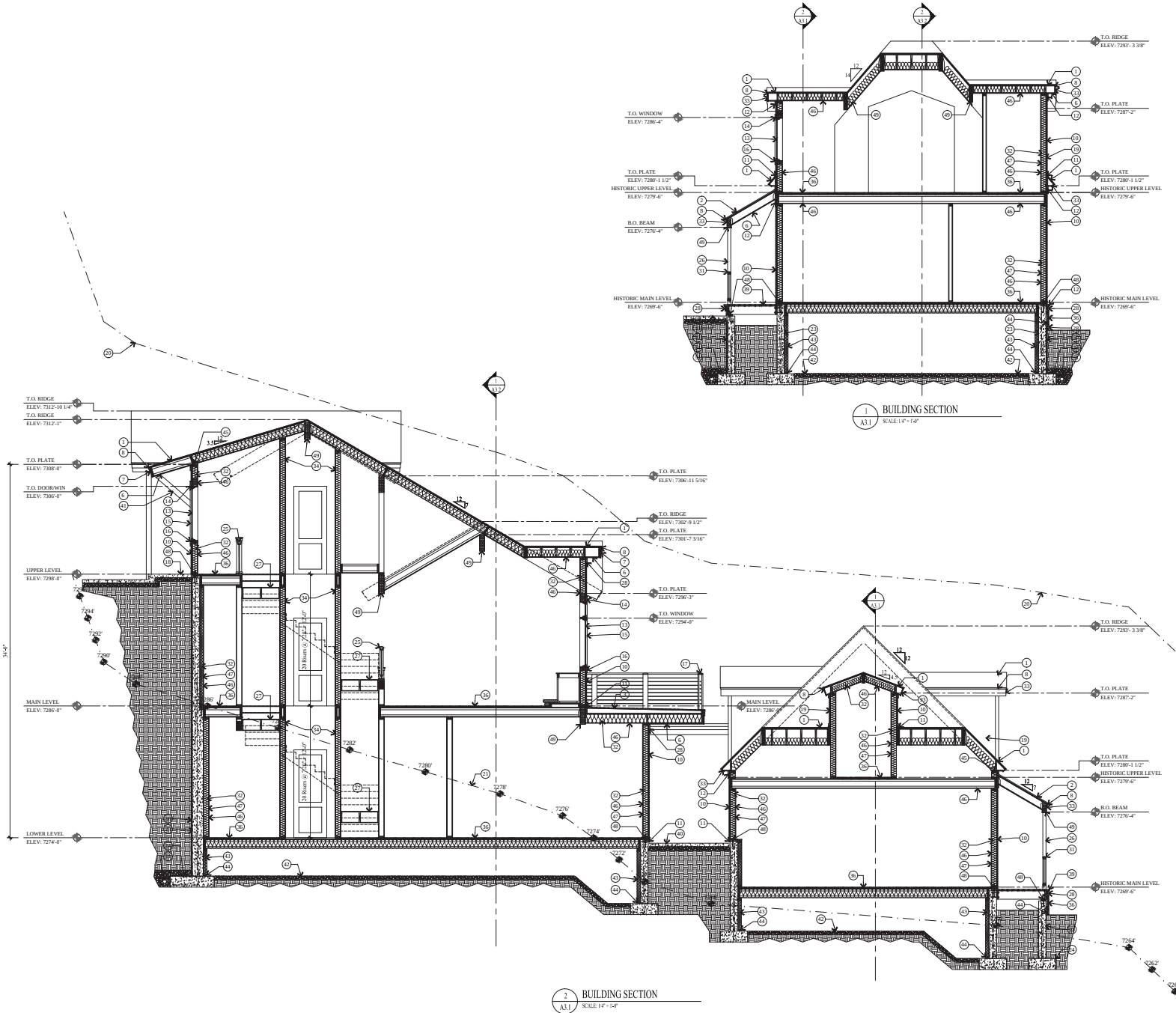
REVISIONS

DATE: FEBRUARY 02, 2018

PROJECT NUMBER: 1711-02

SHEET NUMBER:

A2.3



KEY NOTES

- ARCHITECTURAL GRADE COMPOSITION: SINGLE 50 YEAR PRESIDENTIAL TL 0554 PER SQUARE, MENI ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SEATING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- NON-REFLECTIVE STANDING SEAM METAL ROOF, METAL ROOF TO BE ICC-ES APPROVED ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SEATING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- HEATED DECK, WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON P.T. DECK JOIST.
- GREEN ROOF SYSTEM, 5" MAX. TOPSOIL ON "AMERGREEN" 100 PSF OR EQUAL ON WATERPROOF MEMBRANE ON 1" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON ROOF JOIST.
- FLAT ROOF, REINFORCED WATERPROOF MEMBRANE ON REGIO INSUL, SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
- 1/4" TAG SOFFIT W/ CONTINUOUS SOFFIT VENT.
- 1/4" ON 1/4" BUILT-UP FASCIA - STAINED.
- 1 1/2" x 1 1/2" CONTINUOUS METAL DRIP EDGE.
- METAL PARAPET CAP.
- EXTERIOR SIDING SEE ELEVATIONS FOR TYPES.
- COPPER FLASHING AND COUNTER FLASHING.
- 244 TRIM - STAINED W/ METAL FLASHING.
- WOOD ALUMINUM CLAD WINDOWS AND DOORS - FINISH LATCH GLASS - SEE SCHEDULE.
- 244 WINDOW DOOR HEAD - STAINED W/ METAL FLASHING.
- 244 WINDOW DOOR JAMB - STAINED.
- 244 WINDOW SILL - STAINED.
- 36" HIGH GUARD RAILING: 244 SHAPED HARDWOOD CONTINUOUS TOP CAP, W/ 3/8" DIA. STEEL CABLE, HORIZONTAL, SPACED LESS THAN 4" THROUGH 648 VERTICAL POST.
- 4" REINFORCED HEATED CONCRETE DRIVEWAY AND ENTRY PORCH ON 4" GRAVEL BASE.
- ROOF TO WALL SURFACE, EXTEND BUTYLTHANE MEMBRANE OVER ROOF DECK & UP WALL SURFACE 24".
- LINE 27'-4" HEIGHT ABOVE EXISTING GRADE, EXISTING GRADE LINE.
- FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 4" WITHIN THE FIRST 10' OF RC 300.1.
- FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 36" HIGH WOOD TOP RAIL HAND GRIP TO BE STD. MILD STEEL, CONT. W/ 1/2" DIA. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4".
- 644 TIMBER COLUMN - STAINED.
- 737 STAIRWAY, HANDRAILING, GUARDRAILING NOTES & DETAILS SEE SHEET A3.1.
- 244 TRIM BOARD - STAINED.
- 6/4" x 14" SCUPPER, SHEET METAL CONSTRUCTION TO MEET "MACHINA" STANDARD, 4" DOWN SPOUTS TO THE INTO STORM DRAIN SYSTEM.
- 1 1/2" METAL TRIM AROUND WINDOWS @ METAL SHINGLE SIDING AND CONCRETE BOARD FORM.
- 36" HIGH RAILING: 244 SHAPED TOP RAIL ON 244 W/ 244 BALLAST SPACED LESS THAN 4" W/ 244 BOTTOM RAIL.
- INSULATION: SEE GENERAL NOTE 12 ON FLOOR PLAN SHEETS FOR TYPE AND R-VALUE.
- 14 FASCIA TRIM BOARD - STAINED.
- ELEVATOR SHAFT TO BE 1 HOUR FIRE WALL: APPLY 5/8" TYPE X GYPSUM BOARD TO THE INTERIOR SIDE AND 1/2" FIRE RATED GYPSUM BOARD TO THE INSIDE OF SHAFT.
- EXPOSED FOUNDATION TO BE BOARD FORMED W/ 1/2" BLOCK BARS.
- 1 1/2" GYPCRETE W/ HYDRAULIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 244 WINDOW DOOR HEAD - STAINED W/ METAL FLASHING.
- 244 WINDOW DOOR JAMB AND SILL - STAINED.
- 244 DECKING ON 2x10 P.T. JOIST @ 16" O.C.
- 4" REINFORCED STAMPED CONCRETE PATIO ON 4" GRAVEL BASE.
- 644 TIMBER KNEE BRACE - STAINED.
- CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED; SEE MECHANICAL NOTE 31 & 35 ON SHEET MEP-8.
- CRAWL SPACE: 3-11 FIBERGLASS BATT INSULATION @ PERIMETER WALL - TYP.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND Furring WALLS MUST BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
- H. BRACE: HOLD DOWN AT EACH RAFTER OR SIMPSON VITA.
- 1/2" GYP. RD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 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 - IBC E302.11.
- TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. UNCL. ON PLANS, PLATE WASHERS SHALL 7/8" x 1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SCHEDULE.
- STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- DRAINAGE MATT ON WATERPROOF MEMBRANE.
- 4" PERF. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL, TIED INTO STORM DRAIN.
- 2" CONCRETE COMPOSITE FLOOR DECK - SEE STRUCTURAL FOR SIZE AND DETAILS.
- TRENCH DRAIN TO THE INTO STORM DRAIN.

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115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

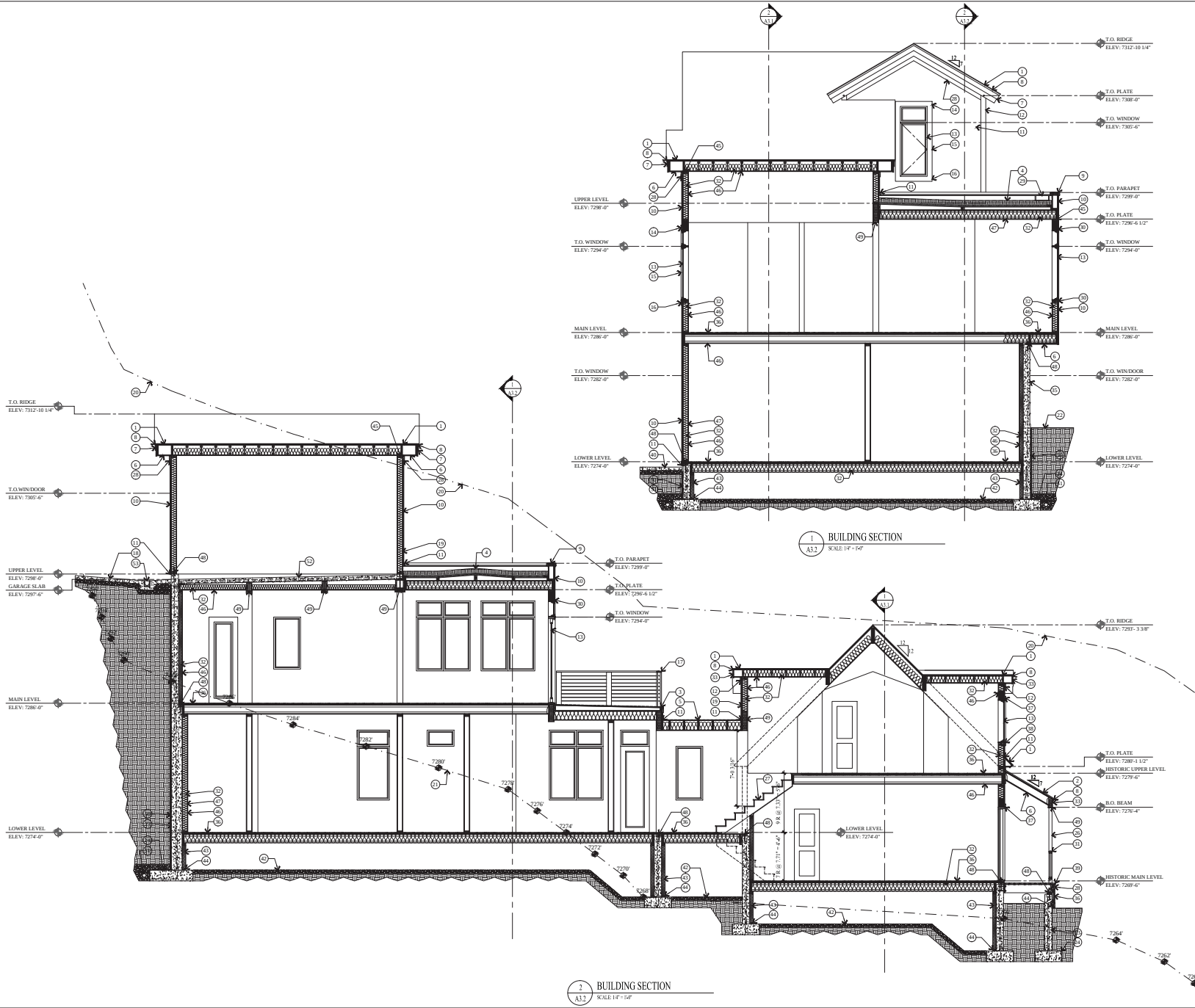
BUILDING SECTIONS

REVISIONS

DATE: FEBRUARY 02, 2018

PROJECT NUMBER: 1711-02

SHEET NUMBER: A3.1



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

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

- ### KEY NOTES
1. ARCHITECTURAL GRADE COMPOSITION: SINGLE 50 YEAR PRESIDENTIAL TL 0554 PER SQUARE, MEN ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SEATING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
 2. NON-REFLECTIVE STANDING SEAM METAL ROOF, METAL ROOF TO BE ICC-APPROVED ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SEATING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
 3. HEATED DECK, WATERPROOF MEMBRANE ON 1" W/ARMORBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON P.T. DECK JOIST.
 4. GREEN ROOF SYSTEM, 5" MAX. TORQUEL ON "AMERGREEN" 100 PSF OR EQUAL ON WATERPROOF MEMBRANE ON 1" W/ARMORBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD ON ROOF JOIST.
 5. FLAT ROOF, REINFORCED WATERPROOF MEMBRANE ON REGIO INSUL, SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
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Jonathan DeGray
Architect

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Tel. 435-646-7263, E-mail: degrayarchitect@comcast.net

115 SAMPSON AVENUE RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW SET

115 SAMPSON AVENUE, PARK CITY, UTAH 84060

PROJECT NUMBER: 1711-02

DATE: FEBRUARY 02, 2018

SHEET NUMBER: A3.2

BUILDING SECTIONS

REVISIONS:

[illegible]

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IBC SECTION R0803.2 AND R0804.4.
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" ABC 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 GLAZING OR OPENINGS SUBJECT TO HUMAN IMPACT. IBC R0803.2 AND R0804.4.
5. EGRESS WINDOWS: FINISH SILL, HT. MIN. 4" FROM FLOOR MIN. CLEAR OPENING MIN. 20" CLEAR OPENING MIN. 20" WIDTH AND 24" HT.
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

[illegible][illegible]

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
3. ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS, IRC SECTION K808.3 AND K808.4
4. FRENCH/PATIO/TERRACE/ANNA DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325. - IRC 309.4.



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PROJECT INFORMATION

NAME: Joseph Sponholz and Nancy Bronstein

ADDRESS: 115 Sampson Avenue

Park City, Utah

TAX ID: PC-718-1 _____ OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Joseph Sponholz and Nancy Bronstein

MAILING ADDRESS: 25 East End Avenue

New York, NY 10028-7052

PHONE #: () - FAX #: () -

EMAIL: nebronstein@gmail.com; jgsponholz@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Jonathan DeGray

PHONE #: 435-649-7263

EMAIL: degrayarch@qwestoffice.net

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: Joseph Sponholz

Mailing _____
25 East End Avenue, New York, NY 10028- 7052

Address: _____

Phone #: () - Fax #: () -

Email: _____
gsponholz@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: Joseph Sponholz

Mailing Address: 25 East End Avenue, New York, NY 10028 - 7052

115 Sampson Ave., 115 Sampson e-plat

Street Address ☐ Legal

Description of Subject Property ☐

Signature: _____ Date: 2-5-18

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element	Feature	Topography	Building	Estimated date of construction
☐ This involves ☐ An original part of the building ☐ A later addition				

Describe existing feature

The property slopes downhill from west to east approximately 60 feet vert. at a distance of about 160 feet. Horiz. There is a parking pad on the uphill side off of Sampson Avenue. The parking pad is about 15 feet wide and 12 feet deep. The elevation at the parking pad/Sampson Avenue is approximately 7300 feet. The pad is shored up by a 10 foot high railroad tie retaining wall. The property slopes downhill from Sampson Avenue approximately 32 feet vert. at a distance of about 60 feet horiz. Then slopes approximately 6 feet vert. at a distance of about 40 feet horiz. To approximately elevation 7268 feet this flat area is where the existing structure sits. The site continues downhill to the east approximately 28 feet vert. at a distance of about 50 feet horiz. To the end of the property. The east end of the property is approximately elevation 7240 feet. There are three non-historical sheds on the site. One is located on the upper west side of the property and two on the lower east side of the property.

Existing Condition Excellent ☐ Good ☐ Fair ☐ Poor ☐

Photo Numbers Illustration Numbers 1 of 1, AB.1, A0.1, A0.1

Element ☐ Feature ☐ Landscaping, Steps, Deck, ☐ Retaining wall, ☐ Fence ☐

This involves ☐ An original part of the building

☒ A later addition

Estimated date of construction ☐ After 1970

Description of existing feature ☐

All of the vegetation is natural and over grown. There are two large cottonwoods on the south side of the house and one on the east side. There are a series of wooden stairs and landings from the parking pad to the house. The wooden stairs/landings from the upper pad to the deck were built after 1990 and need repair. The lower stairs/landings are in disrepair and were built after 1970. There are a series of stone steps leading to the deck. The stone steps were built before 1970. The deck on the south side of the house is 2x8 joists at 24 inches o.c. with 2x6 decking built after 1970. The deck is in disrepair. 10 foot high rail road tie retaining wall on the uphill side of the property which shores up a parking pad off of Sampson Avenue. The pad is approximately 15 feet wide and 12 feet deep. The elevation at the parking pad/Sampson Avenue is approximately 7300 feet. The retaining wall was built after 1970 and is in disrepair. South property line fence is approximately 30' long and is built of 6x8 post 1x6 slats vertical. North property line fence is approximately 24 feet long and is built of 4x4 posts with 1x6 slats horizontal. Built after 1990

Existing Condition ☐ Excellent ☐ Good ☐ Fair ☐ Poor ☒

Photo Numbers ☐ 1a, 1b, 1c, 1d, 1e, 1f, 1g, 1h, 1i

Illustration Numbers ☐ 1 of 1, A0.1, A0.2

Photo 1a: Downhill site looking east



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

Photo 1b: Stairs from stone steps to deck



Photo 1c: Stone steps



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

Photo 1d: Deck south side of house



Photo 1e: Retaining wall looking north



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Photo 1f: Retaining wall looking west



Photo 1g: Fence at south property line



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Photo 1h: Fence at south property line

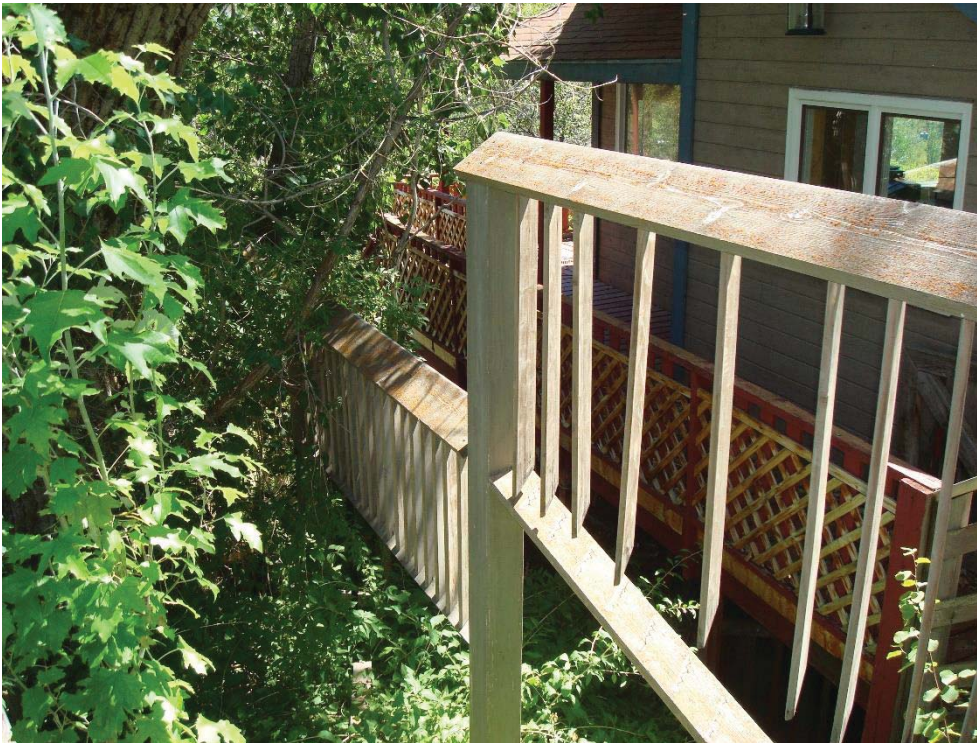


Photo 1j: Fence at north property line



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2. Structure

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

Element ☐ Feature ☐ Historic ☐ Form and Structure ☐

☐ This involves ☐ ☒ An original part of the building

☐ A later addition

Estimated date of construction ☐ 1900

Describe existing feature ☐

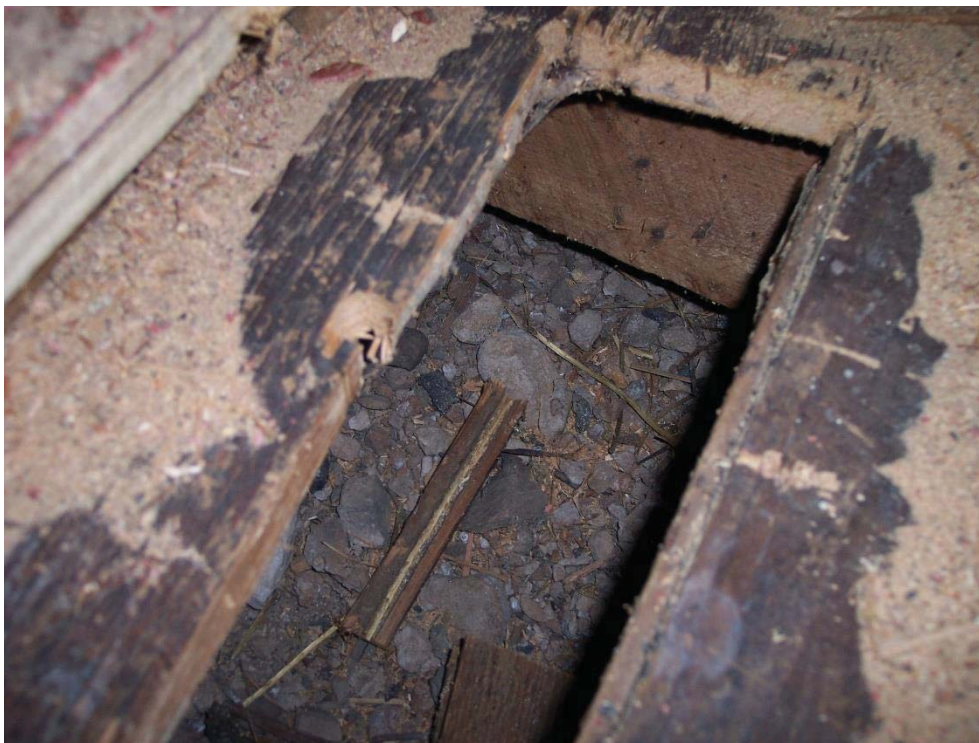
The existing structure at 115 Sampson Avenue was built about 1900. The house is a 1 1/2 story pyramid form. The low shed roof covers the porch that wraps around the south and east elevations. The 7' addition off the west was built after 1947. The historic structure has no foundation and all posts, beams and bearing walls sit on stacked stone and soil. The floor joist are 2x6 @ 24" o.c. The floor sheathing is 1x6 plank. The walls are 8" horizontal wood lap siding on 1x10 vertical plank. The upper floor joist are 2x8 @ 24" o.c. The floor sheathing is 1x6 plank. The roof is wood shake shingles on 1x plank on 2x4 joist @ 24" o.c. with 1x6 collar ties @ 48" o.c. The low shed roof is wood shake shingles on 1x plank on 2x4 joist @ 24" o.c. The wrap around porch is 1x6 decking on 2x4 joist @ 24" o.c. with 2x8 support beams. The addition built after 1947 is the same construction. The root cellar is an 8 foot wide structure perpendicular to the west addition and dies into the hillside. The inside of the house has been walled off to this space. The walls are 8 inch rail road ties with dry stack stone on the exterior side. The walls and roof are in disrepair. See Structural Engineers report.

Existing Condition ☐ Excellent ☐ Good ☐ Fair ☐ Poor ☒

Photo Numbers ☐ 2a, 2b, 2c

Illustration Numbers ☐ AB.1

Photo 2a: Typical floor assembly 1x6 plank on 2x6 joist bearing on stone/soil



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Photo 2b: Typical exterior wall, aluminum siding on ½" fiber board in 1x8 horiz. lap on 1x10 vert. plank



Photo 2c: Typical joist bearing on stone/soil



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3. Roof

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

Element ☐ Feature ☐ Roof Assembly ☐

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

Estimated date of construction ☐ 1900-1970

Describe existing feature ☐

The roof is a simple hip. The east and west have a 12:12 pitch and the north and south have 12:14 pitch. The west side of the roof continues to shed down at an 8:12 pitch. The west side of the roof has a simple gable perpendicular that dies into the hill side. There are dormers on the east, west and south. The roof is standing seam metal roof over wood shake shingles over 1" wood plank over 2" joist at 24 inches o.c. The joists, 1" planks and wood shakes seem to be original. The standing seam metal roof was installed after 1970. The wrap around porch roof is a simple shed hip with a 7:12 pitch. The construction of the porch roof is the same as the main roof. All drip metal, fascia and soffit needs to be replaced/repair.

Existing Condition ☐ Excellent ☐ Good ☐ Fair ☐ Poor ☒

Photo Numbers ☐ 3a, 3b, 3c, 3d, 3e, 3f

Illustration Numbers ☐ AB.1

Photo 3a: West elevation



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

Photo 3b: North and East elevations



Photo 3c: South elevation



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

Photo3d: West and south elevation looking down at the root cellar roof/wall



Photo 3e: West dormer



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

Photo 3f: South dormer



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4. Chimney

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

Element Feature Masonry chimney

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

Estimated date of construction□1900

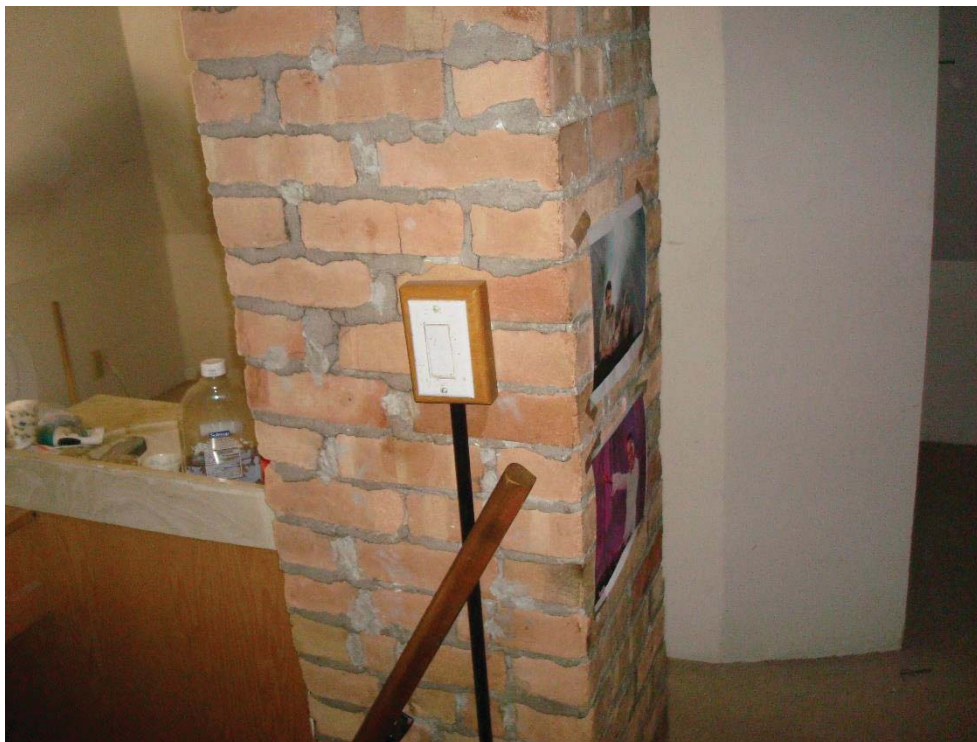
Describe existing feature

The masonry chimney is original to the historic structure. The chimney no longer functions as a smoke flue. The masonry chimney has been modified over the years and needs repair.

Existing Condition ☐ Excellent ☐ Good ☐ Fair ☐ Poor ☒

Photo Numbers 4a, Illustration Numbers AB.1

Photo 4a: Masonry chimney



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

5. Exterior Walls

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

Element ☐ Feature ☒ Exterior wall assembly

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

Estimated date of construction ☐ 1900

Describe existing feature

Exterior wall assembly Aluminum siding on 1/2" fiber board (after 1970) on 1x8 horizontal lap siding on 1x10 vertical plank ☐ historical

Existing Condition ☐ Excellent ☐ Good ☐ Fair ☐ Poor ☒

Photo Numbers 2, 3, 3c, 3e, 3f

Illustration Numbers AB.1

6. Foundation

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

Element ☐ Feature ☐ Foundation

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

Estimated date of construction

Describe existing feature

The existing structure has no foundation and all posts, beams and bearing walls sit on stacked stone and soil. See 2. Structure and Structural Engineers report.

Existing Condition ☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐

Photo Numbers 2a, 2c

Illustration Numbers AB.1

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

7. Porches

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

Element ☐ Feature ☐ Porch ☐

This involves ☐ An original part of the building ☐ A later addition Estimated date of construction ☐ 1900-1907

Describe existing feature ☐

The porch was added between 1900 and 1907. The porch wraps around the east and south elevations. The deck is 1x6 G decking on 2x4 joists @ 24" o.c. with 2x8 support beams. The joists sit on stack stone soil. The deck sags 3 inches in 4 feet. The posts are 4x4 with decorative brackets. The roof porch on the south elevations has been partially enclosed with glass. The glass was added in parts of the roof after 1970. The soffit is 1x6 lead board.

Existing Condition ☐ Excellent ☐ Good ☐ Fair ☐ Poor ☒

Photo Numbers 7a, 7b, 7c, 7d, 7e Illustration Numbers AB.1

Photo 7a: Porch south elevation



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

Photo7b: Porch south elevation



Photo 7c: Porch east elevation



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

Photo 7d: Porch soffit



Photo 7e: Porch decorative brackets



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

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

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

Element/Feature: Mechanical, Electrical and Plumbing

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

Estimated date of construction: After 1947

Describe existing feature:

Forced air furnace is not up to code. The furnace distribution is through a single vent opening at the stairs. The water heater is located in the bathroom closet. The water heater is not insulated, seismically anchored or installed to code. All the plumbing and electrical is in bad shape and not up to code. The existing stove in the living room connects to the masonry chimney. There is an electric base heater in the west bedroom.

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ☒

Photo Numbers: 8a, 8b, 8c, 8d, 8e, 8f, 8g, 8h, 8j

Illustration Numbers: AB.1

Photo 8a: Furnace



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

Photo 8b: Water Heater



Photo 8c: Electrical breaker box in bathroom closet



If you have questions regarding the requirements on this application or process please contact a member of the Paro City Planning staff at 425.421.1111 or visit us online at www.paro-city.org. Updated 10/2014.

1

Photo 8d: Electrical breaker box in bathroom closet

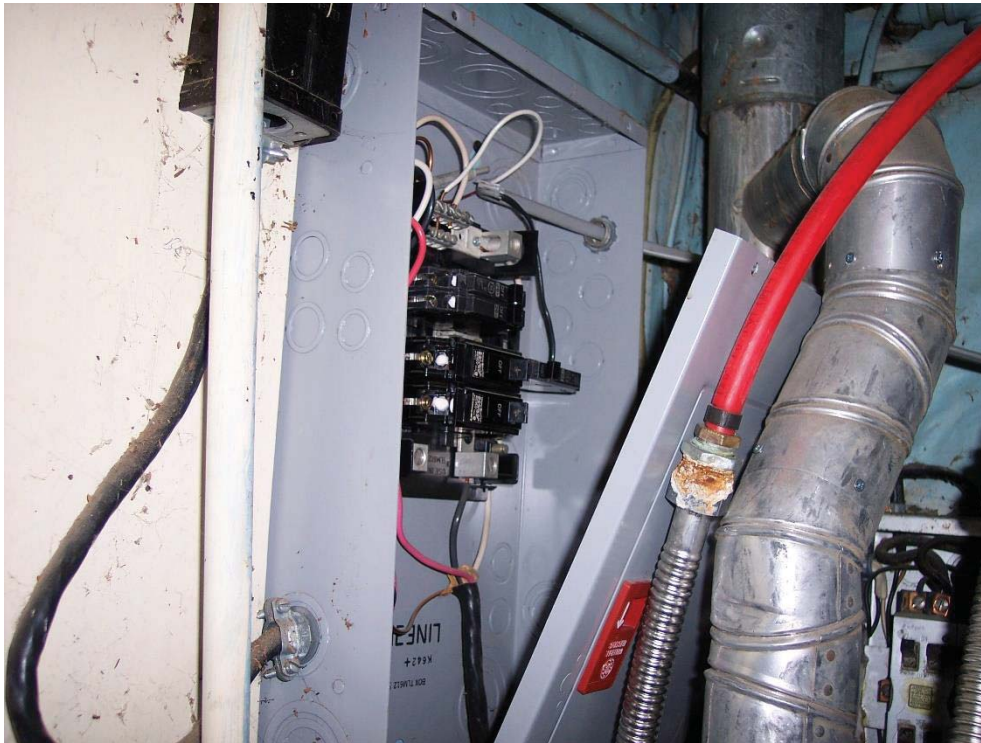
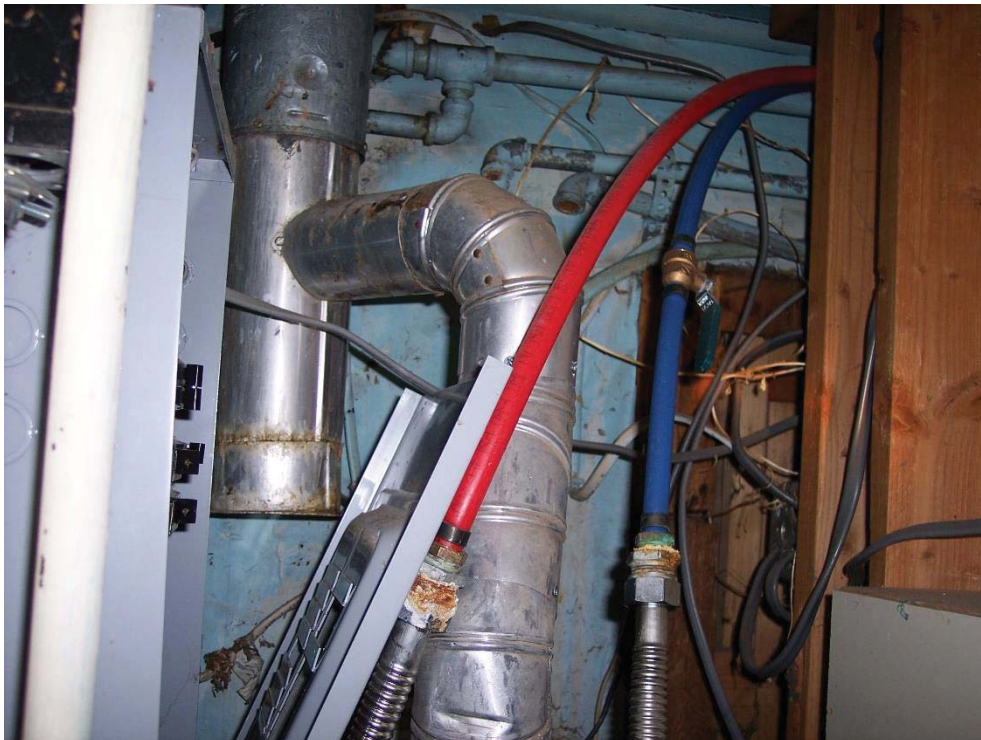


Photo 8e: Mechanical/Electrical/Plumbing in bathroom closet



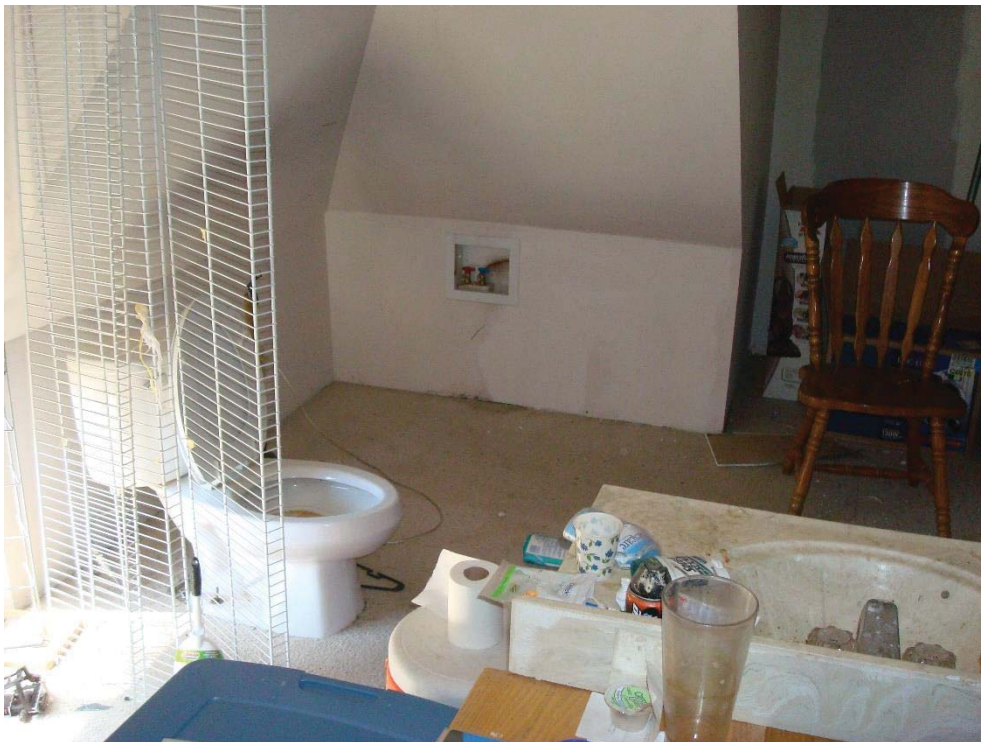
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning staff at 435.933.1111 or visit us online at www.parkcity.org. Updated 1/14.

□□

Photo 8f: Main level bathroom



Photo 8g: Upper level toilet and sink



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning staff at 435.633.1111 or visit us online at www.parkcity.org. Updated 1/2014.

□□

Photo 8h: Stove in living room



Photo 8j: Stove pipe to masonry chimney



If you have questions regarding the requirements on this application or process please contact a member of the Paro City Planning staff at 425.481.1111 or visit us online at www.parcity.org. Updated 1/2014.

9. Door Survey

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

Number of historic doors on the structure: ☐

Number of existing replacement/non-historic doors: ☐

Number of doors completely missing: 4

Number of doors to be replaced: ☐

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
D1	Poor		9a	
D2	Poor		9b	
D3	Poor			
D4	Poor			
D5	Poor			

10. Window Survey

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

Number of historic windows on the structure: ☐

Number of existing replacement/non-historic windows: 1 ☐

Number of windows completely missing: 1

Number of windows to be replaced: 1 ☐

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
W1	Poor		10a	
W2	Poor		10b	
W3	Poor		10c	
W4	Poor		10c	
W5	Poor		10d	
W6	Poor		10e	
W7	Poor		10f	
W8	Poor		10g	
W9	Poor		3c	
W10	Poor		3f	

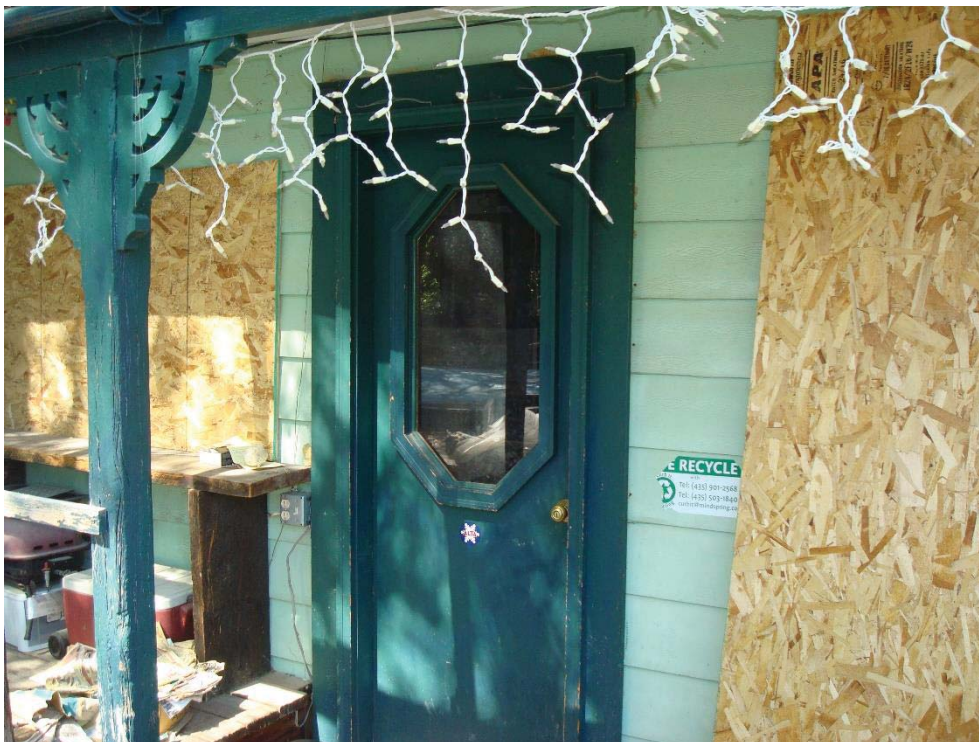
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning staff at 435.226.1111 or visit us online at www.parkcity.org. Updated 11/14.

11

Photo 9a: East entry door D1



Photo 9b: South entry door D2



If you have questions regarding the requirements on this application or process please contact a member of the Paro City Planning staff at 435-901-2588 or visit us online at www.paro-city.org. Updated 1/2014.

□□

Photo10a: Bedroom window W1



Photo 10b: Bedroom window W2



If you have questions regarding the requirements on this application or process please contact a member of the Paro City Planning staff at (408) 411-1111 or visit us online at www.parcity.org. Updated 1/2014.

Photo 10c: Living room window W3 and W4



Photo 10d: Living room window W5



If you have questions regarding the requirements on this application or process please contact a member of the Paro City Planning staff at 408.408.1000 or visit us online at www.paro-city.org. Updated 1/14.

Photo 10e: Living room window W6

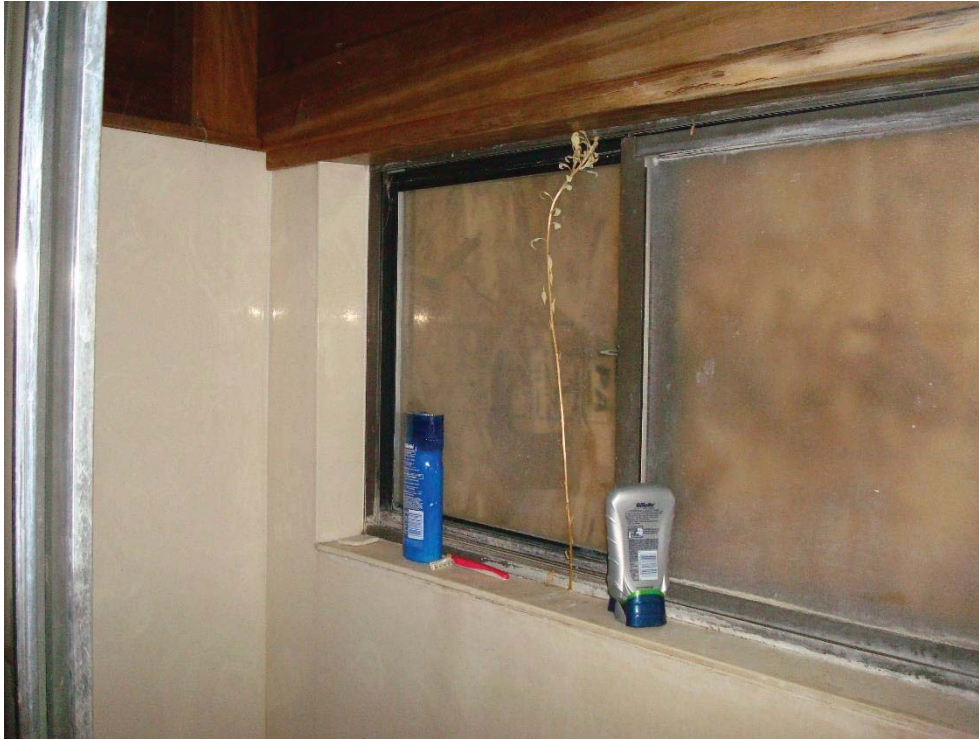


Photo 10f: Kitchen window W7



If you have questions regarding the requirements on this application or process please contact a member of the Parish City Planning staff at (404) 441-1111 or visit us online at www.parishcity.org. Updated 10/1/14.

Photo 10g: Bathroom window W8



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning staff at 435.633.1111 or visit us online at www.parkcity.org. Updated 1/14.

11

11. Interior Photographs

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

Element/Feature: Interior

This involves: ☐ An original part of the building
☒ A later addition Estimated date of construction: After 197 ☐

Describe existing feature:

There are no original trim on doors and windows. There are several types of base and casing, all installed after 197 ☐ See 9. Doors and 1 ☐ Windows photos.

Existing Condition: Excellent ☐ Good ☐ Fair ☐ Poor ☒

Photo Numbers: 11a, 11b, 11c Illustration Numbers: AB.1

Photo 11a: Kitchen cabinets



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning staff at 435.633.1111 or visit us online at www.parkcity.org. Updated 1/2014.

1

Photo 11b: Kitchen cabinets



Photo 11c: Kitchen



If you have questions regarding the requirements on this application or process please contact a member of the Paro City Planning staff at 408.411.1111 or visit us online at www.parcity.org. Updated 1/14.

□□

Shen Engineers, Inc. Structural/Seismic Consultants

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Salt Lake City, UT 84106
801.466.2625
801.466.2656fax

7949 Silverton Ave., Suite 915
San Diego, CA 92126
858.699.2275
801.466.2656fax

Sept. 7, 2010

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

Subject: Physical Condition Report of Park City House
At 115 Sampson Ave.
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building and have done some structural calculations to determine the adequacy of the building. The capacity check of structural members is based on the 2009 International Building Code(2009IBC). That would give us idea that how good the members are. This building is a historical building. Based on historical building code, if the members have more than 50% of capacity of what the code is required, the members are ok.

The follows are the conclusions:

1. Most of the existing roof joists are real 2x4 at 24" o.c. on 12:12 slope with 1x6 collar ties @ 48" o.c.. They are less than 50% capacity of the code. They need to be upgraded by either sister them with the better joist members or replaced with new roof joists.
2. The existing roof deck is 1x wood plank installed particular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest to install a layer of new 5/8" plywood or OSB with 10d @ 6" o.c. nailing.
3. The existing attic floor joists are guessed to be 2x8 @ 16" o.c. Suggest to install new 2x8 @ 16" o.c. to sister the existing floor joists.
4. The existing crawl space floor joists are real 2x6 at 24" o.c. The floor sheathing is 1x6 plank. They are less than 50% capacity of the code. They need to be upgraded by either sister them with the better joist members or replaced with new floor joists.
5. The front deck was built with 2x4 joists @ 24" o.c. with 2x8 beam to support them. The posts are 4x4s.
6. All the existing headers need to be upgraded.
7. The existing exterior walls are just 1x12 planks vertical plus 1x6 planks horizontal with 1/2" Celutex(fiber board) outside. The exterior walls are all not strong enough for wind, seismic or gravity loads. Suggest that new 2x4 df#2 or better stud walls at 16" o.c. need to be installed around the exterior walls. New shear wall sheathing and holdowns also shall be installed to develop a new lateral system.

8. The existing building doesn't have any footings. New concrete footing and foundation need to be poured for supporting the existing building and forming the frost depth of 40". And the proper reinforcing needs to be placed.

Since the existing exterior walls are built of 1x10 boards only. No wood stud framing has been used in the walls. We suggest that if the home is to be lifted or moved to install a new foundation that doing so as a single unit may present a safety concern unless extensive shoring is installed. It would be safer to panelize the walls of the home and move them that way.

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

Best Regards,

A handwritten signature in dark ink, appearing to read 'H. Shen', with a stylized flourish at the end.

Henry Shen, SE,
Shen Engineers, Inc.
3335 S. 900 E., Suite 250
Salt Lake City, Utah 84106

Shen Engineers, Inc. Structural/Seismic Consultants

2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
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Los Angeles, CA 90012
858.699.2275
801.277.2626fax

April 26, 2018

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

Subject: Physical Condition Report of Park City House
At 115 Sampson Ave.
Park City, Utah

To Whom It May Concern:

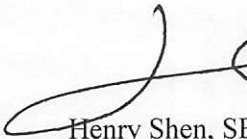
We have performed a site investigation of the building on April 24, 2018 with the architect Jon DeGray. The conclusions on the house are as follows:

1. The building was temporally shored not long ago (We guess the temporary shoring was installed within 2 to 5 years) with 2x6 stud walls, beams, columns and footings.
2. The existing roof joists are 2x6 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 18% capacity of the code. The 8'-0" roof joists are 28% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.
3. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
4. The existing (crawl space) floor joists are 2x6 @ 24" on center spanning 8'-0" to 12'-0. Most of them were totally rotted out. They have to be replaced.
5. All the existing headers need to be upgraded. We will review each one of them when design is available.
6. The existing exterior walls are 1x12 installed vertically with 1x6 planks installed horizontally. The exterior walls have no capacity for wind, seismic or gravity loads. Some of the wood stud walls retain the dirt. 75% of the exterior walls were rotted out and have to be re-built.
7. The existing building doesn't have any footings. The existing foundation walls were built with wood piles and sand stone. 90% of them were rotted out. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.

8. Overall, the whole house is rotted out. The maximum differential settlement on the building is about one foot. To lift or temporarily shore them becomes to be impossible.
9. We suggest panelizing the existing building and re-build the house.

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

Best Regards,

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



Building • Engineering • Planning

April 27, 2018

Joseph Sponholz and Nancy Bronstein
Silver Potato LLC
25 E End Ave #8C
New York, NY 10028

CC: Jon Degray, Architect; Anya Grahn, Park City Municipal Corporation

RE: 115 Sampson Avenue, Park City, UT 84060

Dear Joseph and Nancy,

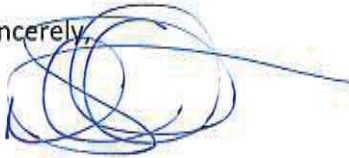
Please be advised that the historic structure located at 115 Sampson Avenue, was found to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code. A Notice and Order to vacate and repair the structure due to its general dilapidated state was issued on April 10, 2013. Following the Notice and Order, the building was then mothballed in 2011.

Planning and Building Department staff visited the site on April 16 and 18, 2018. At that time, we observed the following conditions:

- Due to the lack of foundation beneath the historic house, the floor structure has slumped. This has caused the walls to buckle and settle unevenly.
- The hillside has settled across the back of the historic house, accelerating the deterioration of the west wall; a stone cellar on the west side of the house is no longer accessible from the interior of the house. Further wood rot and deterioration can be seen along the roofline, with rotted and missing eaves, rusted metal roofing, and deteriorated dormers. Moisture has entered the structure through the deteriorated roofing and rotted wood siding.
- The previous owner had made significant alterations to the historic house including adding aluminum windows and doors, aluminum siding and faux vinyl brick siding, and skylights on the front porch. These improvements are in varying degrees of deterioration.
- During the site visits, the applicant and staff discussed panelizing the north, south, and east walls of the historic house. Significant portions of these walls were removed in order to expand the window openings on the east façade from single windows to large picture windows. These larger openings may compromise the structural integrity of the walls.
- The porch structure and decking has deteriorated as it sits directly on the soil on the south elevation of the house. The porch has settled unevenly and has begun to pull away from the house.

Due to the structural instability of the house, as well as the extent of the deterioration of the original materials, I find that the safest approach is to panelize the historic house.

Sincerely,

A handwritten signature in blue ink, appearing to be "Dave Thacker", with a long horizontal stroke extending to the right.

Dave Thacker
Chief Building Official



Historic Preservation Board Staff Report

Planning Department

Author: Laura Newberry, Planning Technician
Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction and Reconstruction Review
Address: 835 Empire Avenue
Project Number: PL-17-03556
Date: May 16, 2018
Type of Item: Administrative – Material Deconstruction and Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 835 Empire Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is designated as Landmark on the City's Historic Sites Inventory (HSI).

Topic:

Address: 835 Empire Avenue
Designation: Landmark
Applicant: Regis McHugh, represented by Architect Jonathan Degray
Proposal: Material Deconstruction on Landmark Site. The applicant is proposing to impact the following materials including the contemporary wood retaining wall; non-historic wood landscape steps; post-1941 rear additions; non-historic 1997 asphalt shingle and rolled asphalt roofing materials; non-historic concrete block foundation; pre-1983 wraparound porch; four (4) historic wood doors; and ten (10) historic wood windows.

Background:

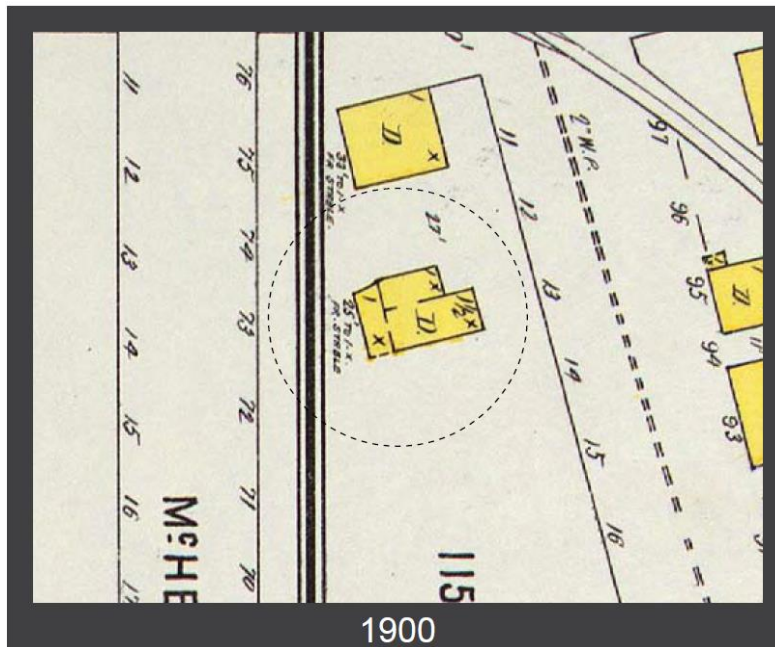
On March 5, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 835 Empire Avenue. The application was deemed complete on March 8, 2018. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on Historic Preservation Board's (HPB) Review for Material Deconstruction approval and the request for a remodel and addition to a Landmark Site.

History of Development on this Site

This house was likely constructed in 1895, but the exact date of construction and the original owner is unknown. The Historic Site Form finds that the structure was originally built as a variant of the shot gun and hall-parlor house forms that were common during Park City's Mining Era (stretching from 1868 to 1930); however, the Historic Site Form has identified the Settlement and Mining Boom Era (1868-1893) as this site's era of historical significance.

The house first appears on the 1900 Sanborn Fire Insurance Map as a simple, 1.5 story house with one-story additions on the north (side) and west (rear) elevations. The

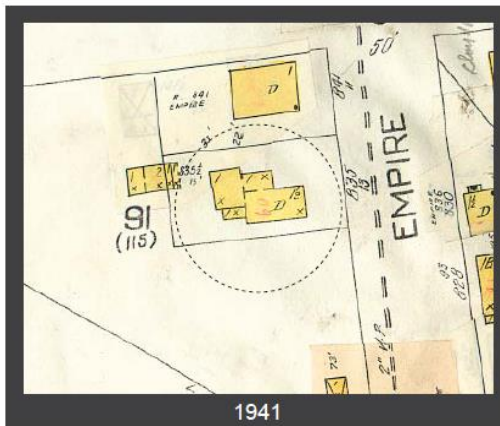
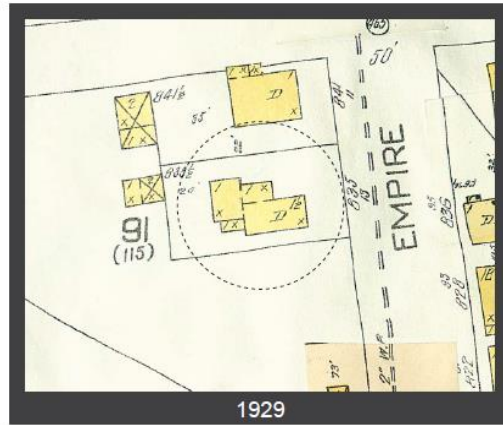
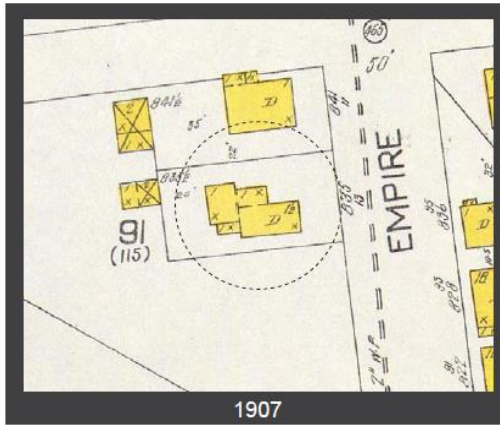
Sanborn Fire Insurance map indicates that it is a wood frame structure, facing east towards town. No porch is shown.



In 1905, James Gibson bought the house for \$75 at a special auction which involved the sale of over a dozen Park City houses. He and his wife, Emma, owned the property through 1947. They lived in the house continuously during that time, except for two years when James lived in Chicago around the time of the Columbian Exposition.

Between 1900 and 1907, the rear addition was removed and new additions were constructed in its place. This change is first documented by the 1907 Sanborn Fire Insurance map which shows a large, square addition on the northwest corner of the house. A smaller addition is built directly south of this addition, on the southwest corner of the house. The one-story addition along the north elevation shown in the 1900 Sanborn Fire Insurance map remains.

An accessory structure was also built, twenty feet (20') west from the rear of the house. Between 1929 and 1941, there was an addition to the accessory building, bringing it to fifteen feet (15') from the rear of the house. This accessory building has since been lost, and staff has not found documentation of when it was demolished.



The first photograph of this house was taken as part of the c.1941 tax assessment. The photograph shows a railroad tie retaining wall along the street, with wood steps leading up to the house. The 1.5 story shotgun house is visible with a shed-addition along the north side. A portion of the c.1907 rear addition with a door is also visible to the north of this addition.



C.1941 tax photograph

The Gibson's daughter, Miriam Tessman, owned the property from 1947 through 1964. Staff believes the additions on the west side of the house shown in the 1941 Sanborn Fire Insurance map were removed during Tessman's ownership and expanded. Tessman sold to Theo and Ruth Wood, who owned the property through 1971. At that time, Delmar and Beth Taylor purchased the house and were the owners until 2017.



1983 NRHP Reconnaissance Survey Photograph

Sometime before 1983, a wraparound porch was added as well as a small shed extension from the main gable to the porch. In 1984, the house was nominated for the National Register but was not listed due to the owner's objection.

This property has received several Historic District Grants. On June 22, 1988, the Historic District Commission awarded then-owner Delmar Taylor a grant in the maximum amount of \$2,500 for a new foundation and repair of a wood retaining wall. In August of 1994, a grant in amount of \$3,000 was awarded to repair the roof and foundation, but the work was not completed in time so the grant was reallocated. The owner, Delmar Taylor, reapplied for the Historic District Grant in 1995 to reroof the house; the grant was approved, but the work was not completed. Delmar Taylor received a grant again 1997 in the amount of \$2,250.00 to repair the roof. In 1998, the work was completed and the grant funds were released to Mr. Taylor.

In 2017, the current owner purchased the home. The house remains largely unchanged from the 1984 National Register nomination form.

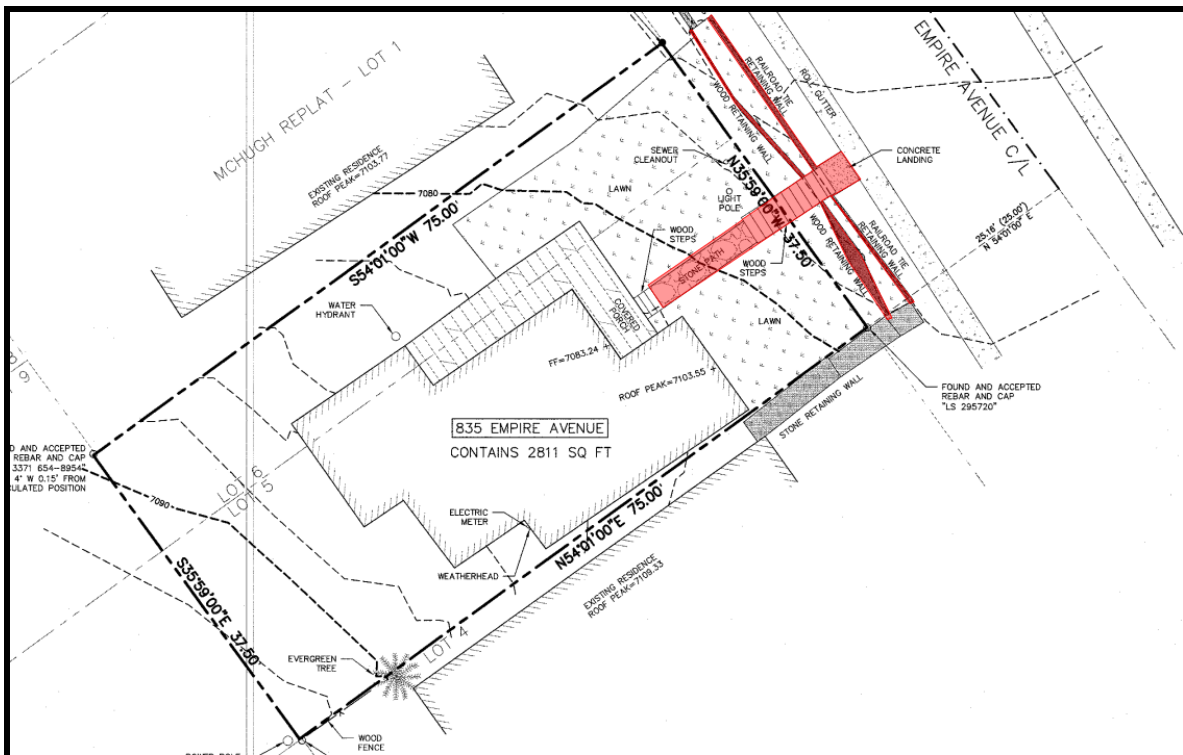
Material Deconstruction

The house has remained largely unchanged since the 1980s. The applicant is proposing to renovate the historic house and construct a new addition on the west (rear) elevation of the historic house. The following Material Deconstruction outlines the proposed scope of work:

1. SITE DESIGN

This site is an uphill lot. The c.1941 tax photograph shows a horizontal wood plank retaining wall along the street; however, this wall was removed by the 1980s and replaced with a new wood retaining wall. There are a set of wood steps that lead from the street up to the midpoint of the front yard. A stone walkway then extends from the steps to the porch. The landscaping is informal with no mature vegetation. These improvements are highlighted in red in the following image.

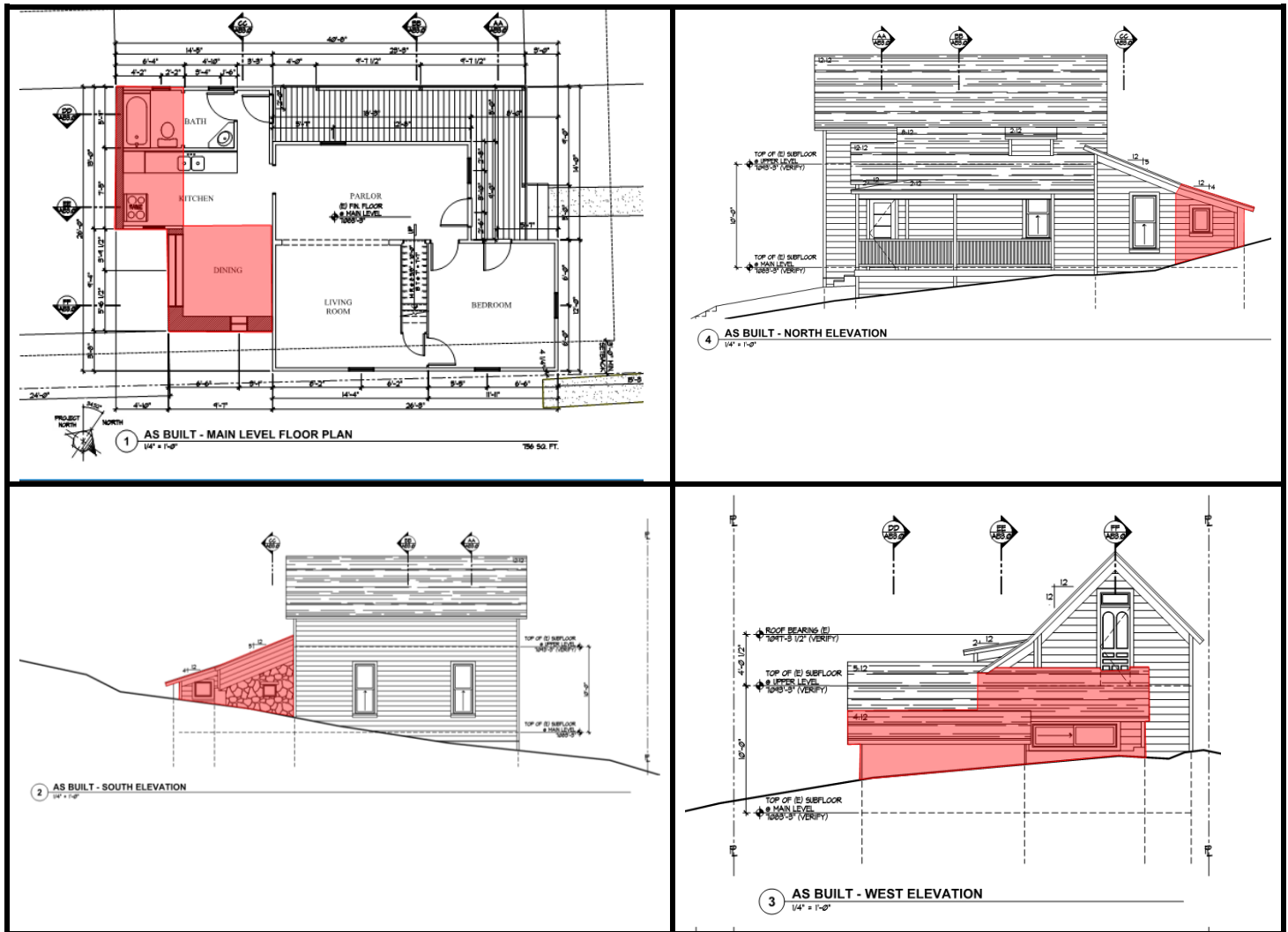
The applicant proposes to remove these non-historic improvements to the site in order to redevelop the site. The applicant proposes to re-grade the site and construct new stacked stone retaining walls where necessary. A new concrete walkway and stairs will be constructed. Staff finds that the proposed material deconstruction mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels. Further, these later additions to the site do not contribute to the historic integrity or historical significance of the site.



2. NON-HISTORIC ADDITIONS

Based on physical evidence, the applicant and staff have determined that two (2) additions were constructed on the west elevation of the historic house after the 1941 Sanborn Fire Insurance map. First, the small, rectangular addition on the southwest corner of the house was removed and a new square, stacked stone addition with a shed roof was built; this addition is used as a dining room. Later, the kitchen addition was expanded to the west to include a bathroom. Staff believes both of these additions were constructed after 1941 as they have concrete walls and were built into the hillside.

The applicant proposes to retain the historic kitchen addition, but remove these post-1941 additions. Staff finds that the proposed scope of work mitigates any impact that will occur to the historical significance of the house and any impact to the architectural integrity of the house. These additions do not contribute to the historic integrity of the house.



3. STRUCTURE

The house was originally constructed c.1985. The rear additions that include a portion of the kitchen and bathroom as well as the dining room were constructed of concrete after the 1941 Sanborn Fire Insurance map. A wraparound porch and a small shed extension from the main gable bay to the porch were added before 1983. The existing house is proposed to be stabilized, lifted, and temporarily placed on wood cribbing. The existing upper level floor framing is to be removed and a new floor structure constructed. The existing main level floor framing is to be inspected and repaired or replaced as needed.

The proposed interior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

4. ROOF

The historic house has an east-west front-facing gable with historic shed additions to the north elevation. In 1997, the roofing material was covered with new three-tab asphalt shingles and rolled asphalt roofing. It is now in poor condition and needs to be replaced. The applicant is proposing to replace the roofing with new asphalt shingles. Additional structural members will be added on the interior of the historic roof form to improve its stability.

Staff finds the proposed scope of work mitigates any impacts that will occur to the historical significance of the house and any impact that will occur to the architectural integrity of the house.

5. EXTERIOR WALLS

The house is a wood framed structure clad in drop-novelty wood siding and corner boards. The exterior has plain trim, without ornamentation. A new foundation was constructed in 1988 and new wood siding was extended below the floor line of the exterior walls to cover it. The applicant proposes only to repair and replace rotted siding as necessary. Staff finds the proposed scope of work is routine maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) and does not require Historic Preservation Board Review (HPBR).

Approximately 18.75 linear feet of the west elevation will be removed in order to accommodate the new addition. Staff finds the proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

6. FOUNDATION

The applicant has not been able to verify the condition of the slab foundation that is believed to have been constructed in 1988; however, they have found evidence of a concrete block foundation located at the back of the house along the bathroom and kitchen addition.

The applicant is proposing to replace the existing foundation with a new concrete basement foundation. The basement foundation will include a garage, accessible from the street. The proposed exterior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

Staff has added the usual Conditions of Approval to ensure to protection of the historic house while the foundation is constructed:

#2. The Preservation Plan must include 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.

#3. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.

#4. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.

#5. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.

#6. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.

#7. 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.

#8. 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.

#9 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 financial guarantee for historic preservation or ACE could take place.

2. PORCH

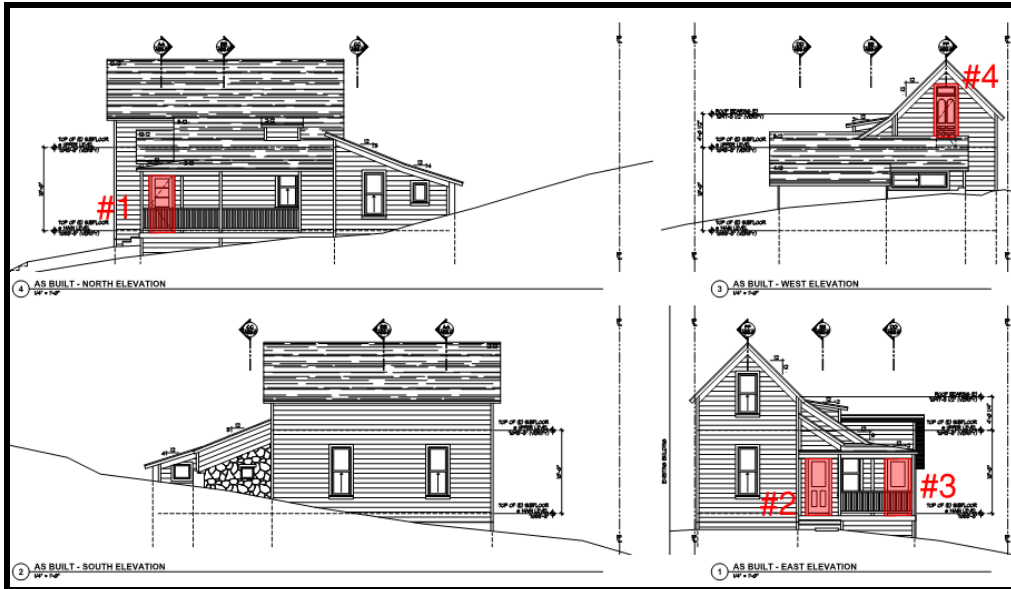
There is a non-historic wraparound porch on the northeast corner of the house, added sometime before 1983. While staff has not found evidence that this porch existed before 1983, it is a feature that would have been typical during the historic period. Further, it does not detract from the historical significance of the site. As noted in the National Register nomination for this house, "The porch is not original, but it was designed to complement the building and does not affect its original character."

The applicant is proposing to reconstruct the c.1983 porch to comply with building codes. Staff finds that the proposed reconstruction of the non-historic porch will mitigate any impacts that will occur to the historical significance of the house or any impact that will occur to the architectural integrity of the house.



3. DOORS

There are a total of four (4) historic doors on the house. One door is located on the north elevation, on the original shot-gun portion of the house; the applicant is proposing to reconstruct it as a faux door. The second door is located on the shed addition and faces the street. The third door is located on the shed addition containing the kitchen at the rear of the house. The applicant proposes to reconstruct Door #2 and #3. The fourth door is located on the second story of the west elevation. It may have been used to access the backyard historically; however, it today it walks out onto the shed roof of the dining room addition. This door is proposed to be removed as it will be blocked by the new addition. These doors are highlighted in red below.



Staff finds that these doors are in varying degrees of disrepair due to age and general wear and tear. Staff finds that replacement may be necessary in order to restore the historic wood paneled doors; however, any replacements should be made in-kind. Staff has added the following Condition of Approval to address the replacement:

#10. Replacement doors shall exactly match the historic door in size, material, profile, and style.

4. WINDOWS

There are a total of ten (10) historic wood windows on the house. The Physical Conditions Report notes they are in good condition; however, the applicant would like to replace them with new energy efficient wood windows. The windows on the west elevation will be blocked by the new addition and the window beneath the porch on the north elevation will be replaced with a new patio door.

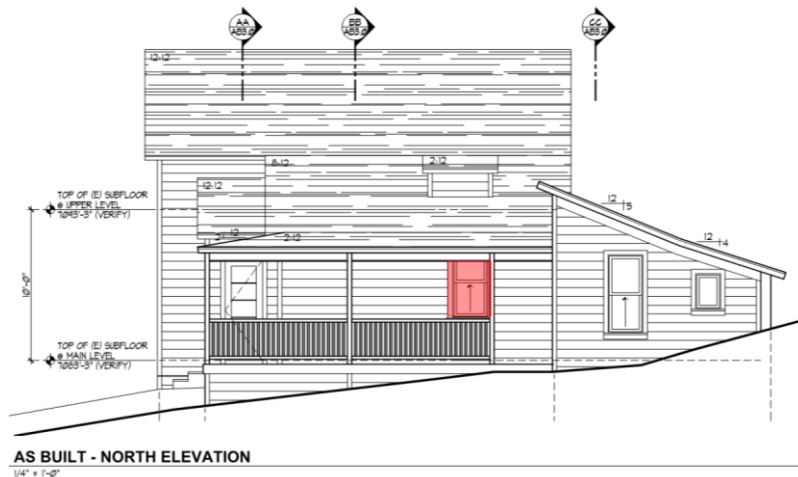
Staff finds that the historic wood windows may be restored in order to meet energy standards. Staff has added the following Conditions of Approval to ensure that every effort is made to not discard historic materials unnecessarily:

#11. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.

#12. Should the original wood windows not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

Staff finds that the replacement of the north window beneath the porch with a new French door is appropriate as it is beyond the midpoint of the historic structure and

will not be visible from the right-of-way (highlighted in red below). Staff finds the proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.



Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 835 Empire Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is designated as Landmark on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 835 Empire Avenue.
2. The site is designated as Landmark on the Historic Sites Inventory.
3. On March 5, 2018, the Planning Department received a Historic District Design Review (HDDR) application for the property at 835 Empire Avenue; it was deemed complete March 8, 2018. The HDDR application has not yet been approved as it is dependent on the HPB's Review for Material Deconstruction approval.
4. The house was likely constructed c.1895 as a variant of the shotgun and hall-parlor style houses constructed during the Mining Era. It is only one of three examples of extant historic houses that are exemptions to Park City's standard historic house types.
5. The Historic Site Form has identified this site era of historical significance as the Settlement and Mining Boom Era (1868-1893).
6. The house first appears on the 1900 Sanborn Fire Insurance map as a simple 1-1/2 story house with one-story addition on the north and west elevations. It faced east toward town. No porch is shown on the Sanborn Fire Insurance Maps.
7. Between 1900 and 1907, the rear addition was removed and new additions were constructed in its place. This change is first documented by the 1907 Sanborn Fire Insurance map.
8. The first photograph of the house was taken as part of the c.1941 tax assessment. The photograph shows a railroad tie retaining wall along the street with wood

landscape steps built into the grade. The front-gable shotgun house along with the north addition and c.1907 rear addition are visible in the photograph.

9. Under the ownership of Miriam Tessman, additions along the west elevation were removed and new additions were constructed to expand the interior of the house. On the southwest side of the house, the dining room addition is constructed of stacked stone and built into the hillside. On the northeast side of the house, the addition has a shed roof concrete walls; this area contains a portion of the bathroom and kitchen.
10. Sometime before 1983, a wraparound porch was added with a small shed extension from the main gable to the porch.
11. In 1984, the house was nominated to the National Register of Historic Places but was not listed due to the owner's objection.
12. The property has received several Historic Districts Grants. In June 1988, the Historic District Commission (HDC) awarded a grant in the amount of \$2,500 for a new foundation and repair of the wood retaining wall. They awarded a second grant in August 1994 for \$3,000 for the repair of the roof and the foundation, but the work was not completed in time and the grant was reallocated. In 1995, the owner received grant funds to reroof the house; however, the work was not completed. In 1997, \$2,250 was rewarded to repair the roof, and the work was completed in 1998.
13. The applicant proposes to remove the existing wood plank retaining wall, wood steps, and stone walkway. The material deconstruction involved in re-grading the site and adding new landscape elements mitigates to the greatest extent practical any impact to the historical importance of the house located on the property and on adjacent parcels. These later additions to the site do not contribute to its historical integrity or historical significance.
14. Based on physical evidence, the applicant has demonstrated that two additions were constructed on the west elevation of the historic house after 1941. These additions are proposed to be removed and replaced with a new, larger addition. The proposed scope of work mitigates any impact that will occur to the historical significance of the house and impact to the architectural integrity of the house.
15. The applicant proposes to reconstruct the second floor structure from the interior and add new framed walls on the interior, where necessary. The proposed interior changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
16. The roof is covered with non-historic three-tab asphalt shingle and rolled roofing. The applicant proposes to restructure the roof from the interior and replace the exterior roofing materials. The proposed scope of work mitigates any impacts that will occur to the historical significance of the house and any impact that will occur to the architectural integrity of the house.
17. The applicant only proposes to repair and replace rotted siding where necessary. The proposed scope of work is routine maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) and does not require Historic Preservation Board Review.
18. Approximately 18.8 linear feet of the west elevation will be removed in order to accommodate the new addition. The proposed exterior changes shall not damage

or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

19. The applicant has not been able to verify the condition of the slab foundation that is believed to have been constructed in 1988. The applicant proposes to replace the existing slab foundation with a new concrete basement foundation that will include a basement-level garage. The proposed exterior changes will not damage or destroy exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
20. There is a non-historic wraparound porch along the north and east sides of the house that was added before 1983. While the porch is not historic, it was designed to complement the building and does not affect its original character. The applicant is proposing to reconstruct the porch. The reconstruction will mitigate any impacts that will occur to the historical significance of the house or any impact that will occur to the architectural integrity of the house.
21. There are four (4) historic doors on the house. The applicant proposes to reconstruct these doors on the north and east elevations. The door on the west elevation will be covered by the new addition. The material deconstruction is necessary in order to restore the historic wood paneled doors and the replacements will be in-kind.
22. There are a total of 10 historic wood, double-hung windows on the house. The applicant's Physical Conditions Report notes they are in good condition; however, the applicant proposes to replace them with new energy efficient wood windows. The windows on the west elevation will be blocked by the new addition. The material deconstruction associated with the historic wood windows is necessary in order to restore the historic house.
23. The applicant proposes to replace an existing wood window on the north elevation beneath the porch with a new French door. The window is located beyond the midpoint of the historic house and will not be visible from the right-of-way. The proposed exterior change will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for material deconstruction pursuant to LMC **15-11-12.5 Historic Preservation Board Review for Material Deconstruction.**

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 14, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. The Preservation Plan must include 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.

3. An encroachment agreement may be required prior to issuance of a building permit for projects utilizing soils nails that encroach onto neighboring properties.
4. A Soils Report completed by a geotechnical engineer as well as a temporary shoring plan, if applicable, will be required at the time of building permit application.
5. Within five (5) days of installation of the cribbing and shoring, the structural engineer will inspect and approve the cribbing and shoring as constructed.
6. Historic buildings which are lifted off the foundation must be returned to the completed foundation within 45 days of the date the building permit was issued.
7. 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.
8. 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.
9. 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 financial guarantee for historic preservation or ACE could take place.
10. Replacement doors shall exactly match the historic door in size, material, profile, and style.
11. An independent window evaluation specialist will assess and report on the existing window conditions and outline options for rehabilitation or replacement in satisfaction of the Planning Director.
12. Should the original wood windows not be able to be restored, the replacement windows shall exactly match the historic window in size, dimensions, glazing pattern, depth, profile, and material.

Exhibits:

Exhibit A – HPB Checklist for Material Deconstruction

Exhibit B – [Historic Sites Inventory Form](#)

Exhibit C – Updated Plans, dated October 14, 2016

Exhibit D – Physical Conditions Report + Historic Preservation Plan

Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

835 EMPIRE AVENUE

LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
BLOCK 30 PARK CITY AMENDED SURVEY
RECORD OF SURVEY-EXISTING CONDITIONS
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 7245891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the herein described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

All of Lot No. 5, and the South half of Lot No. 6, Block 30, SNYDERS ADDITION TO PARK CITY, Summit County, State of Utah, according to the plat thereof on file in the office of the Recorder of Summit County, State of Utah.

EXPECTING THEREFROM all oil, gas and mineral rights.

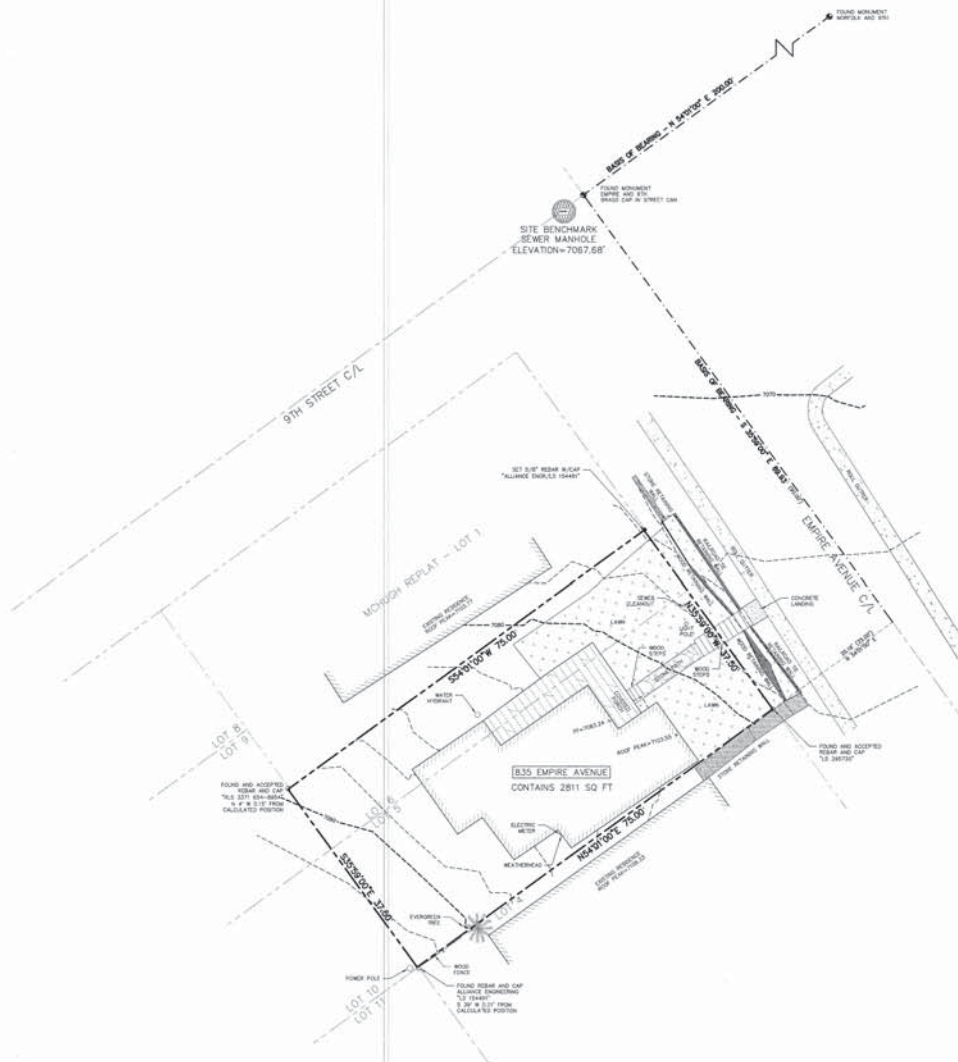
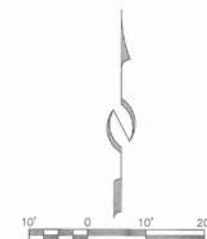
SUBJECT TO easements, restrictions and rights of way appearing of record or enforceable in law and equity and taxes for the year 1971 and thereafter.
Contains 2,811 square feet more or less.

NOTES

1. Basis of Bearing for this survey is between the found brass cap street monuments as shown on this plat.
2. Field work for this survey was performed April 21, 2017, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to locate and monument the boundary in addition to performing an Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements were located as part of this survey.
5. Recorded deeds, Snyder's Addition Subdivision Plat, Mahugh Replat, Records of Survey No. 5-5776 and S-7091 all on file and of record at the Summit County Recorder's Office and physical evidence found in the field were all used to determine the boundary as shown on this plat.
6. Site Benchmark: Sanitary Sewer Manhole Elevation=7067.68' in Empire Avenue as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were set or found as shown.
9. Record bearings and distances when different than measured are in parenthesis().

LEGEND

- Found Monument
(As-Noted)
- Found Street Monument
(As-Noted)
- Set 5/8" rebar w/flag
"ALANCE ENDS 154491"
(Unless noted otherwise)



STAFF:
CHARLES GALATI
TANDIN CHAPMAN
CHIP TOMLISON
STEVE CONANT

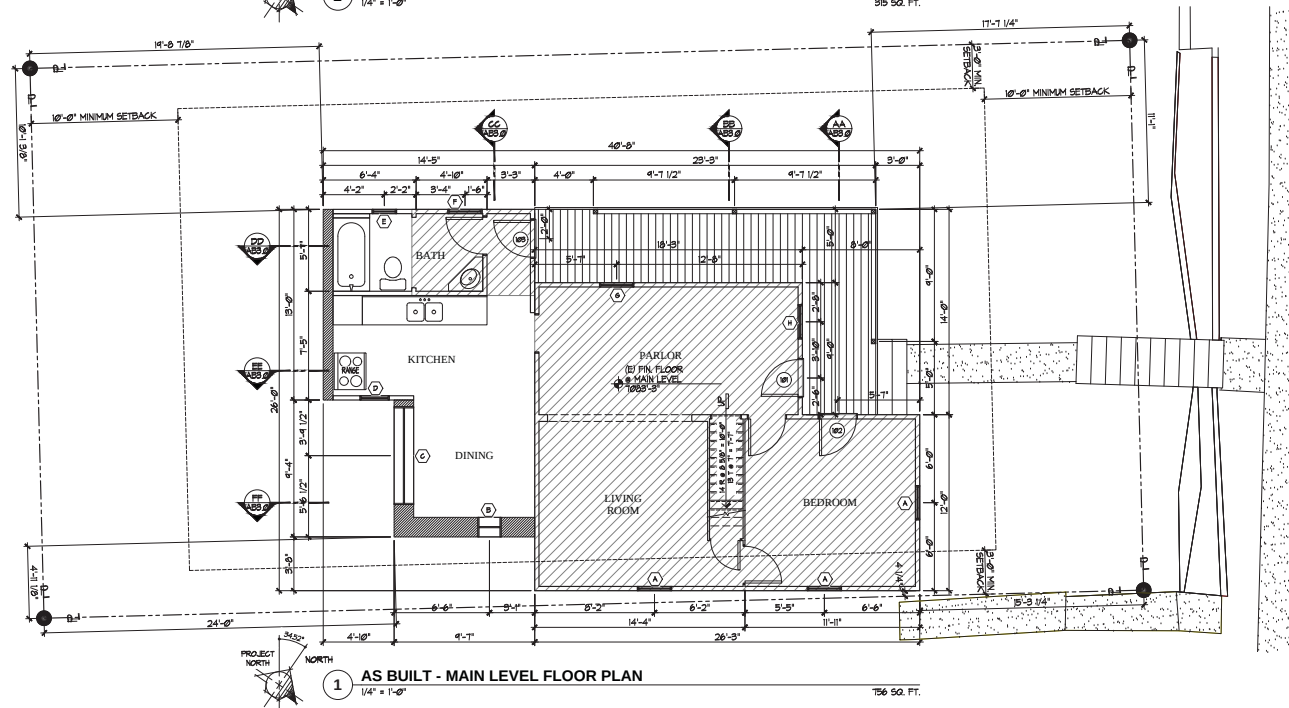
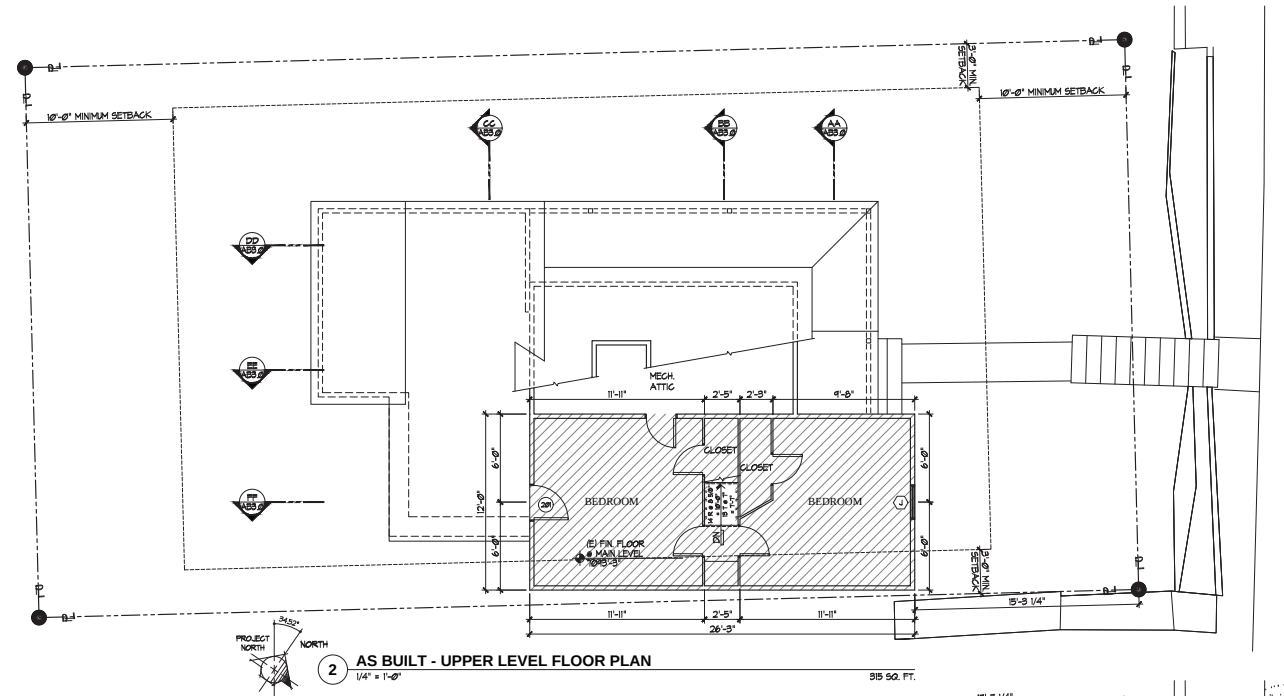
DATE: 4/28/17

EXISTING CONDITIONS & TOPOGRAPHIC MAP
835 EMPIRE AVENUE

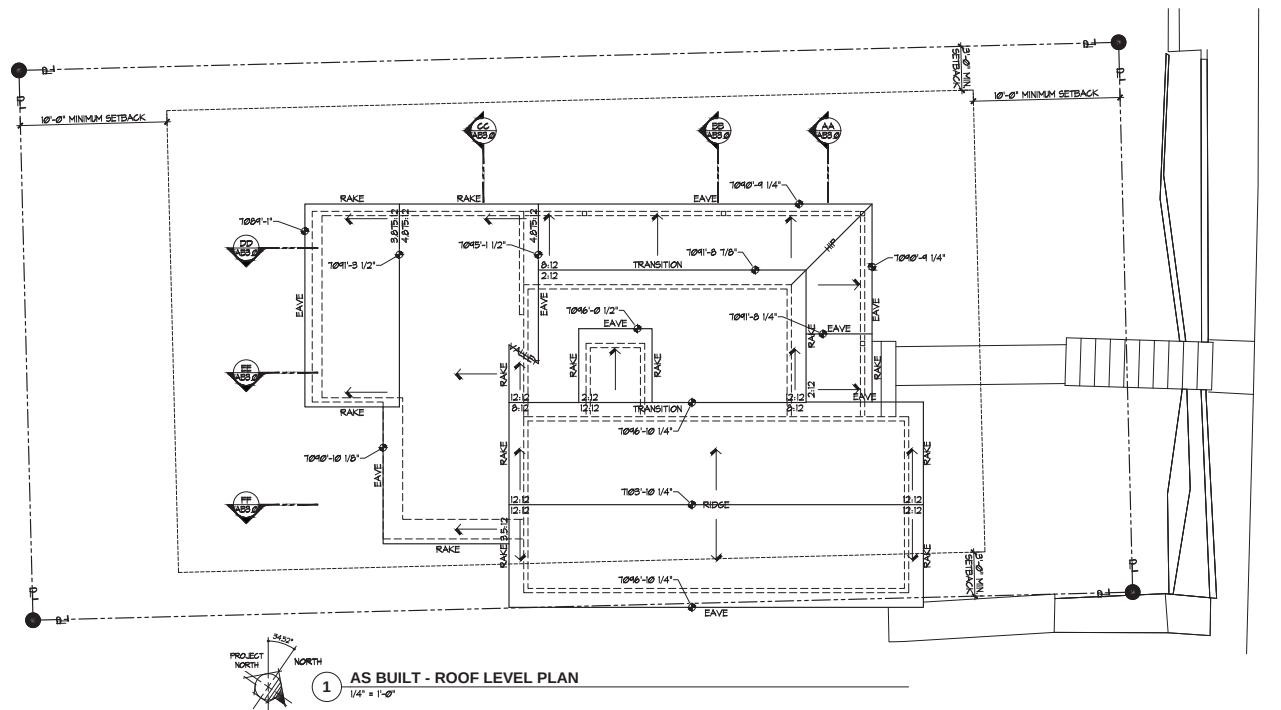
FOR: JAN RILEY
JOB NO.: 9-4-17

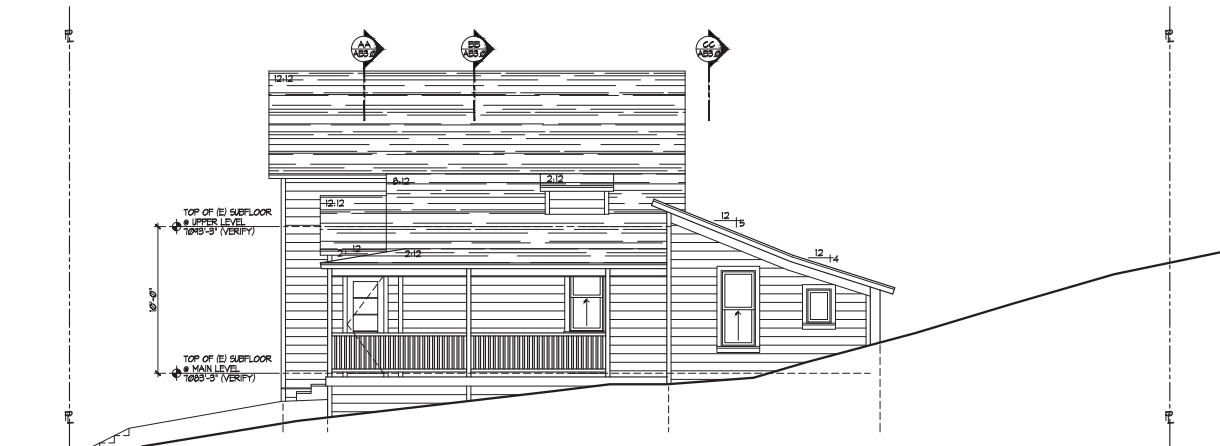
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SHEET
1
OF
1

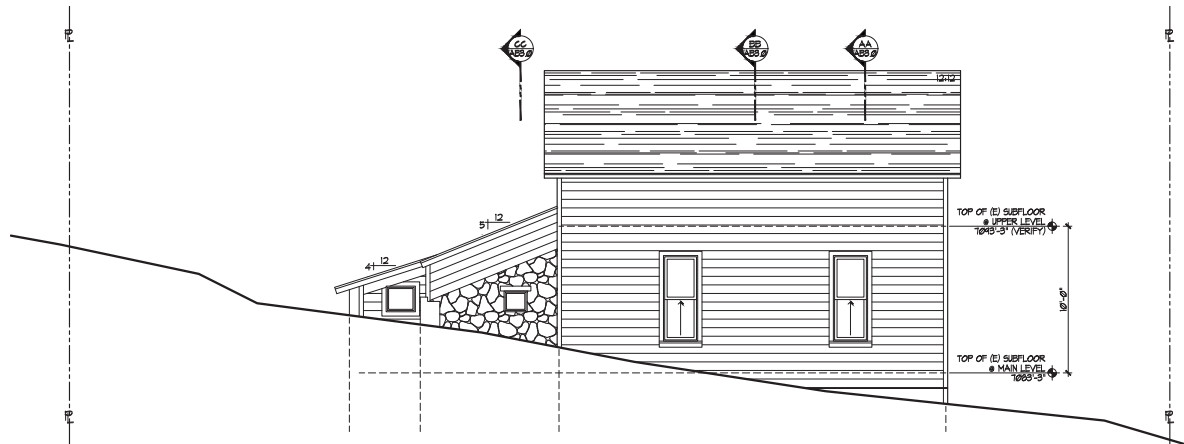


SHADING INDICATES AREA OF HISTORIC STRUCTURE

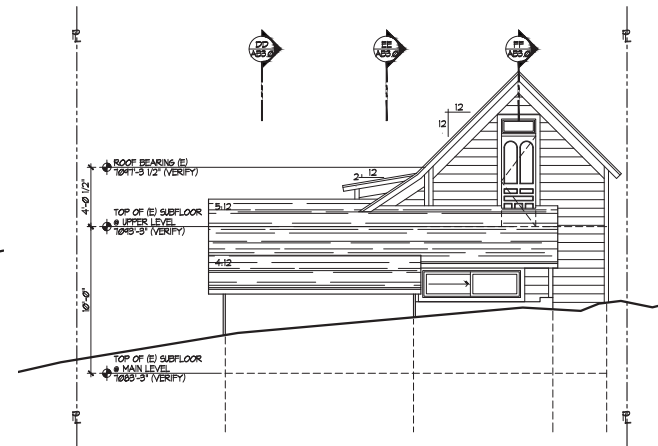




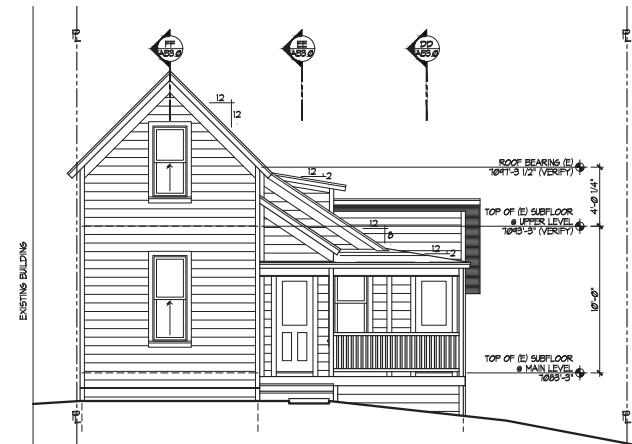
4 AS BUILT - NORTH ELEVATION
1/4" = 1'-0"



2 AS BUILT - SOUTH ELEVATION
1/4" = 1'-0"

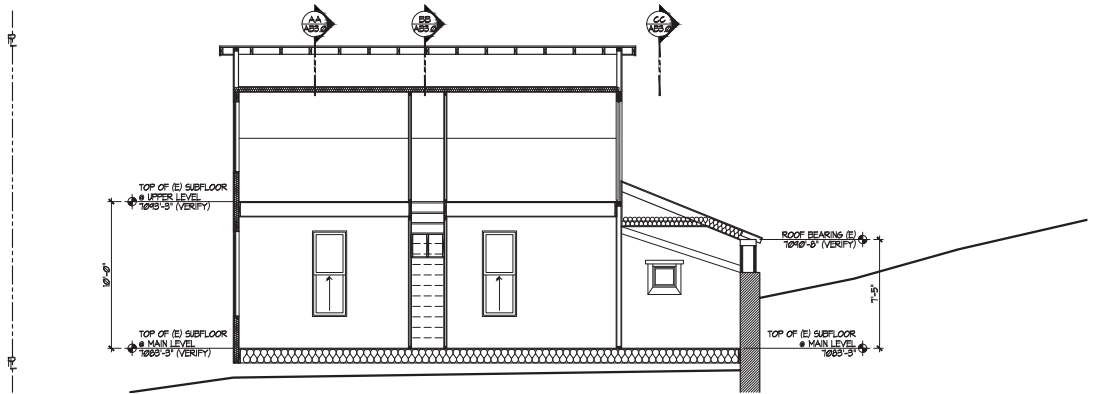


3 AS BUILT - WEST ELEVATION
1/4" = 1'-0"

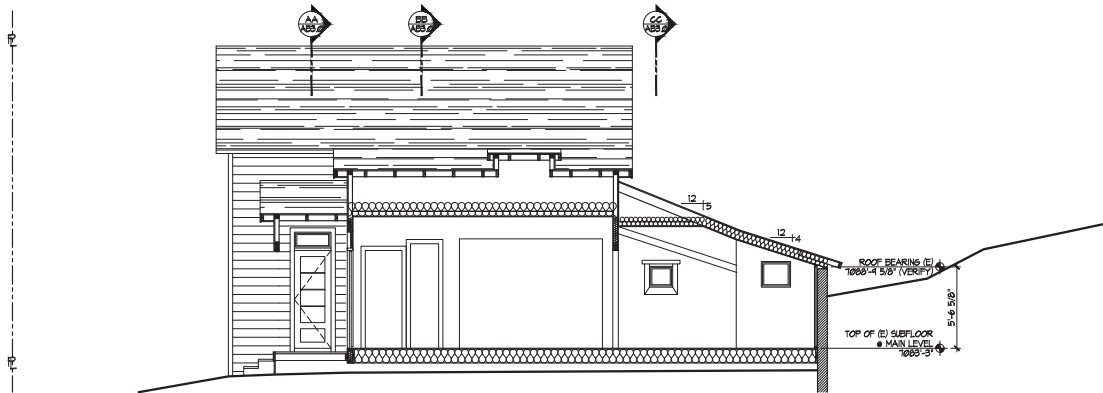


1 AS BUILT - EAST ELEVATION
1/4" = 1'-0"

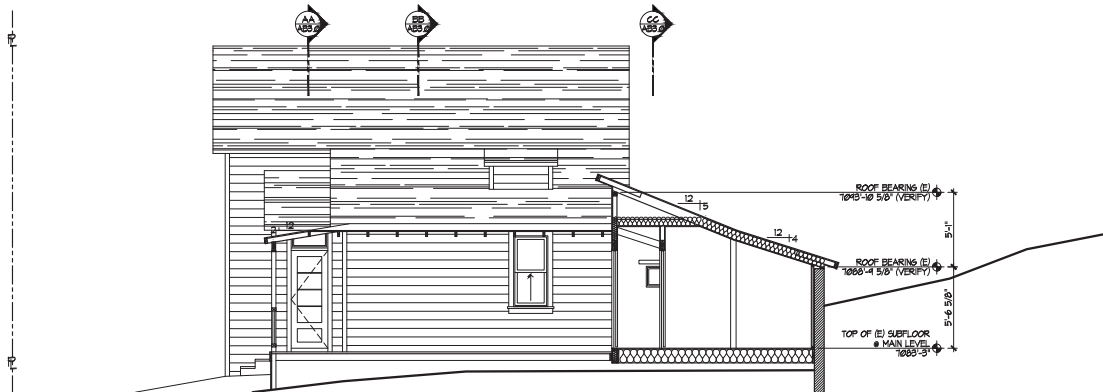
Jonathan DeGray Architect P.O. Box 1074, 414 Main Street, Suite 302, Park City, Utah 84060 Tel: 800-474-7233, E-mail: jgray@jonathandegray.com	
McHUGH RESIDENCE 835 EMPIRE AVENUE PARK CITY, UT 84060	
AS BUILT EXTERIOR ELEVATIONS	
REVISIONS	
DATE:	04/18/18
PROJECT NUMBER:	
WORK NUMBER:	AB2.0



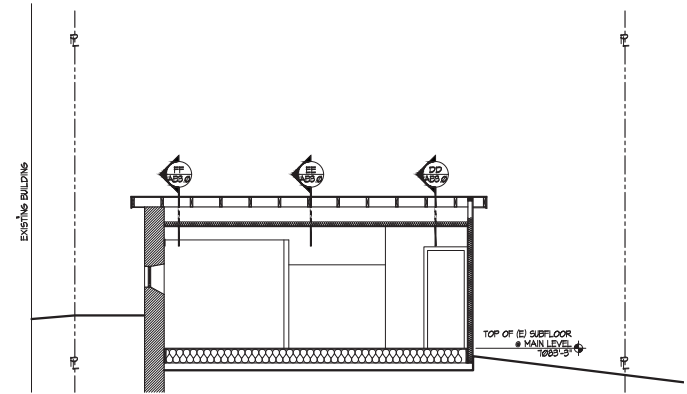
FF AS BUILT BUILDING SECTION
1/4" = 1'-0"



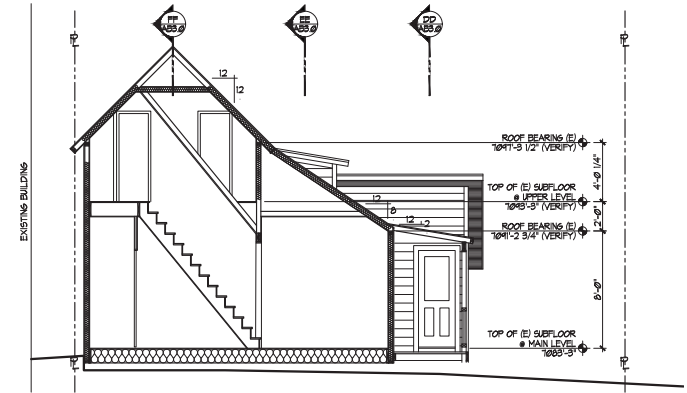
EE AS BUILT BUILDING SECTION
1/4" = 1'-0"



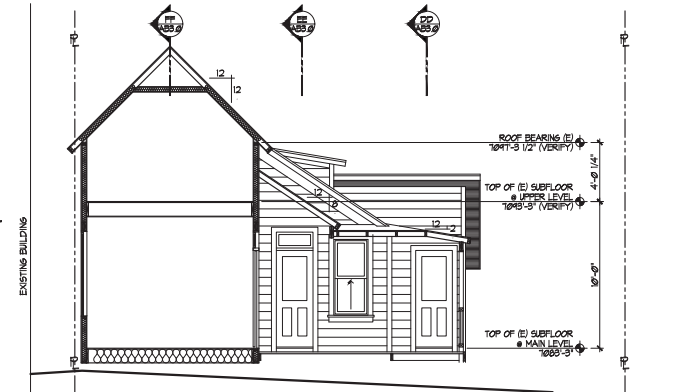
DD AS BUILT BUILDING SECTION
1/4" = 1'-0"



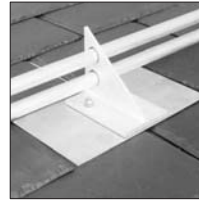
CC AS BUILT BUILDING SECTION
1/4" = 1'-0"



BB AS BUILT BUILDING SECTION
1/4" = 1'-0"



AA AS BUILT BUILDING SECTION
1/4" = 1'-0"

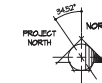


SNOW RETENTION BARS TO BE ALPINE SNOW GUARDS PP125 OR EQUAL. INSTALL PER MANUFACTURERS DIRECTIONS @ 50' O.C.

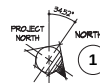
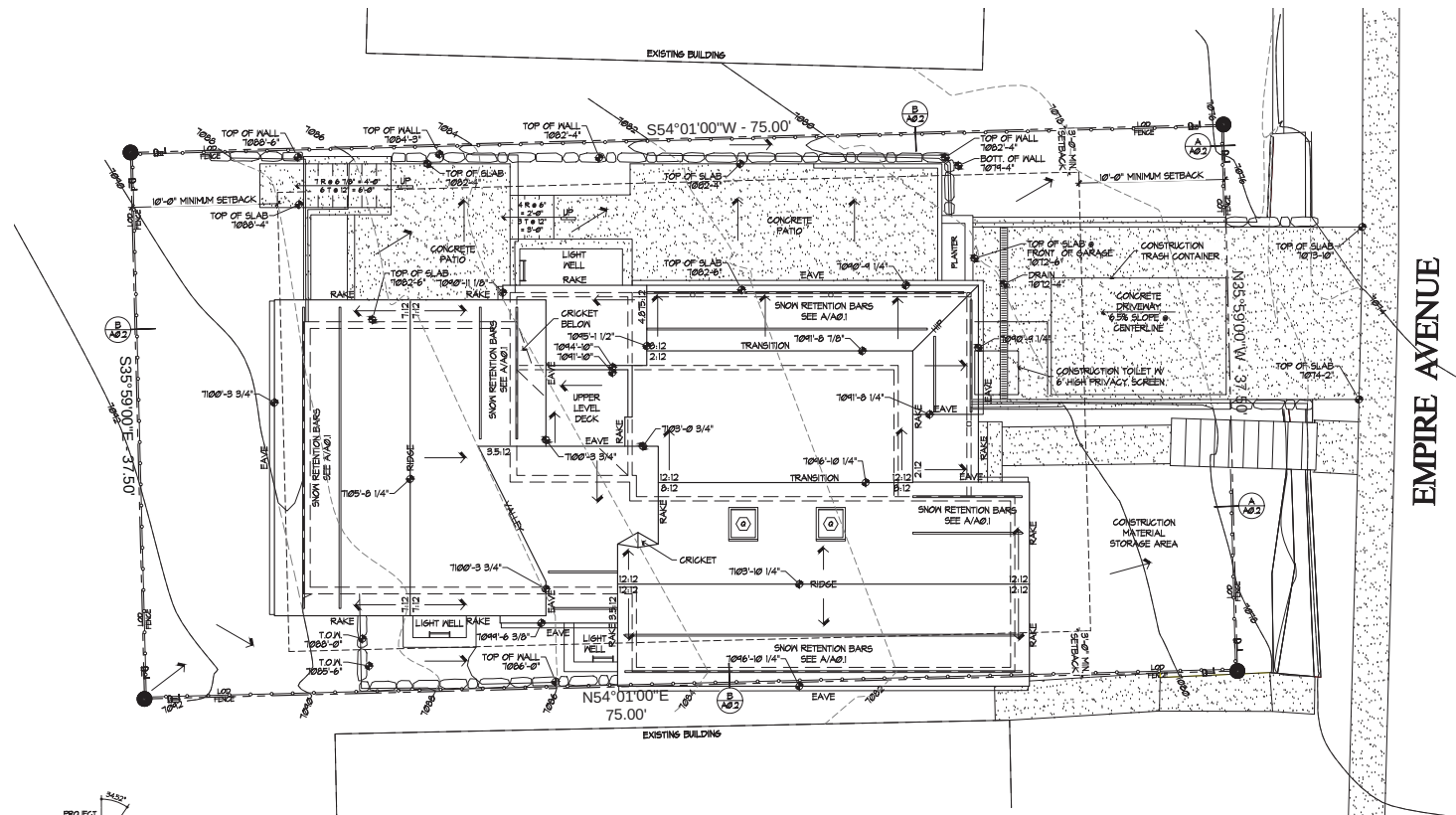
A SNOW RETENTION BARS
NO SCALE

SYMBOL LEGEND	
	INDICATES SURFACE DRAINAGE
	EXISTING GRADE
	PROPOSED GRADE

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



2 AERIAL PHOTO OF PROPOSED SITE
1" = 100'



1 PROPOSED SITE PLAN
1/4" = 1'-0"

EMPIRE AVENUE

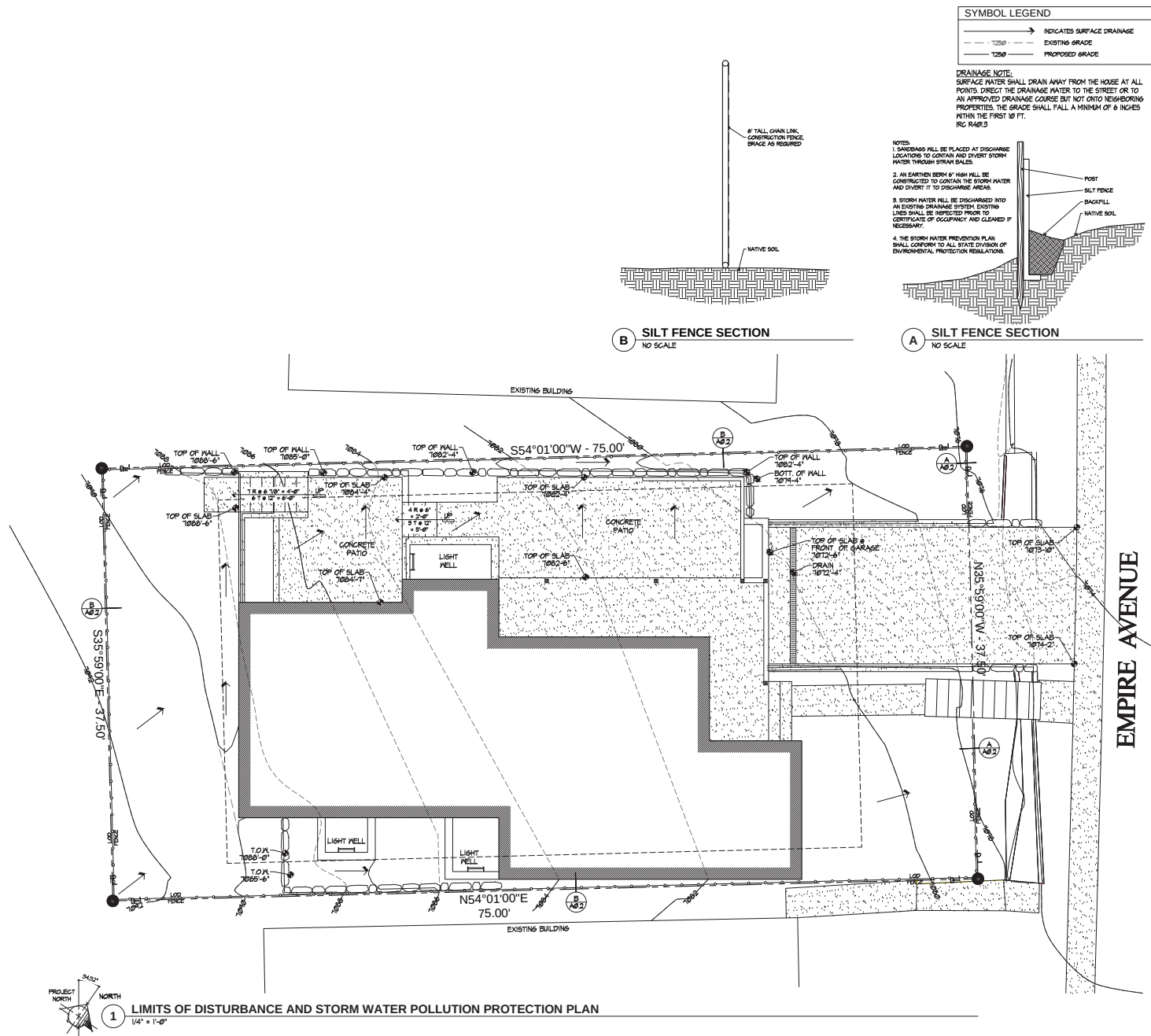
Jonathan DeGray
Architect

P.O. Box 1074, 444 Main Street, Suite 302, Park City, Utah 84060
Tel: 801-975-7323, E-mail: jgray@jonathandegray.com

McHUGH RESIDENCE
835 EMPIRE AVENUE
PARK CITY, UT 84060

PROPOSED SITE PLAN

DATE: 04/18/18
PROJECT NUMBER:
SHEET NUMBER: A0.1



Jonathan DeGray Architect P.O. Box 1074, 444 Main Street, Suite 302, Park City, Utah 84060 TEL: 801-975-7323, E-mail: jgray@jonathandegray.com	
PROJECT LOCATION: McHUGH RESIDENCE 835 EMPIRE AVENUE PARK CITY, UT 84060	
SHEET DESCRIPTION: LIMITS OF DISTURBANCE AND STORM WATER POLLUTION PROTECTION PLAN	REVISIONS:
DATE: 04/18/18	PROJECT NUMBER:
SHEET NUMBER: A0.2	

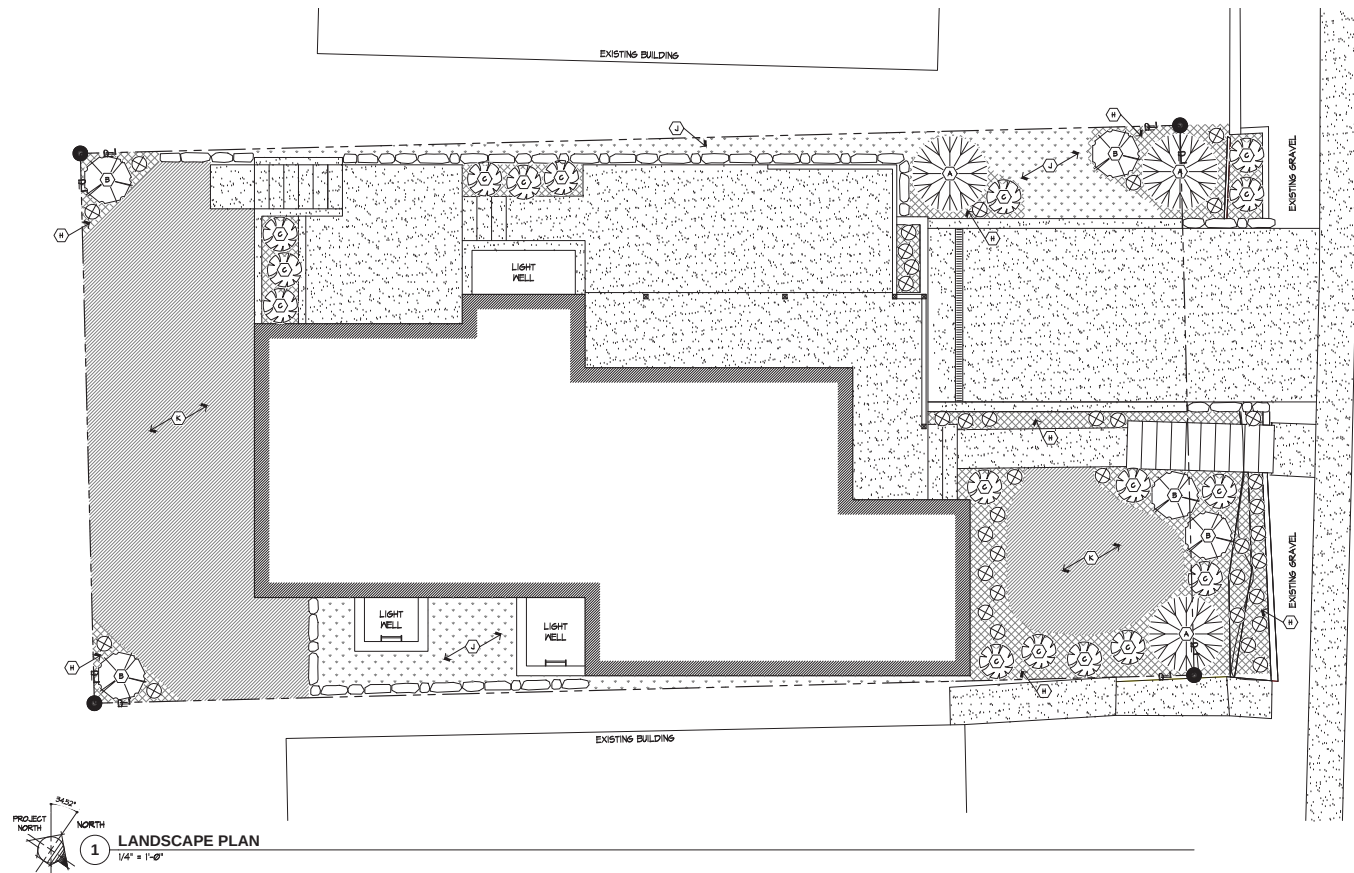
PLANTING NOTES

1. 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.
2. AUTOMATIC IRRIGATION IS REQUIRED, PROVIDE SHOP DRAWINGS FOR APPROVAL.
3. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS STANDARD SPECIFICATIONS.
4. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
5. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
6. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
7. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
8. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
9. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
10. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
11. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS' NATIVE GRASS LOCATIONS.
12. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
13. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND PROPERLY DISCARDED.
14. NO BARE ROOT STOCK SHALL BE USED.
15. FOR PLANTING BACK FILL SOIL MIX, SEE SPECIFICATIONS.

PLANT SCHEDULE

SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES							
	A	3	Colorado Blue Spruce	Picea pungens	3" Dia.	6'-10'	6'-8" tall
	B	5	Aspen	Populus tremuloides	3" Dia.	6'-10'	
SHRUBS							
	C	17	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted on plan
PERENNIAL PLANTS							
	D	5	Blackbells	Campanula	1 Gal.	12"-18"	Distribute Equally
	E	5	Columbine	Aquilegia Canadensis	1 Gal.	12"-18"	Distribute Equally
	F	5	Trailing Daisy	Eriogon Flagellaris	1 Gal.	12"-18"	Distribute Equally
	G	5	Blanket Flower	Gaillardia Aristata	1 Gal.	12"-18"	Distribute Equally
OTHER							
	H	371 SF	Wood Chips		Small		3" Thick Layer
	J	186 SF	Native Grass Seed Mix		1 lb/1500	Hydrosesed	See seed mix below
	K	505 SF	Drought Tolerant Fescue	Sheep Fescue			

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



EMPIRE AVENUE

Jonathan DeGray
Architect

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Tel: 801-774-7777, Fax: 801-774-7778, Email: jgray@jonathandegray.com

McHUGH RESIDENCE
835 EMPIRE AVENUE
PARK CITY, UT 84060

PROPOSED SITE PLAN

DATE: 04/18/18

PROJECT NUMBER:

SHEET NUMBER:

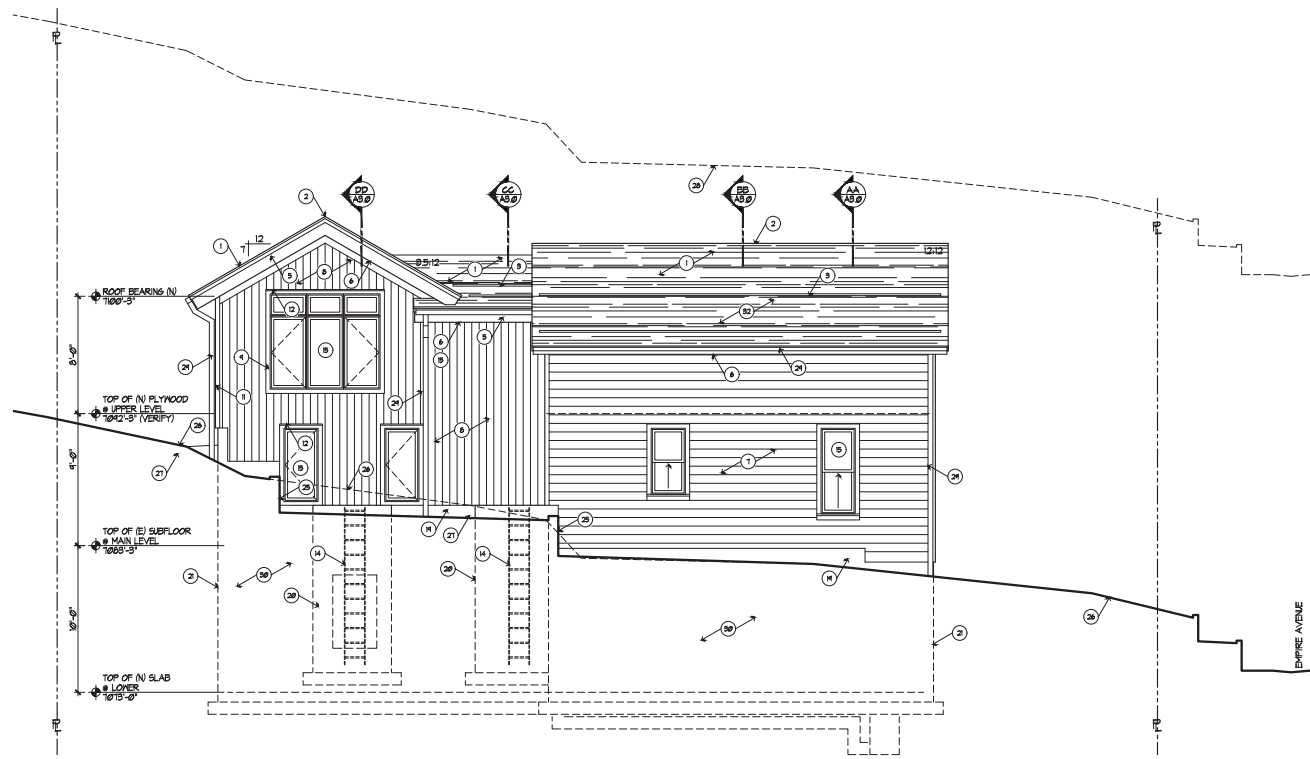
A0.3



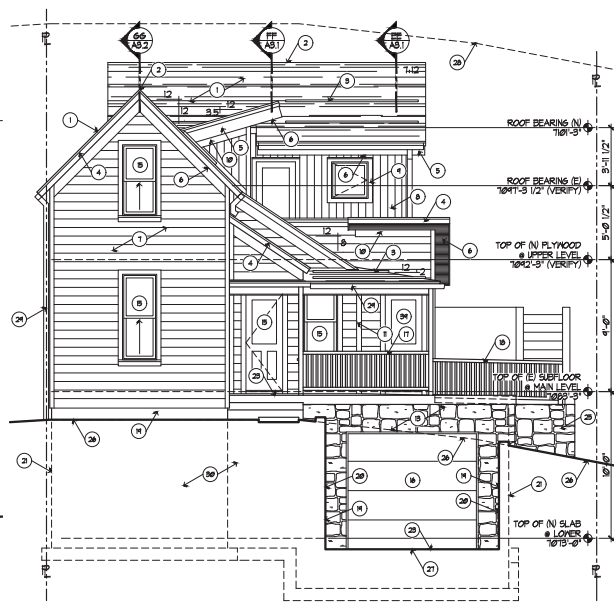
Squared Rubble
A rubble wall built of squared stones of varying sizes and coursed at every third or fourth stone.

STACKED STONE RETAINING WALL
NO SCALE

- KEYED NOTES**
- 1 ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL 0559 PER SQUARE MIN. ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
 - 2 CONTINUOUS RIDGE VENT.
 - 3 SNOW RETENTION BARS - ALPINE SNOW GUARDS PYZ25 OR EQUAL. INSTALL PER MANUFACTURERS DIRECTIONS @ 2'-6" O.C. SEE A/A01
 - 4 EXISTING WOOD FASCIA REPAIR AND REPLACE AS NEEDED.
 - 5 8/4" X 5 1/2" ON 8/4" X 8 1/4" BUILT UP CEDAR FASCIA - STAINED
 - 6 T16 CEDAR SOFFIT IN CONTINUOUS SOFFIT VENT - STAINED.
 - 7 EXISTING T1" HORIZONTAL WOOD SIDING - REPAIR AND REPLACE AS NEEDED
 - 8 6" VERTICAL T16 CEDAR SIDING ON TYVEK HOMERAP ON 1/2" EXT. SHEATHING ON 2x6 STUDS @ 16" O.C. W/ SOLID HORIZONTAL BLOCINGS @ 24" O.C.
 - 9 1 1/2" X 5 1/2" CEDAR TRIM - STAINED
 - 10 1 1/2" X 5 1/2" CEDAR TRIM - STAINED
 - 11 1 1/2" X 5 1/2" CEDAR OUTSIDE CORNER BOARD - STAINED
 - 12 CONT. METAL FLASHING ABOVE ALL NEW DOORS, WINDOWS, AND HORIZ. TRIM
 - 13 5" THICK NATURAL STONE VENEER ON 5" X 8 1/2" X 3/8" STEEL LINTEL W/ SLOPED NATURAL STONE CAP WHERE OCCURS. DIMENSIONS AND LOCATION PER EXTERIOR ELEVATIONS.
 - 14 STEEL EGRESS LADDER. PERMANENTLY ATTACH TO CONCRETE FOUNDATION WALL.
 - 15 ALUMINUM GLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE AND RESHECK REPORT.
 - 16 PANEL STYLE OVERHEAD GARAGE DOOR
 - 17 EXISTING RAILING REPAIR AND REPLACE AS NEEDED.
 - 18 NEW RAILING TO MATCH EXISTING - STAINED
 - 19 RAS RUBBED CONCRETE FINISH
 - 20 CONCRETE RETAINING WALL PER STRUCTURAL ENGINEER
 - 21 CONCRETE FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
 - 22 CONCRETE PORCH (PATIO) DRIVEWAY. BROOM FINISHED NATURAL COLOR. 4" THICK W/ 6x6 RE-4 X RE-4 W/F. TYP. OVER 2" OF SAND WHERE ABOVE WATERPROOF LOWER LEVEL ROOF.
 - 23 STACKED STONE RETAINING WALL - TO MATCH STONE VENEER ON HOME. SEE DETAIL A/A02
 - 24 NATURAL GRADE
 - 25 PROPOSED FINAL GRADE
 - 26 21"-0" ABOVE PROPOSED FINAL GRADE
 - 27 METAL GUTTER & DOWNSPOUT TO DRAIN TO SUB-TERRANEAN FOUNDATION DRAIN. TOUGHENED VERTICAL DRAIN BOARD OR SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4" CONTINUOUS FOUNDATION DRAIN SET IN GRAVEL. DRAIN TO SUMP. ALL SIDES OF FOUNDATION BACKFILL FOUNDATION WITH GRANULAR FILL @ 15% COMPACTION.
 - 28 NON-VENTED ROOF - 4" CLOSED CELL FOAM INSULATION AT OUTER FACE OF CAVITY W/ FIBERGLASS BBS @ R-1.25 / 1"
 - 29 FAUX DOOR - SEE DETAIL A/A01



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



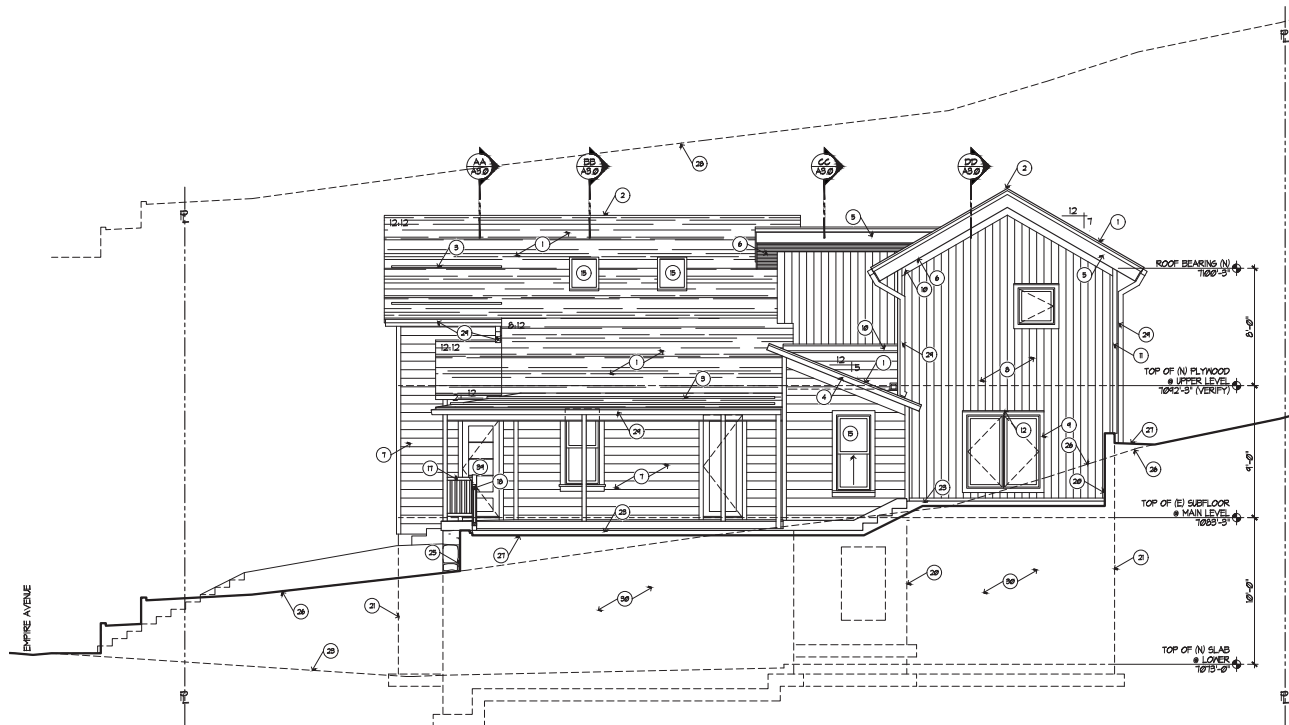
1 EAST ELEVATION
1/4" = 1'-0"

Jonathan DeGray
Architect

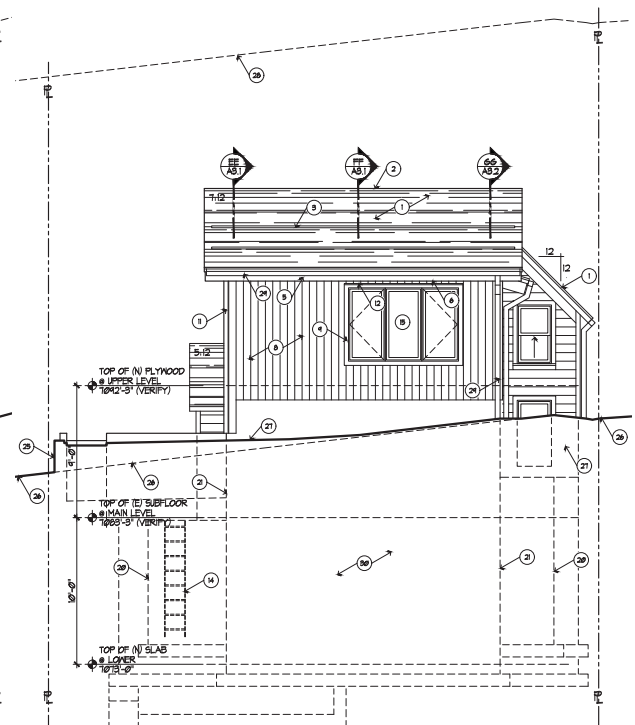
McHUGH RESIDENCE
835 EMPIRE AVENUE
PARK CITY, UT 84060

EXTERIOR ELEVATIONS

DATE: 04/18/18
PROJECT NUMBER:
SHEET NUMBER:
A2.0



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



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

KEYED NOTES	
1 ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL 1259 PER SQUARE MIN. ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.	8 ALUMINUM GLAD WOOD WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE AND RESHECK REPORT.
2 CONTINUOUS RIDGE VENT.	9 PANEL STYLE OVERHEAD GARAGE DOOR AS NEEDED.
3 SNOW RETENTION BARS - ALPINE SNOW GUARDS P/225 OR EQUAL. INSTALL PER MANUFACTURERS DIRECTIONS @ 2'-6" O.C. SEE A/A01.	10 EXISTING RAILING REPAIR AND REPLACE AS NEEDED.
4 EXISTING WOOD FASCIA REPAIR AND REPLACE AS NEEDED.	11 NEW RAILING TO MATCH EXISTING - STAINED.
5 8/4" X 5 1/2" ON 8/4" X 1 1/4" BUILT UP CEDAR FASCIA - STAINED.	12 RAS RUBBED CONCRETE FINISH
6 T16 CEDAR SOFFIT W/ CONTINUOUS SOFFIT VENT - STAINED.	13 CONCRETE RETAINING WALL PER STRUCTURAL ENGINEER.
7 EXISTING T1 HORIZONTAL WOOD SIDING - REPAIR AND REPLACE AS NEEDED.	14 CONCRETE PORCH (PATIO) DRIVEWAY. BROOM FINISHED NATURAL COLOR. 4" THICK W/ 6x6 RE-4 X RE-4 W/F. TYP. - OVER 2" OF SAND WHERE ABOVE WATERPROOF LOWER LEVEL ROOF.
8 6" VERTICAL T16 CEDAR SIDING ON TYVEK HOMERAP ON 1/2" EXT. SHEATHING ON 2x6 STUDS @ 16" O.C. W/ SOLID HORIZONTAL BLOCKING @ 24" O.C.	15 STACKED STONE RETAINING WALL - TO MATCH STONE VENEER ON HOME. SEE DETAIL A/A02.
9 1/2" X 5 1/2" CEDAR TRIM - STAINED.	16 NATURAL GRADE
10 1/2" X 5 1/2" CEDAR TRIM - STAINED.	17 PROPOSED FINAL GRADE
11 1/2" X 5 1/2" CEDAR OUTSIDE CORNER BOARD - STAINED.	18 21"-0" ABOVE PROPOSED FINAL GRADE
12 CONT. METAL FLASHING ABOVE ALL NEW DOORS, WINDOWS, AND HORIZ. TRIM.	19 METAL GUTTER & DOWNSPOUT TO DRAIN TO SUB-TERRANEAN FOUNDATION DRAIN.
13 5" THICK NATURAL STONE VENEER ON 9" X 9 1/2" X 3/8" STEEL LITEL. W/ SLOPED NATURAL STONE CAP WHERE OCCURS. DIMENSIONS AND LOCATION PER EXTERIOR ELEVATIONS.	20 TROUGHED VERTICAL DRAIN BOARD OR SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4" CONTINUOUS FOUNDATION DRAIN SET IN GRAVEL. DRAIN TO SUMP. ALL SIDES OF FOUNDATION BACKFILL FOUNDATION WITH GRANULAR FILL @ 95% COMPACTION.
14 STEEL EGRESS LADDER. PERMANENTLY ATTACH TO CONCRETE FOUNDATION WALL.	21 NON-VENTED ROOF - 4" CLOSED CELL FOAM INSULATION AT OUTER FACE OF CAVITY (R-28). FILL REMAINDER OF CAVITY W/ FIBERGLASS BBS (R-1.25 / 1').
	22 FAUX DOOR - SEE DETAIL A/A01.

Jonathan DeGray
Architect

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McHUGH RESIDENCE
835 EMPIRE AVENUE
PARK CITY, UT 84060

EXTERIOR ELEVATIONS

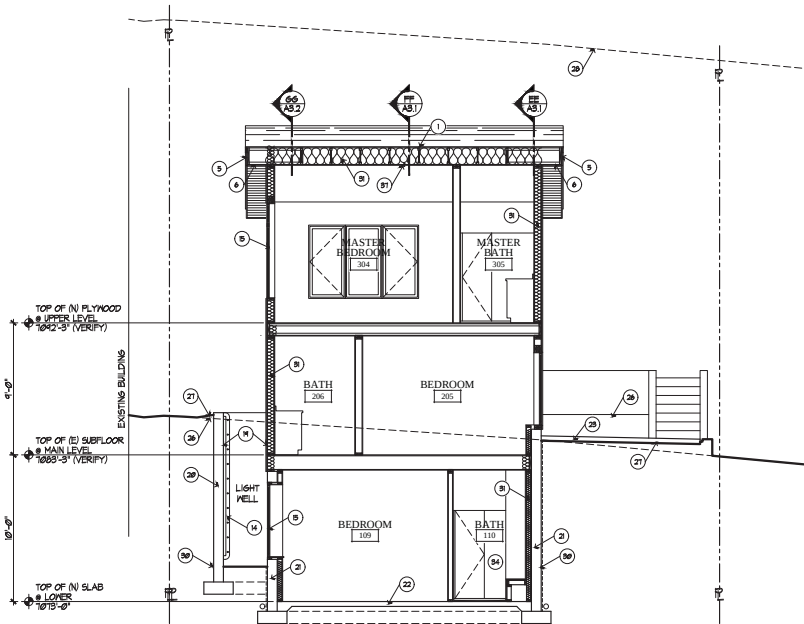
REVISIONS

DATE: 04/18/18

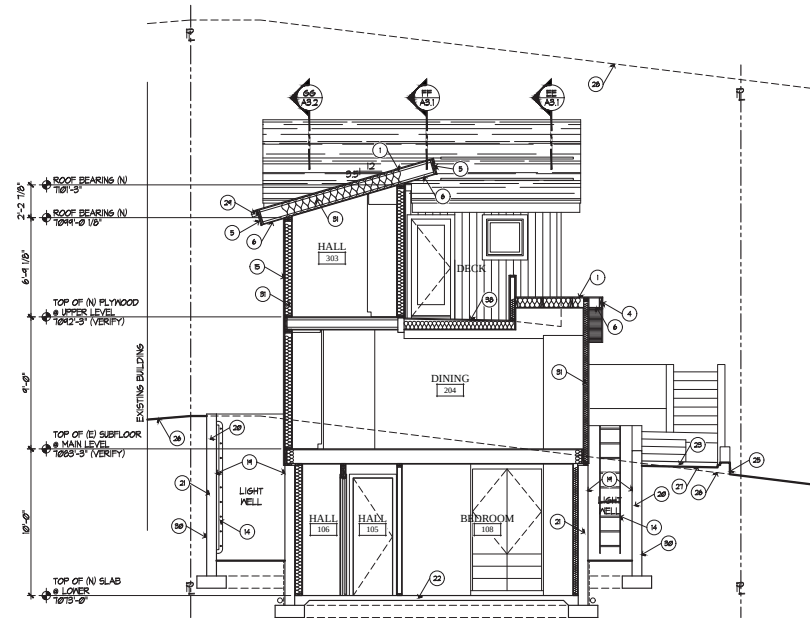
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SHEET NUMBER

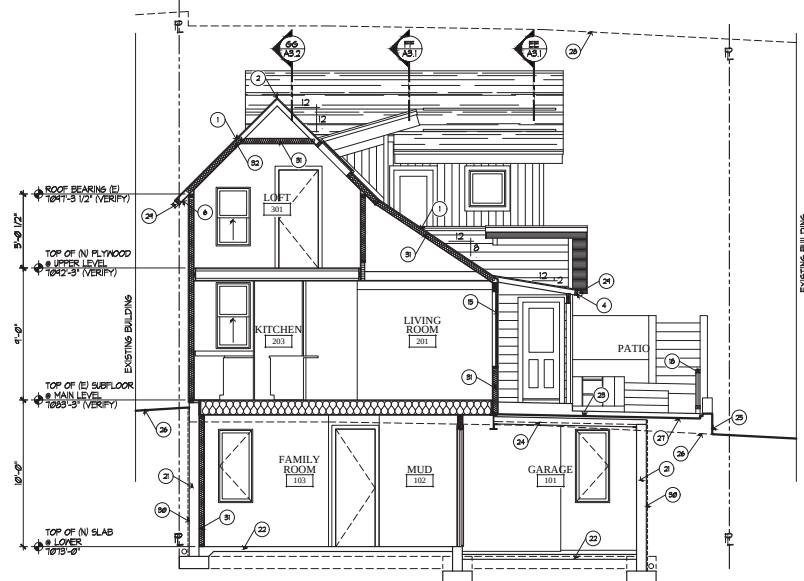
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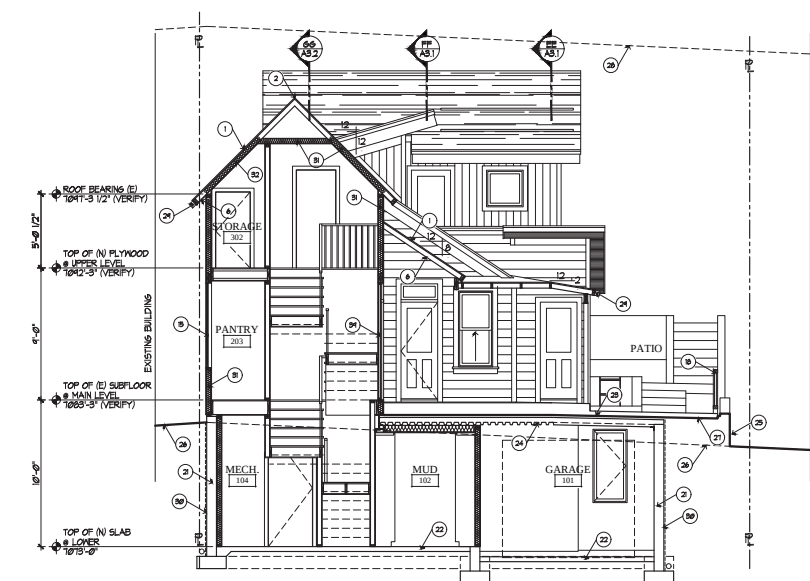
DD BUILDING SECTION
1/4" = 1'-0"



CC BUILDING SECTION
1/4" = 1'-0"



BB BUILDING SECTION
1/4" = 1'-0"



AA BUILDING SECTION
1/4" = 1'-0"

- KEYED NOTES**
- 1 ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL 12.0559 PER SQUARE MIN. ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYPE DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
 - 2 CONTINUOUS RIDGE VENT.
 - 3 EXISTING ROOF FASCIA REPAIR AND REPLACE AS NEEDED.
 - 4 3/4" X 5 1/2" ON 3/4" X 1 1/4" BUILT UP CEDAR FASCIA - STAINED.
 - 5 1/6" CEDAR SOFFIT 1/4" CONTINUOUS SOFFIT VENT - STAINED.
 - 6 5" THICK NATURAL STONE VENEER ON 5' X 3 1/2" X 3/8" STEEL LINTEL 1/4" SLOPED NATURAL STONE CAP WHERE OCCURS DIMENSIONS AND LOCATION PER EXTERIOR ELEVATIONS.
 - 7 STEEL EGRESS LADDER PERMANENTLY ATTACH TO CONCRETE FOUNDATION WALL.
 - 8 ALUMINUM GLAD WOOD WINDOWS AND DOORS 1/4" INSULATED GLASS - SEE SCHEDULE AND RESUBMIT REPORT.
 - 9 PANEL STYLE OVERHEAD GARAGE DOOR.
 - 10 EXISTING RAILINGS REPAIR AND REPLACE AS NEEDED.
 - 11 NEW RAILINGS TO MATCH EXISTING - STAINED.
 - 12 RAG RUBBED CONCRETE FINISH.
 - 13 CONCRETE RETAINING WALL PER STRUCTURAL ENGINEER.
 - 14 CONCRETE FLOOR SLAB REINFORCED PER ENGINEER OVER 6 MIL VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" OVER 6" GRANULAR FILL (R500.5) ANY EDGE OF SLAB LESS THAN 12" BELOW GRADE SHALL BE INSULATED - R10 @ 4 FEET OR R15 @ 4 FEET FOR HEATED SLABS (EGC, SECTION 402.2.8).
 - 15 CONCRETE PORCH/PATIO/DRIVEWAY, BROOM FINISHED NATURAL COLOR 4" THICK 1/4" 6x6 PL 4 X 16 4 MIN. TYP. - OVER 2" OF SAND WHERE ABOVE WATERPROOF LOWER LEVEL ROOF.
 - 16 WATERPROOF LOWER LEVEL ROOF TO BE 4" CONCRETE REINFORCED PER ENGINEER OVER EPDM OVER B-DECK.
 - 17 STACKED STONE RETAINING WALL - TO MATCH STONE VENEER ON HOME. SEE DETAIL A/A2.0.
 - 18 NATURAL GRADE.
 - 19 PROPOSED FINAL GRADE.
 - 20 21'-0" ABOVE PROPOSED FINAL GRADE.
 - 21 METAL GUTTER & DOWNSPOUT TO DRAIN TO SUB-TERRANEAN FOUNDATION DRAIN.
 - 22 TOWNSHIP VERTICAL DRAIN BOARD OR SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4" CONTINUOUS FOUNDATION DRAIN SET IN GRAVEL, DRAIN TO SUMP. ALL SIDES OF FOUNDATION BACKFILL FOUNDATION WITH GRANULAR FILL @ 95% COMPACTION.
 - 23 BLOW-IN FIBERGLASS BIB INSULATION ENTIRE CAVITY PROVIDE BATTLES @ EACH ROOF JOIST SPACE R-15 @ 24" WALLS, R-24 @ 2X6 WALLS, R-41 @ 11 1/8" ROOFS, AND R-50 @ INTERIOR 11 1/8" FLOORS. INSTALL MINIMUM 6-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILING. IRC R102.2.
 - 24 NON-VENTED ROOF - 4" CLOSED CELL FOAM INSULATION AT OUTER FACE OF CAVITY (R-25). FILL REMAINDER OF CAVITY 1/4" FIBERGLASS BIBS (R-4.25 / 1').
 - 25 ENCLOSED GAS FIREPLACE OPENING FRAMED ON 1/4" PLATFORM. SIZE PER PLAN.
 - 26 TUBS AND SHOWERS WITH FLEED WALLS REQUIRE A PORTLAND CEMENT APPLICATION FIBER-CEMENT OR GLASS MAT GYPSUM BACKER. GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
 - 27 WOOD HANDRAIL AT STAIRWAY TO BE 1 1/2" - HOLD 1 1/2" FROM HALL AND LOCATE 2-4" ABOVE STAIR NOSING. RETURN ENDS TO HALL OR POST. SEE STAIRWAY HANDRAILS/GUARDRAIL NOTES & TABS FOR REQUIREMENTS.
 - 28 FIRE SPRINKLER LINES TO BE PROTECTED FROM FREEZING - HOLD PIPE TO WARM SIDE OF CAVITY AND HOLD INSULATION AWAY. ANTIFREEZE IS NO LONGER ALLOWED IN FIRE SPRINKLER SYSTEMS.
 - 29 POLYDECK 1/4" WATERPROOF DECK. APPLY PER MANUFACTURER INSTRUCTIONS.
 - 30 PAIR DOOR - SEE DETAIL A/A3.1.

Jonathan DeGray
Architect

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Tel: 801-975-7252, E-mail: jgray@jonathandegray.com

McHUGH RESIDENCE
835 EMPIRE AVENUE
PARK CITY, UT 84060

BUILDING SECTIONS

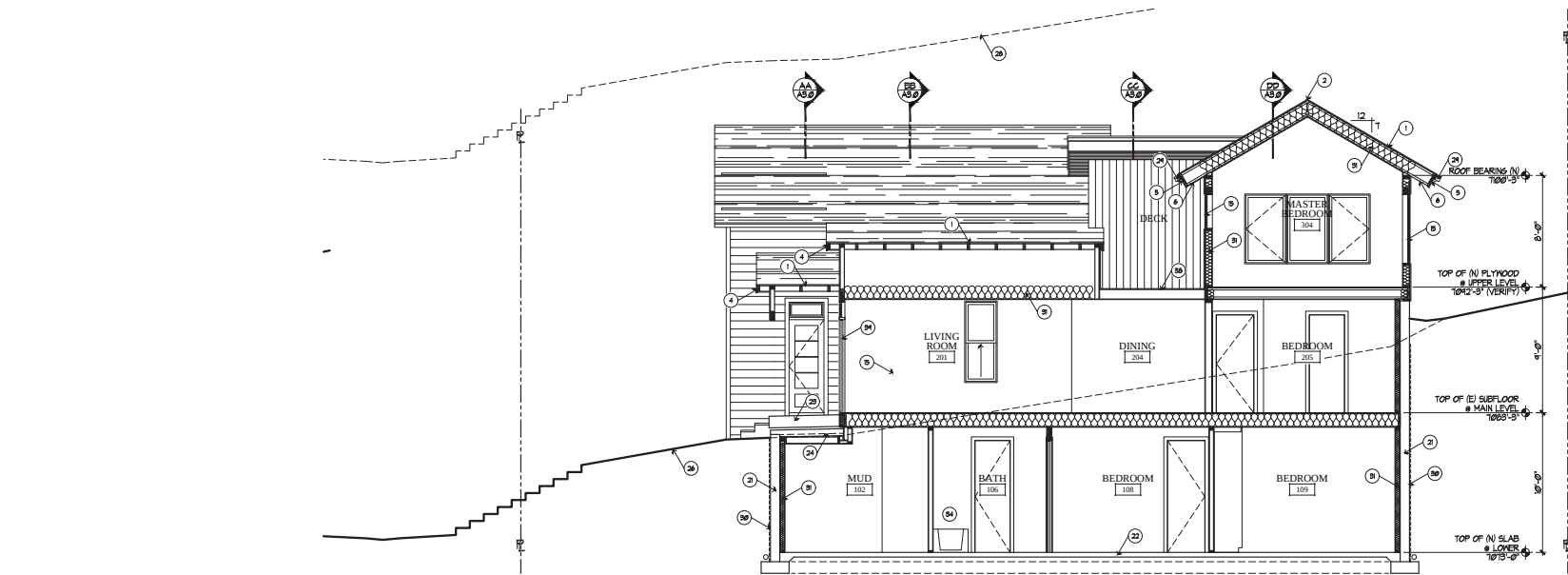
REVISIONS

DATE: 04/18/18

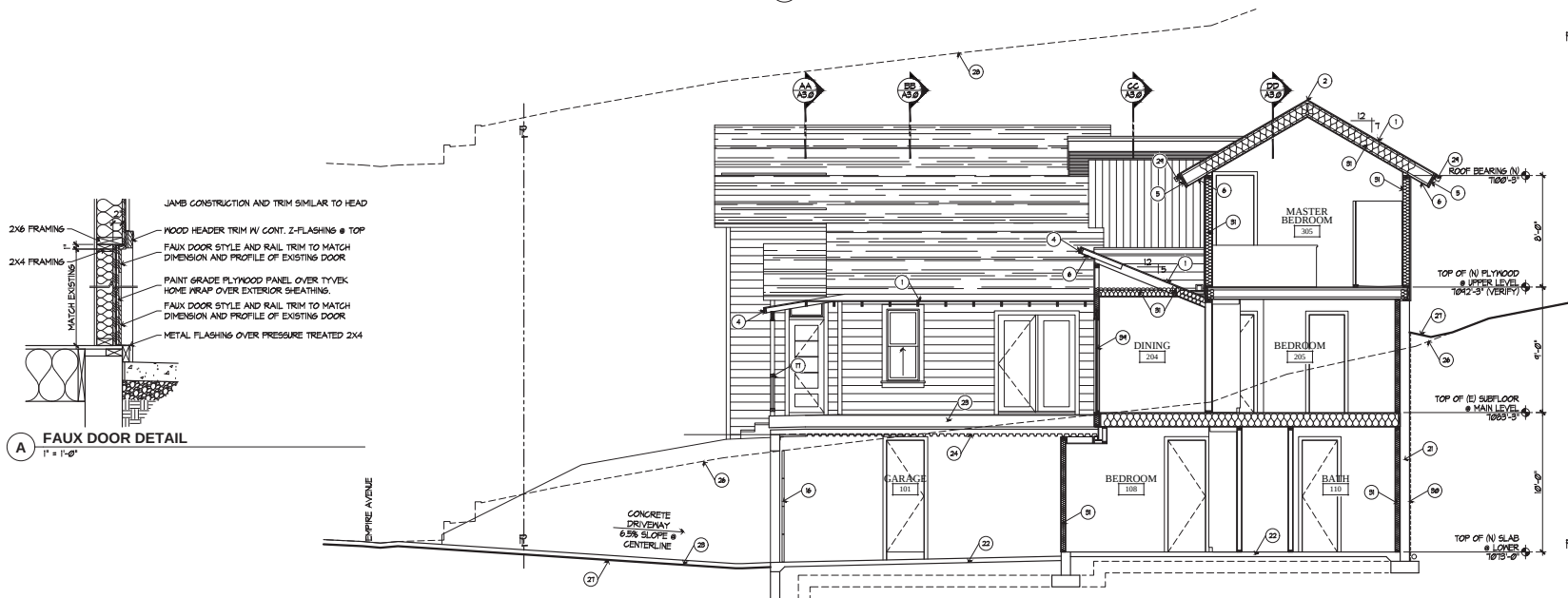
PROJECT NUMBER

SHEET NUMBER

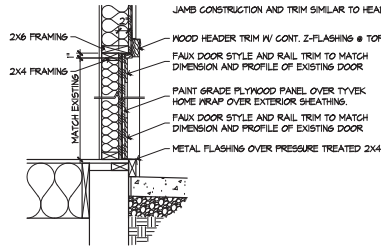
A3.0



FF BUILDING SECTION
1/4" = 1'-0"



EE BUILDING SECTION
1/4" = 1'-0"



A FAUX DOOR DETAIL
1" = 1'-0"

- KEYED NOTES**
- 1 ARCHITECTURAL GRADE COMPOSITION SHINGLES 50 YEAR PRESIDENTIAL TL 0559 PER SQUARE MIN) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE UP TO 24" DOWN FROM RIDGE TYP. DOUBLE UNDERLAYMENT REQUIRED AT ROOFS WITH SLOPE 4:12 OR LESS.
 - 2 CONTINUOUS RIDGE VENT.
 - 3 EXISTING ROOF FASCIA REPAIR AND REPLACE AS NEEDED.
 - 4 3/4" X 9 1/2" ON 3/4" X 1 1/4" BUILT UP CEDAR FASCIA - STAINED
 - 5 1/6" CEDAR SOFFIT TYP. CONTINUOUS SOFFIT VENT - STAINED
 - 6 5" THICK NATURAL STONE VENEER ON 5' X 3 1/2" X 3/8" STEEL LINTEL IV SLOPED NATURAL STONE CAP WHERE OCCURS DIMENSIONS AND LOCATION PER EXTERIOR ELEVATIONS.
 - 7 STEEL EGRESS LADDER PERMANENTLY ATTACH TO CONCRETE FOUNDATION WALL.
 - 8 ALUMINUM GLAD WOOD KNOCKS AND DOORS IV INSULATED GLASS - SEE SCHEDULE AND RESUBMIT REPORT.
 - 9 PANEL STYLE OVERHEAD GARAGE DOOR
 - 10 EXISTING RAILING REPAIR AND REPLACE AS NEEDED
 - 11 NEW RAILING TO MATCH EXISTING - STAINED
 - 12 RAG RUBBED CONCRETE FINISH
 - 13 CONCRETE RETAINING WALL PER STRUCTURAL ENGINEER
 - 14 CONCRETE FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
 - 15 4" CONCRETE FLOOR SLAB REINFORCED PER ENGINEER OVER 6 MIL VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" OVER 6" GRANULAR FILL (R508.2.3) ANY EDGE OF SLAB LESS THAN 12" BELOW GRADE SHALL BE INSULATED - R10 @ 4 FEET OR R15 @ 4 FEET FOR HEATED SLABS (EGG, SECTION 402.2.2)
 - 16 CONCRETE PORCH/PATIO/DRIVEWAY, BROOM FINISHED NATURAL COLOR 4" THICK IV 6x6 PL 4 X PL 4 PWF TYP. - OVER 2" OF SAND WHERE ABOVE WATERPROOF LOWER LEVEL ROOF.
 - 17 WATERPROOF LOWER LEVEL ROOF TO BE 4" CONCRETE REINFORCED PER ENGINEER OVER EPDM OVER B-DECK.
 - 18 STACKED STONE RETAINING WALL - TO MATCH STONE VENEER ON HOME. SEE DETAIL A/A2.0
 - 19 NATURAL GRADE
 - 20 PROPOSED FINAL GRADE
 - 21 21'-0" ABOVE PROPOSED FINAL GRADE
 - 22 METAL GUTTER & DOWNSPOUT TO DRAIN TO SUB-TERRANEAN FOUNDATION DRAIN.
 - 23 TOUGH DRY VERTICAL DRAIN BOARD OR SPRAY APPLIED FOUNDATION DAMP PROOFING TO DRAIN TO 4" CONTINUOUS FOUNDATION DRAIN SET IN GRAVEL, DRAIN TO SUMP. ALL SIDES OF FOUNDATION BACKFILL FOUNDATION WITH GRANULAR FILL @ 95% COMPACTION.
 - 24 BLOW-IN FIBERGLASS BIB INSULATION ENTIRE CAVITY PROVIDE BATTLES @ EACH ROOF JOIST SPACE R-15 @ 2x4 WALLS, R-24 @ 2x6 WALLS, R-47 @ 11 1/8" ROOFS, AND R-50 @ INTERIOR 11 1/8" FLOORS. INSTALL MINIMUM 6-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILING. IRC R102.2
 - 25 NON-VENTED ROOF - 4" CLOSED CELL FOAM INSULATION AT OUTER FACE OF CAVITY (R-25) FILL REMAINDER OF CAVITY IV FIBERGLASS BIBS (R-4.25 / 1')
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 - 27 TUBS AND SHOWERS WITH FLEED WALLS REQUIRE A PORTLAND CEMENT APPLICATION FIBER-CEMENT OR GLASS MAT 6"PSUM BACKER, GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION.
 - 28 WOOD HANDRAIL AT STAIRWAY TO BE 1 1/2" - HOLD 1 1/2" FROM WALL AND LOCATE 2'-0" ABOVE STAIR NOSING. RETURN ENDS TO WALL OR POST. SEE STAIRWAY HANDRAILS/GUARDRAIL NOTES & TABS/1 FOR REQUIREMENTS.
 - 29 FIRE SPRINKLER LINES TO BE PROTECTED FROM FREEZING - HOLD PIPE TO WARM SIDE OF CAVITY AND HOLD INSULATION AWAY. ANTIFREEZE IS NO LONGER ALLOWED IN FIRE SPRINKLER SYSTEMS.
 - 30 POLYDECK 1/8" WATERPROOF DECK. APPLY PER MANUFACTURER INSTRUCTIONS
 - 31 FAUX DOOR - SEE DETAIL A/A3.1

Jonathan DeGray Architect P.O. Box 10724, 414 Main Street, Suite 302, Park City, Utah 84060 Tel: 801-975-2323, E-mail: jgray@jonathandegray.com	
McHUGH RESIDENCE 835 EMPIRE AVENUE PARK CITY, UT 84060	
PROJECT NO: 10010	BUILDING SECTIONS
REVISIONS	
DATE: 04/18/18	SHEET NUMBER: A3.1



- Jonathan DeGray**
A r c h i t e c t

McHUGH RESIDENCE
835 EMPIRE AVENUE
PARK CITY, UT 84060

BUILDING SECTIONS

REVISIONS:

DATE: 04/18/18

PROJECT NUMBER:

SHEET NUMBER: A3.2



PHYSICAL CONDITIONS REPORT

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____
DATE RECEIVED: _____

PROJECT INFORMATION

NAME: McHugh Residence
ADDRESS: 835 Empire Avenue
Park City, UT 84060

TAX ID: SA-312 OR
SUBDIVISION: _____ OR
SURVEY: Snyder's Additon LOT #: 5 & South 1/2 of 6 BLOCK #: 30
HISTORIC DESIGNATION: ☒ LANDMARK ☐ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Dr. Regis McHugh
MAILING ADDRESS: 151 Beech Valley Road
Jennette, PA 15644

PHONE #: () - FAX #: () -
EMAIL: regiswmchugh@gmail.com

APPLICANT'S REPRESENTATIVE INFORMATION

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

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

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: Dr. Regis McHugh
Mailing 151 Beech Valley Rd.
Address: Jennette, PA 15644

Phone #: () - Fax #: () -
Email: regiswmchugh@gmail.com
Type of Application: HDDR

AFFIRMATION OF SUFFICIENT INTEREST

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

Name of Owner: Dr. Regis McHugh
Mailing Address: 151 Beech Valley Rd.
Jennette, PA 15644
Street Address/ Legal SA-312, 835 Empire Ave.
Description of Subject Property: Single Family Residence

Signature: _____ Date: _____

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

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

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

PHYSICAL CONDITIONS REPORT

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

1. Site Design

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

Element/Feature: **Site**

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

Estimated date of construction: **Varies**

Describe existing feature:

The site slopes down from the rear property line at west to Empire avenue at east.

A retaining wall of wooden boards held with vertical wooden ties is located at front of site This retaining wall appears in photographs as early as the c. 1940 tax photo.

A set of wooden steps leads from the finished road grade to midpoint in the front yard.

The house sits nearly eight feet above the finished road grade on approximately 0.06 acres. The rear additions are built into the hill at the back of the lot.

Landscaping is informal and includes lawn and deciduous and evergreen trees. The home is surrounded by house of similar size and scale.

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

Photo Numbers: **10-21, 25**

Illustration Numbers: **1, 5-8**

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

2. Structure

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

Element/Feature: **Structure**

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

Estimated date of construction: **Varies**

Describe existing feature:

The original structure was built circa 1895

The house remains largely unchanged from the description in the National Register nomination form completed in 1984 (see USHS Structure/Site Form).

Alterations include the addition of the wrap around porch and small shed extension from the main gable bay to the porch. This porch was added before 1983. The rear additions, built into the hill at the rear of the lot, appear on the 1900 Sanborn map and are assumed to be original.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **9-15, 17-26**

Illustration Numbers: **2-8**

3. Roof

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

Element/Feature: **Roof**

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

Estimated date of construction: **Varies**

Describe existing feature:

The roof is a gable form with several shed additions to north and west.
Roofing material at main gable and mechanical dormer is 3 tab asphalt shingle.
Roofing material at all other roof areas is rolled asphalt.
All roofing is in poor condition and needs to be replaced.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **9-11, 13, 17, 25-26**

Illustration Numbers: **4, 5-8**

4. Chimney

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

Element/Feature: **Mechanical Flues**

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

Estimated date of construction: **Unknown**

Describe existing feature:

There are no masonry chimneys on this home.
Mechanical appliance flues are located at the mechanical dormer on the north facing slope of the street facing gable and at the shed roof addition.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **17, 26**

Illustration Numbers: _____

5. Exterior Walls

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

Element/Feature: **Exterior Walls**

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

Estimated date of construction: **Varies**

Describe existing feature:

East (Front) Facade

The exterior walls are wood framed and clad in non-beveled (drop-novelty) wood siding and corner boards. Window and door trim is wood without ornamentation.

Drop siding also covers exterior wall below floor line covering possible concrete foundation.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

South (Left) Facade

The exterior walls are wood framed and clad in non-beveled (drop-novelty) wood siding and corner boards. Window and door trim is wood without ornamentation.

Drop siding also covers exterior wall below floor line covering possible concrete foundation.

Walls at dining addition are stone and mortar below with drop siding installed at slope of roof above

Photo Numbers: **9-11,13, 15**

Illustration Numbers: **5-6**

Element/Feature: **Exterior Walls**

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

Estimated date of construction: **Varies**

Describe existing feature:

West (Rear) Facade

Exterior wall at rear facing gable form is wood framed and clad in non-beveled (drop-novelty) wood siding and corner boards. Window and door trim is wood without ornamentation.

Wall at dining addition are stone and mortar below with drop siding above.

Wall at kitchen and bath addition is CMU

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

North (Right) Facade

Exterior walls are wood framed and clad in non-beveled (drop-novelty) wood siding and corner boards. Window and door trim is wood without ornamentation.

Drop siding also covers exterior wall below floor line covering possible concrete foundation.

Photo Numbers: **13-14,17**

Illustration Numbers: **7,8**

6. Foundation

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

Element/Feature: **Foundation**

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

Estimated date of construction: **Varies**

Describe existing feature:

The foundation is obscured by wood siding and therefore, unable to be verified.

A visible CMU foundation wall is located at the rear of bathroom and kitchen addition.

The walls of the dining room area are stone and mortar construction which extends below grade at the exterior.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: **12, 14-15,18**

Illustration Numbers: **5-8**

7. Porches

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

Element/Feature: **Entry Porch**

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

Estimated date of construction: **Pre 1983**

Describe existing feature:

A wrap around porch located at the northeast corner of home was added sometime before 1983

The porch and roof are supported by square posts and the balustrade includes narrow turned balusters.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **10-11, 21, 23-25** Illustration Numbers: **1, 2, 4, 5-8**

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

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

Element/Feature: **MEP Systems**

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

Estimated date of construction: **Varies**

Describe existing feature:

Mechanical appliances are located in closet to north of upper level bedroom at west.
All MEP installations are to be removed and replaced with code compliant systems.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: **26**

Illustration Numbers: **4-5,7-8**

Door Survey Form

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

Number of historic doors on the structure: 4

Number of existing replacement/non-historic doors: 0

Number of doors completely missing: 0

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

Number of doors to be replaced: 4

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
101	Good		24	yes
102	Good		24	yes
103	Good		23	yes
201	Good		13	yes
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

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

Window Survey Form

Total number of window openings on the exterior of the structure: 10

Number of historic windows on the structure: 10

Number of existing replacement/non-historic windows: 0

Number of windows completely missing: 0

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

Number of windows to be replaced: 10

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
A	Good		2,11,30	
B	Good		2,15	
B	Good			
C	Good		2,14	
D	Good		2,14	
E	Good		2,19	
F	Good		2,19	
G	Good		2,25	
H	Good		2,25	
J	Good		3,11	
	Fair			
	Fair			
	Fair			

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

11. Interior Photographs

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

Element/Feature: **Interior Photos**

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

Estimated date of construction: **Varies**

Describe existing feature:

All existing interior spaces are to be renovated.
Photo descriptions are in file names

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: **27-36**

Illustration Numbers: _____

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



HISTORIC PRESERVATION PLAN

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

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

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

PROJECT INFORMATION

☒ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: McHugh Residence

ADDRESS: 835 Empire Avenue

Park City, UT 84060

TAX ID: SA-312 OR _____

SUBDIVISION: _____ OR _____

SURVEY: Snyder's Addition LOT #: 5 & South 1/ 2 of 6 BLOCK #: 30

APPLICANT INFORMATION

NAME: Dr. Regis McHugh

PHONE #: () - FAX #: () -

EMAIL: regiswmchugh@gmail.com

Site Design

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

Element/Feature: **Site Work**

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:

Excavation to be done on site for added lower level living space and garage, concrete driveway, and backyard patio.

Concrete flat work to be installed at driveway, and patio areas at north side yard, and backyard

Concrete retaining walls are to be installed at north and south of driveway, and at west end of north facade.

Stacked stone retaining walls are to be installed around perimeter of concrete patios as required

Structure

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

Element/Feature: **Structural Upgrades and Additons**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Existing home is to be stabilized, lifted, and temporarily placed on wood cribbing.

A new basement depth concrete foundation to be installed at perimeter of existing structure to remain, added garage, and addition to west. Existing structure is to be set in place and secured on new foundation

Existing upper level floor framing is to be removed and new floor is to be framed at lowered elevation. Existing main level floor framing is to be inspected then repaired and replaced as needed. Existing roof framing is to be inspected then repaired and replaced as needed.

Wood framed addition is to be built west of historic structure.

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:

All existing roof framing is to be inspected then repaired and replaced as needed.

New roof areas are to be constructed per structural drawings.

All existing asphalt shingle and rolled roofing is to be removed and new 50 year architectural asphalt shingles are to be installed at all roof areas (existing and new) over new underlayment.

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: **Mechanical Flues**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Existing mechanical flues are to be removed.

New mechanical flues are to be installed as required.

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: **East (Front) Facade**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Existing wood framing and siding are to remain. Repair and replace as needed.

Element/Feature: **South (Left) Facade**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Existing wood framing and siding are to remain. Repair and replace as needed.

Existing Dining and Kitchen areas are to be removed.

A new wood framed 2 story addition is to be built behind remainder of existing structure. Exterior walls are to be clad with 6" vertical tongue and groove siding.

Element/Feature: **West (Rear) Facade**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Existing wood framing and siding are to remain. Repair and replace as needed.

Existing Dining, Kitchen, and west portion of Bath area are to be removed.

A new wood framed 2 story addition is to be built behind remainder of existing structure. Exterior walls are to be clad with 6" vertical tongue and groove siding.

Element/Feature: **North (Right) Facade**

This involves: ☒ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

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

Existing wood framing and siding are to remain. Repair and replace as needed.

West portion of existing Bath area is to be removed.

A new wood framed 2 story addition is to be built behind remainder of existing structure. Exterior walls are to be clad with 6" vertical tongue and groove siding.

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: **Concrete 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 basement depth concrete foundation to be installed at perimeter of existing structure to remain, added garage, and addition to west. Existing structure is to be set in place and secured on new foundation.

Concrete light wells at lower level windows are to be poured as part of foundation.

Concrete retaining walls are to be dowelled into new concrete foundation.

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: **Concrete entry porch**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

The existing wood entry porch is to be removed and replaced with a new concrete entry porch matching the existing dimensions.

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: **Exterior Doors**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☒ Rehabilitation

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

Historic doors are listed as shown on as built floor plans and in Physical Conditions Report

101 - To be removed and replaced with faux door and transom with historic character

102 - To be removed and replaced with new wood door and transom with historic character

103 - To be removed and replaced with faux door with historic character

201 - To be removed

All new doors are to be aluminum clad wood.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Windows

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

Element/Feature: **Windows**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

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

All existing historic windows are to be removed and replaced with new wood windows matching the type, dimensions and historic character of existing.

New windows are to be aluminum clad wood.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

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

Mechanical System, Utility Systems, Service Equipment & Electrical

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

Element/Feature: **MEP 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 existing mechanical, electrical, and plumbing systems are to be removed and replaced with new code compliant systems.

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:

A new basement depth concrete foundation is to be installed at perimeter of existing structure to remain, added garage, and addition to west. Living space and garage added at lower level.

Existing dining, kitchen, and west portion of main level bath area are to be removed and a new wood framed 2 story addition is to be built behind remainder of existing structure.

Exterior walls of all wood framed addition areas are to be clad with 6" vertical tongue and groove siding.

4. PROJECT TEAM

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

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

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

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

5. SITE HISTORY

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

6. FINANCIAL GUARANTEE

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

7. ACKNOWLEDGMENT OF RESPONSIBILITY

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

Signature of Applicant: _____ Date: _____

Name of Applicant: Dr. Regis McHugh



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Historic Sites Inventory
Address: 1503 Park Avenue/1501 Silver King Drive
Project Number: PL-18-03830
Date: May 16, 2018
Type of Item: Administrative – Determination of Significance for Garage

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and forward a recommendation to City Council to remove the designation of the garage at 1503 Park Avenue as a Landmark structure on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Topic:

Project Name: 1503 Park Avenue/1501 Silver King Drive
Applicant: Dennis Hulbert (Architect Craig Elliot)
Owners: Dennis Hulbert
Proposal: Determination of Significance for the Garage

Background:

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 406 sites of which 186 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, according to LMC 15-11-10(B), staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current.

On March 28, 2018, the owner, Dennis Hulbert, submitted an application for a Determination of Significance for this site; the application was deemed complete on April 5, 2018. Per [LMC 15-11-10\(B\)](#), any Owner of a Building (main, attached, detached or public), Accessory Building, and/or Structure, may nominate it for listing in the Park City Historic Sites Inventory. The Planning Department may nominate a Building (main, attached, detached or public), Accessory Building, and/or Structure for listing in the Park City Historic Sites Inventory. The City Council shall make the final determination on all Determination of Significance applications considering the criteria outlined in LMC 15-11-10(A).

On April 11, 2018, staff, Anne Oliver of SWCA Environmental Consultants, Architect Craig Elliot and owner Dennis Hulbert met on site to inspect the garage. The findings of this site visit have been included in the consultant's analysis of historical significance (Exhibit B).

History of the Structure and Site:

It is difficult to trace the history and ownership of this property. Until 1935, the site was owned by the Ontario Mining Company. The site's location was outside of the original Park City Survey and was not included as part of the historic Sanborn Fire Insurance Maps. No historic photographs or tax assessments are available for this site.

Staff has verified that the house was built prior to the 1930 Federal Census, as this census shows that Victor and Jennie Peterson lived at this address. In 1935, the Petersons purchased this site per title research. Vic Peterson was a University of Utah graduate and a teacher in the Park City School District for over 40 years. The Petersons sold the property and moved to Salt Lake City in 1973.

Based on the style and construction materials of the house, it is likely the house was built between 1920 and 1930.

The two-car garage to the west of the historic house was built in its present location by 1952, based on analysis of historic aerial photographs of the area. The garage is a simple gable-front building with two wood paneled garage doors. It measures approximately 22 feet 3 inches deep by 20 feet wide. As indicated in the applicant's analysis (Exhibit A), the garage has a framed structure consisting of dimensional lumber, consistent with the grade standards available after 1949. It was built on a concrete slab foundation. It has framed walls clad in contemporary drop siding that differs from the siding seen on the historic house. The roof structure has exposed 2x4 rafter tails beneath the eaves. The original roof decking was later covered with plywood and asphalt shingle siding.

In 1979, current owner Dennis Hulbert became part owner of the property, and he gained full ownership in 1991. In 1994, the applicant requested a Certificate of Appropriateness for Demolition (CAD) for the historic houses at 1503 Park Avenue and 1503-1/2 Park Avenue, as well as the garage at 1503 Park Avenue. In May 1995, the Historic District Commission (HDC) approved the demolition of the historic house at 1503-1/2 Park Avenue, but denied the demolition of the house at 1503 Park Avenue; it is not clear how the HDC ruled on the garage as it is not discussed in the minutes or staff report. Per the May 15, 1994, HDC minutes, the commission discussed accessory buildings and found, "Because of their condition and their location outside the Historic District, they have little historical significance." On January 14, 1999, the Park City Council approved the two-lot Hulbert-Holler Subdivision; however, the plat was never recorded with the Summit County Recorder's Office.

On March 28, 2018, the owner submitted a Determination of Significance application to remove the historic designation from the garage. The application was deemed complete on April 5, 2018.

History of Surveys:

Allen Roberts completed the first National Register of Historic Places (NRHP) reconnaissance level survey (RLS) in September 1995. In his analysis, he finds that the house was built c.1920, and he does not discuss the garage. He classifies the site as

“A/B”, A meaning that the site is “potentially eligible/architecturally significant and intact” or B “potentially eligible/slightly less significant and/or intact.”

In the early 2000s, Park City Municipal Corporation contracted Preservation Solutions, led by consultant Dina Williams-Blaes, to refine and redefine Park City’s preservation policy. In 2007, she completed a reconnaissance level survey. This survey differed from previous surveys of the Historic District in that its sole focus was not on identifying structures that were eligible for the NRHP; rather, it identified buildings that met *the City’s* criteria for designation as “historic” as was outlined by the Land Management Code (LMC) at that time.

In this 2007 survey, Preservation Solutions found that the buildings at 1503 Park Avenue met the criteria for listing on the City’s Historic Site Inventory as “Landmark” and eligible for the National Register of Historic Places (NRHP) (Exhibit C). Williams-Blaes found that the building was constructed c. 1920 and contributes to the “Mature Mining Era”. Her narrative in the Historic Sites Form only describes the house, and does not analyze the garage though she notes an “accessory building.”

On February 4, 2009, the Historic Preservation Board (HPB) approved a resolution adopting the Historic Sites Inventory [[Staff Report](#) (starting page 21) and [Minutes](#) (starting page 3)]. The house and garage at 1503 Park Avenue were two of over 400 buildings nominated to the HSI that day. They were designated as “Landmark” and found to contribute to the Mature Mining Era (1894 to 1930).

By 2009, the [Historic Site Form](#) had maintained that the house was constructed in 1900, which is consistent with the Summit County Recorder’s Office.

In 2015, CRSA completed an Intensive Level Survey (ILS) (Exhibit C). In CRSA’s analysis, the surveyors find yet again that the site is “eligible/contributing” to the NRHP. In it, they describe:

“1503 Park is a bungalow cottage type house that has not had many modifications made to it. While the bungalow cottage is not one of the main three house types built during the historic Park City mining era, it was still common during that time period. Not much is known about the early years of the house, as it is just outside of the boundaries for the Sanborn maps, and there is no historic tax photo to reference. Though the conclusions about the form are difficult to reach, the materials are telling, and do not appear to have been majorly altered. The side gable roof is sheathed with composition shingles, and the roof of the garage on the lot is sheathed with tar paper. The walls are clad with drop novelty wood siding, as are the walls of the garage. The windows are wooden single hung type windows, and there is a pair on either side of the centered door. The door appears to be a wood frame and panel door with three narrow upper lights, and has a wood screen door in front of it. A small gable protrudes from the roof to cover the porch area, and is supported by square wood piers that taper slightly towards the top. The house is raised up on a concrete foundation. The garage is to the rear of the house, and has

space for two cars. The overall form and materiality of the building remains intact and the building retains its historic value.”

Once again, the garage was not individually reviewed and analyzed for its historic integrity and significance.

The historic designation of the historic house at 1503 Park Avenue is not proposed to be changed; however, further research has shown several inaccuracies related to the date of construction. Staff has proposed to update these as part of a new Historic Sites Form that eliminates the garage from the designation of the site (Exhibit D).

Analysis and Discussion:

Analysis of Structure and Historic Significance:

The applicant has submitted their analysis of the garage’s historical significance; this is included as Exhibit A. In addition to staff’s analysis, staff has also requested Preservation Consultant Anne Oliver of SWCA Environmental Consultants to help analyze the historical significance of the garage at 1503 Park Avenue; Ms. Oliver’s analysis has been included as Exhibit B.

Staff finds that the garage structure would not meet the criteria for Landmark designation, based on the following:

LANDMARK SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and

Complies. Based on aerial photograph analysis, the garage was constructed by 1952. It is about 66 years old. While the site is significant to the Mature Mining Era (1894-1930) because of the c.1930 historic house, the garage individually is not of exceptional importance to the community and was built after the site’s era of significance.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

Does not comply. This LMC criterion outlines the [Seven Aspects of Integrity](#), as defined by the National Park Service (NPS), and staff has analyzed this building for compliance with these aspects. While the garage retains its integrity in terms of its location, design, setting, materials, and workmanship, it does not have sufficient integrity to be individually listed on the NRHP or the Park City HSI.

The c.1952 garage structure does not evoke the aesthetic or historic sense of the Mature Mining Era (1894-1930). The c.1930 historic house was constructed during this era and reflects architectural styles and detailing that contribute to the look and feel typical of buildings constructed during this era. In the 1950s and 1960s, it was more common for women to have driver's licenses and families could afford two vehicles. This garage responds to the affordability of automobiles and the mobility of families in the postwar era.

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era that has made a significant contribution to the broad patterns of our history;

Does not Comply. Staff finds that this garage does not contribute to the Mature Mining Era (1894-1930), nor does it individually contribute to our understanding of the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

Original and historic accessory structures can contribute to the historical significance of a site and its surroundings when they have achieved historical significance in their own right. Sometimes these buildings reflect their intended use, such as the industrial garages and sheds located along Daly Avenue. Other times, historic garages contribute to our understanding of the emergence and impacts of the automobile on the neighborhood's urban fabric as is the case with the garage at [1057 Woodside](#). By the 1950s, garages were common and the garage at this site does not contribute to the historical significance of its c.1930 house.

(ii) The lives of Persons significant in the history of the community, state, region, or nation;

Does not Comply. While the garage was likely constructed by Victor Peterson, University of Utah alumnus and Park City school teacher, the historic house is a better reflection of his importance in the community. Primary structures dictate the principal use of the property.

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman

Does not Comply. This garage was constructed of readily available construction materials. The garage consists of a concrete slab foundation with a low stem wall. The framed structure constructed of dimensional lumber sits atop this stem wall. The exterior walls are clad in drop siding, finished with corner boards. As explained in the consultant's report, "Exposed rafter tails are visible under the open eaves and the moderately

pitched roof is covered with asphalt roll roofing laid over an upper layer of randomly sized pieces of plywood and a lower layer of original board sheathing.”

As previously discussed, the garage does not contribute to the significance of the historic house, constructed in c.1930 and historically significant to the Mature Mining Era (1894-1930).

Analyzing the garage separate from the historic house, there is nothing distinctive about its character in terms of the building’s type, form, or method of construction that contributes to the Mining Decline and Emergence of Recreation Industry Era (1931-1962). The design is consistent with garage styles that emerged during the postwar period and have continued to be utilized today.

The original builder was not a notable architect or master craftsman.

In order to maintain its designation as “Significant” on the HSI, the Historic Preservation Board will need to determine that the building meets the criteria for Significant, as outlined below:

SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies. Based on its form as a two-car garage, materials used in its construction, and its framed wall construction, staff finds that the garage was likely constructed c.1952. It is about 66 years old. While the site is significant to the Mature Mining Era (1894-1930) because of the c.1930 historic house, the garage individually is not of exceptional importance to the community.

(b) It retains its Essential Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies. The overall design of the garage has not changed since its construction in c.1952. It is a rectangular building with shallow-pitched front-gable roof. There are two individual wood paneled garage doors on the façade, facing 15th Street. The roof has been repaired with new plywood sheathing and rolled asphalt roofing.

On the interior, the owner has made an effort to stabilize the structure by adding new posts and beams as necessary.

The garage has never received a historic district grant from the City. During the CAD review for this site in 1994, the HDC found, "Because of their [accessory buildings] condition and their location outside the Historic District, they have little historical significance."

The site was designated as "Landmark" when the HSI was adopted in 2009; however, staff finds that the historical significance of the site is due to the c.1930 house. The historical significance is not derived from the c.1952 two-car garage. Echoing the 2009 reconnaissance level survey, CRSA's 2015 ILS found that the site was eligible for the NRHP. While the garage building does not contribute to the historical significance of the site, it also does not detract from it because of its neutral and simple design.

(c) It has one (1) or more of the following:

- (i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and
- (ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies. The garage retains its historic scale, context, and materials. Since its construction in c.1952, minimal changes have occurred to garage apart from maintenance and the construction of a plywood addition on the rear (north) elevation. It is small in scale and mass; it was designed and built to be subordinate to the c.1930 historic house and it has remained so. It is an ordinary detached two-car garage building that neither contributes nor detracts from the architecture of the bungalow-inspired cottage-style house. It does not contribute to the historical significance of the house, which has been determined by the c.1930 house to be the Mature Mining Era (1894-1930).

(d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

- (i) An era of Historic Importance to the community, or
- (ii) Lives of Persons who were of Historic importance to the community, or
- (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Does not comply. In order for the garage to contribute to local or regional history, architecture, engineering, or cultural associations, it needs to reflect the period in which it gained this significance. Staff finds that the garage does not reflect the Mature Mining Era (1894-1930) as accessory buildings of this era were typically barns, chicken coops, sheds used for industrial and storage purposes, and even

single-car garages that emerged after 1900 when automobiles became more prevalent. Constructed in 1950, the garage also does not individually contribute to our understanding of the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

While the site was owned by Victor Peterson, long-time Park City educator and resident, the historic house is a better reflection of his importance in the community. Primary structures dictate the principal use and historical significance of the property.

Finally, this is an ordinary garage. While it does not detract from the architectural and historical significance of the c.1930 historic house, it does not contribute to the historical significance of the site. It is the house that contributes to the historical significance of the district. The garage does not have enough significance in its own right to be listed on the NRHP or the Park City Historic Sites Inventory independently of the house.

Process:

The HPB shall hold a public hearing and may hear testimony from the applicant and the public and will review the Application for compliance with the “Criteria for Designating Historic Sites to the Park City Historic Sites Inventory.” The HPB shall forward a copy of its written findings to City Council for Final Action.

Since 15-11-10 of the Land Management Code codifies the Historic Sites Inventory, State Code requires the Planning Commission to make a recommendation to City Council regarding amending the Land Management Code. This code amendment is scheduled for June 13, 2018, and shall forward a recommendation to City Council. City Council shall hear testimony from the applicant and the public and will review the Application for compliance with the “Criteria for Designating Historic Sites to the Park City Historic Sites Inventory” as well as amendments to Land Management Code (LMC) 15-11-10 Park City Historic Sites Inventory on June 21, 2018. City Council shall take Final Action on this item.

The Applicant or any party with standing may appeal City Council’s determination to Third District Court.

Notice:

On May 5, 2018, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also posted a public notice on the property and sent a mailing notice to the property owner and property owners May 2, 2018.

Public Input:

A public hearing, conducted by the Historic Preservation Board and City Council, is required prior to adding sites to or removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required

by the Land Management Code. No public input was received at the time of writing this report.

Alternatives:

- Conduct a public hearing on the Site described herein and forward a positive recommendation to City Council to remove the designation of the Site as historic on the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Conduct a public hearing and reject staff's recommendation to delist the site from the Historic Sites Inventory, providing specific findings of fact and conclusions of law for the action.
- Continue the action to a date certain.

Significant Impacts:

The garage is currently designated as "Landmark" on the City's Historic Sites Inventory (HSI). The site will remain designated as "Landmark"; however, the historic designation will not extend the garage. It may be demolished in the future.

Staff believes that one of the purposes of the HPB is to preserve the City's unique Historic character and maintain an accurate list of historically designated structures on the HSI. The HSI is weakened by maintaining buildings that no longer meet the criteria for historic designation, specifically "Landmark" as outlined in LMC 15-11-10(A)(1). It is in the City's best interest to maintain an accurate and current list.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and forward a recommendation to City Council to remove the designation of the garage at 1503 Park Avenue as a Landmark structure on the Park City Historic Sites Inventory (HSI) in accordance with the attached findings of fact and conclusions of law.

Finding of Fact:

1. The property is located at 1503 Park Avenue, in the Recreation Commercial (RC) zoning district.
2. There is little evidence to trace the history and ownership of this property. Until 1935, the site was owned by the Ontario Mining Company and the location of the site was outside of the original Park City Survey. It was not documented by Sanborn Fire Insurance Maps. No historic photographs or tax assessments are available for this site.
3. The 1930 Federal Census shows that Victor and Jennie Peterson lived at this address and title research shows they purchased the site in 1935. Victor Peterson was a University of Utah graduate and teacher in the Park City School District for over 40 years. The Petersons sold the property and moved to Salt Lake City in 1973.
4. Based on the style and construction materials of the house, it is likely the house was built between 1920 and 1930. It is evident that the house was in existence

by 1930 as the Federal Census shows the Petersons living at this address at that time.

5. The two-car garage to the west of the historic house was built in its present location by c.1952, based on analysis of historic aerial photographs, the building form and style, and construction materials.
6. The garage is a framed structure consisting of dimensional lumber, consistent with grade standards available after 1949. It was built on a concrete slab foundation. It has framed walls clad in contemporary drop siding that differs from the siding on the historic house. The roof has exposed 2x4 rafter tails beneath the eaves. The original roof decking has been covered with plywood and rolled asphalt siding.
7. In 1979, current owner Dennis Hulbert became part owner of the property, and he gained full ownership in 1991.
8. In 1994, the owner requested a Certificate of Appropriateness for Demolition (CAD) for the historic houses at 1503 Park Avenue and 1503-1/2 Park Avenue, as well as the garage at 1503 Park Avenue. In May 1995, the Historic District Commission (HDC) approved the demolition of the house at 1503-1/2 Park Avenue, but denied the demolition of the house at 1503 Park Avenue.
9. Per the May 15, 1994, HDC minutes, the commission discussed accessory buildings and found, "Because of their condition and their location outside the Historic District, they have little historical significance."
10. On January 14, 1999, the Park City Council approved the two-lot Hulbert-Holler Subdivision; however, the plat was never recorded.
11. In the early 2000s, Park City Municipal Corporation contracted Preservation Solutions, led by Dina Williams-Blaes, to refine and redefine Park City's preservation policy. She completed a reconnaissance level survey in 2007. Her Site Form for 1503 Park Avenue only analyzes the historical significance of the house, not the garage, and found that it contributed to the "Mature Mining Era."
12. On February 4, 2009, the Historic Preservation Board approved a resolution adopting the Historic Sites Inventory. The garage and house at 1503 Park Avenue were designated as "Landmark" and found to be eligible for the National Register of Historic Places (NRHP). She found that the house was constructed c. 1900 and contributed to the Mature Mining Era (1894-1930).
13. In 2015, CRSA completed an intensive level survey and found that the site was "eligible/contributing" to the NRHP. Once again the garage was not individually reviewed and analyzed for its historic integrity and significance.
14. Based on aerial photograph analysis, the garage was built by 1952 making it at least 66 years old. While the site is significant to the Mature Mining Era (1894-1930) because of the c.1930 historic house, the garage individually is not of exceptional importance to the community and was built after the site's era of significance.
15. The garage does not meet the criteria to be designated as Landmark and as outlined by Land Management Code (LMC) 15-11-10(A)(1).
16. While the garage retains its integrity in terms of its location, design, setting, materials, and workmanship, it does not have sufficient integrity to be individually listed on the NRHP or the Park City HSI. The c.1952 garage structure does not

evoke the aesthetic or historic sense of the Mature Mining Era (1894-1930). The c.1930 historic house was constructed during this era and reflects architectural styles and detailing that contribute to the look and feel typical of buildings constructed during this era. In the 1950s and 1960s, it was more common for women to have driver's licenses and families could afford two vehicles. This garage responds to the affordability of automobiles and the mobility of families in the postwar era.

17. This garage does not contribute to the Mature Mining Era (1894-1930), nor does it individually contribute to our understanding of the Mining Decline and Emergence of Recreation Industry Era (1931-1962). Original and historic accessory structures can contribute to the historical significance of a site and its surroundings when they have achieved historical significance in their own right. By the 1950s, garages were common and the garage at this site does not contribute to the historical significance of its c.1930 house.
18. While the garage was likely constructed by Victor Peterson, University of Utah alumnus and Park City school teacher, the historic house is a better reflection of his importance in the community. Primary structures dictate the principal use of the property.
19. This garage was constructed of readily available construction materials. Analyzing the garage separate from the historic house, there is nothing distinctive about its character in terms of the building's type, form, or method of construction that contributes to the Mining Decline and Emergence of Recreation Industry Era (1931-1962). The design is consistent with garage styles that emerged during the postwar period and have continued to be utilized today. The original builder was not a notable architect or master craftsman.
20. The garage does not meet the criteria to be designated as Significant and as outlined by LMC 15-11-10(A)(2).
21. The overall design of the garage has not changed since its construction in c.1952. It is a rectangular building with shallow-pitched front-gable roof. There are two individual wood paneled garage doors on the façade, facing 15th Street.
22. The garage has never received a historic district grant from the City.
23. The site was designated as "Landmark" when the HSI was adopted in 2009; however, the historical significance of the site is due to the c.1930 house. The historical significance is not derived from the c.1952 two-car garage.
24. The garage retains its historic scale, context, and materials. Since its construction in c.1952, minimal changes have occurred to garage apart from maintenance and the construction of a plywood addition on the rear (north) elevation. It is small in scale and mass; it was designed and built to be subordinate to the c.1930 historic house and it has remained so. It is an ordinary detached two-car garage building that neither contributes nor detracts from the architecture of the bungalow-inspired cottage-style house. It does not contribute to the historical significance of the house, which has been determined by the c.1930 house to be the Mature Mining Era (1894-1930).
In order for the garage to contribute to local or regional history, architecture, engineering, or cultural associations, it needs to reflect the period in which it gained this significance. The garage does not reflect the Mature Mining Era

(1894-1930). Constructed in 1950, the garage also does not individually contribute to our understanding of the Mining Decline and Emergence of Recreation Industry Era (1931-1962).

25. The garage does not have enough significance in its own right to be listed on the NRHP or the Park City Historic Sites Inventory independently of the house.
26. On March 28, 2018, the owner submitted a Determination of Significance application to remove the historic designation from the garage. The application was deemed complete on April 5, 2018.

Conclusions of Law:

1. The existing house located at 1503 Park Avenue does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
 - a. *It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and* **Complies;**
 - b. *It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and* **Does Not Comply.**
 - c. *It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:*
 - i. *An era that has made a significant contribution to the broad patterns of our history;*
 - ii. *The lives of Persons significant in the history of the community, state, region, or nation; or*
 - iii. *The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.* **Does not comply.**
2. The existing house at 819 Park Avenue does not meet all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) *It is at least fifty (50) years old or the Site is of exceptional importance to the community; and* **Complies.**
 - (b) *It retains its Historical Form as may be demonstrated but not limited by any of the following:*
 - (i) *It previously received a historic grant from the City; or*
 - (ii) *It was previously listed on the Historic Sites Inventory; or*
 - (iii) *It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; and***Complies.**
 - (c) *It has one (1) or more of the following:*
 - (i) *It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; or*
 - (ii) *It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition,*

*materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; and **Complies.***

(d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

(i) An era of Historic Importance to the community, or

(ii) Lives of Persons who were of Historic importance to the community, or

*(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period. **Does not comply.***

Exhibits:

Exhibit A – Applicant's Analysis

Exhibit B – “Determination of Significance for Garage at 1503 Park Avenue” by Anne Oliver, Historic Preservation Consultant, SWCA Environmental Consultants

Exhibit C – 2007 RLS by Dina Williams-Blaes

Exhibit D – Historic Site Form, 2015, CRSA

Exhibit E – Updated Historic Site Form, 2018

March 27, 2018

1501 Silver King Drive & 1503 Park Avenue Determination of Significance - Garage Only

History of the Project

The majority of the information available for this property is focused on the primary residential structure located on the property. The information available follows:

House

The house at 1503 Park Avenue is located in the Residential Medium zone and is completely surrounded by dense condominium structures and parking lots. It is listed on the Historic Site Form - Historic Sites Inventory as being constructed c. 1900. This is incorrect, as the owner's records indicate that it was built in 1936. Thus the indication that it is of the Mature Mining Era (1894-1930) is also incorrect.

It is a simple one story central passage house (cottage) with a gable roof. And is constructed with stacked lumber as the exterior walls. This construction is different than the framed walls that are the construction type for the garage. The Historic Site Form also says that there are no additions to the house. This is also incorrect, as there is a small addition on the south side that includes an entry and stair and is of frame construction. The entry door and three windows face the street, there is a small overhang at the entry, supported by square posts.

Past owners include Victor Peterson. It is unclear if his name appears in any document related to the history of the house.

Summary of Insignificance

Garage

The garage is the only structure on the site that is being submitted for Determination of Significance.

Date of Construction

From inspection, it is apparent that the garage was built post 1949. This is determined by inspection of the dimensions of the lumber used in the construction. The dimensions align with the grade standards accepted in the "Simplified Practice Recommendation 16-53" which was accepted post 1949. In this accepted revisions, Grade standards were made more generalized. Size standards were continued as before, except that the standard dressed width of lumber was reduced from $-3/8$ to $-1/2$ inches. This means a 4-inch board was reduced from $3 - 5/8$ to $3 - 1/2$ inches. Additionally, the siding on the house is a size consistent with an early period and the siding on the garage is of different dimension and indicative of contemporary siding.

HERE. AND THEN. AND NOW.

ELLIOTT WORKGROUP



dimensions (See Photos). Based on this information, it is apparent that the garage was built at a minimum of 14 years after the construction of the house.

Condition of the Structure

The garage roof structure includes broken rafters and the remaining structure does not meet current code for roof loads. The Roof consists of 2x4 rafters at 24 inches on center and 2x4 stud walls at 24 inches on center. The glazing is broken throughout and the garage doors are failing.

This is not to say that the building has not been cared for. The current owner re-roofed the garage and repaired much of the underlying patchwork plywood sheathing and underlying board sheathing. Broken rafters have been repaired and support posts have been added in the middle of the garage to support the roof. Collar ties have been added to the roof structure to add stability. The roof is constructed with a ridge board, not a ridge beam. This construction was common, but often resulted in a sagging roof, which is why the additional structural work was added.

The building has been painted and maintained in finish along with the historic house. The garage has no water or sewer service, does not contain insulation, and is apparently built on a thick slab without foundation. Renovation of the structure would most likely require a complete demolition or deconstruction and reconstruction.

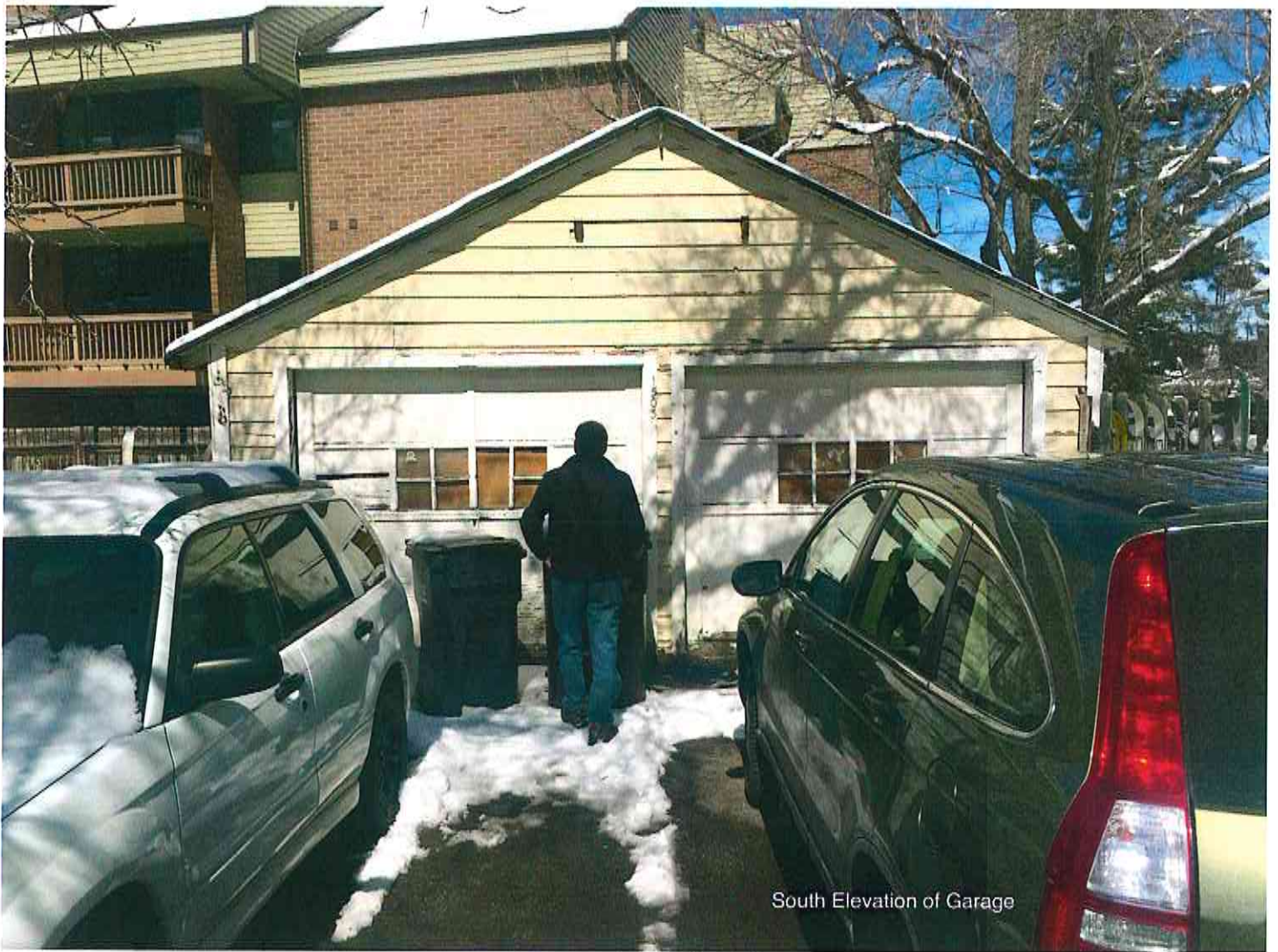
Considering that there are several errors on the Historic Site Report about the age and construction of the house, that the garage structure was built more than a decade later than the house, and the garage was built of contemporary materials differing from the house, it would seem appropriate to determine that the garage provides little value in historic character to the site. Thus, it would seem appropriate to determine that the garage meets the criteria to have the historic accessory structure removed from the History Sites Inventory.

Respectfully Submitted,



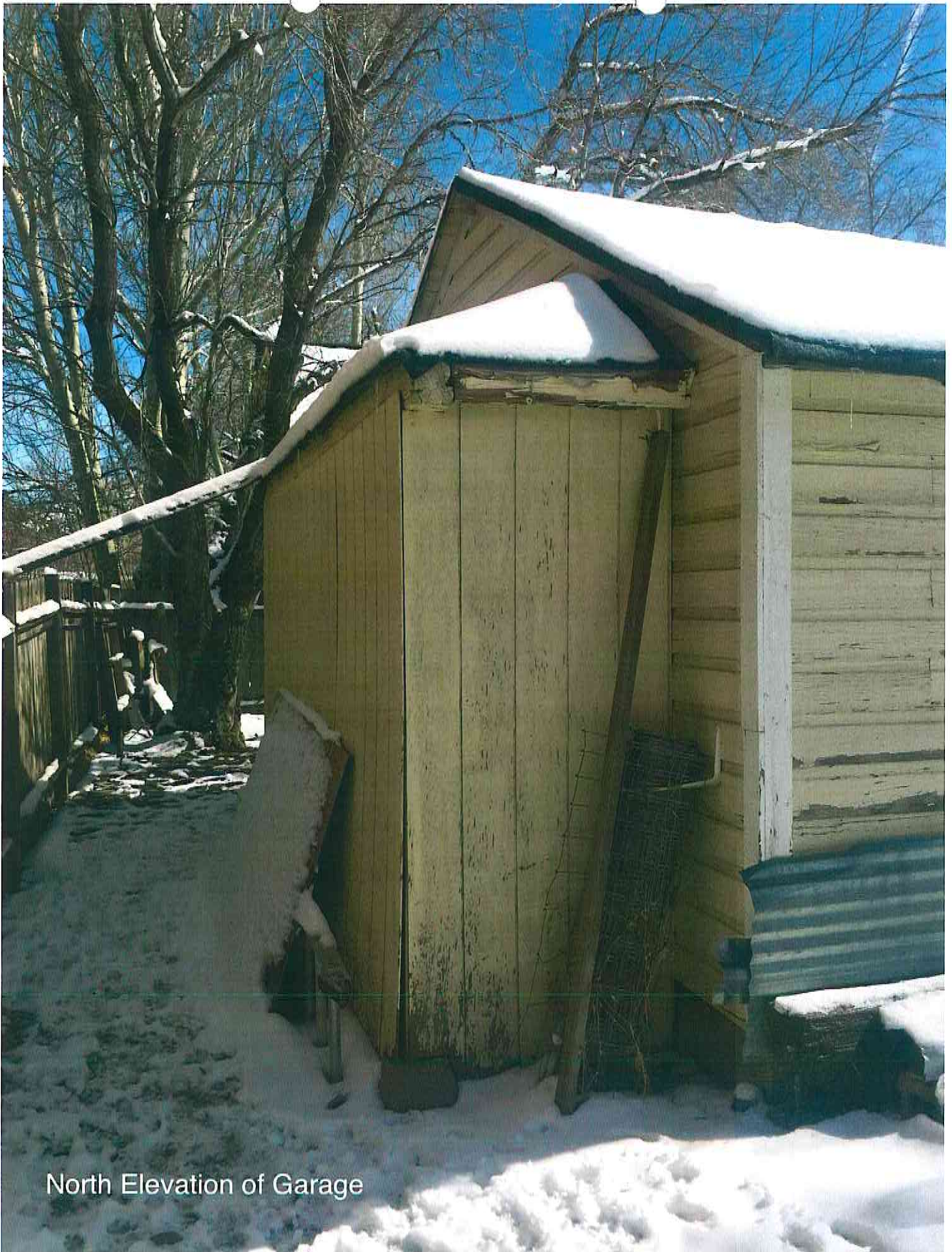
Craig Elliott, AIA





South Elevation of Garage





North Elevation of Garage



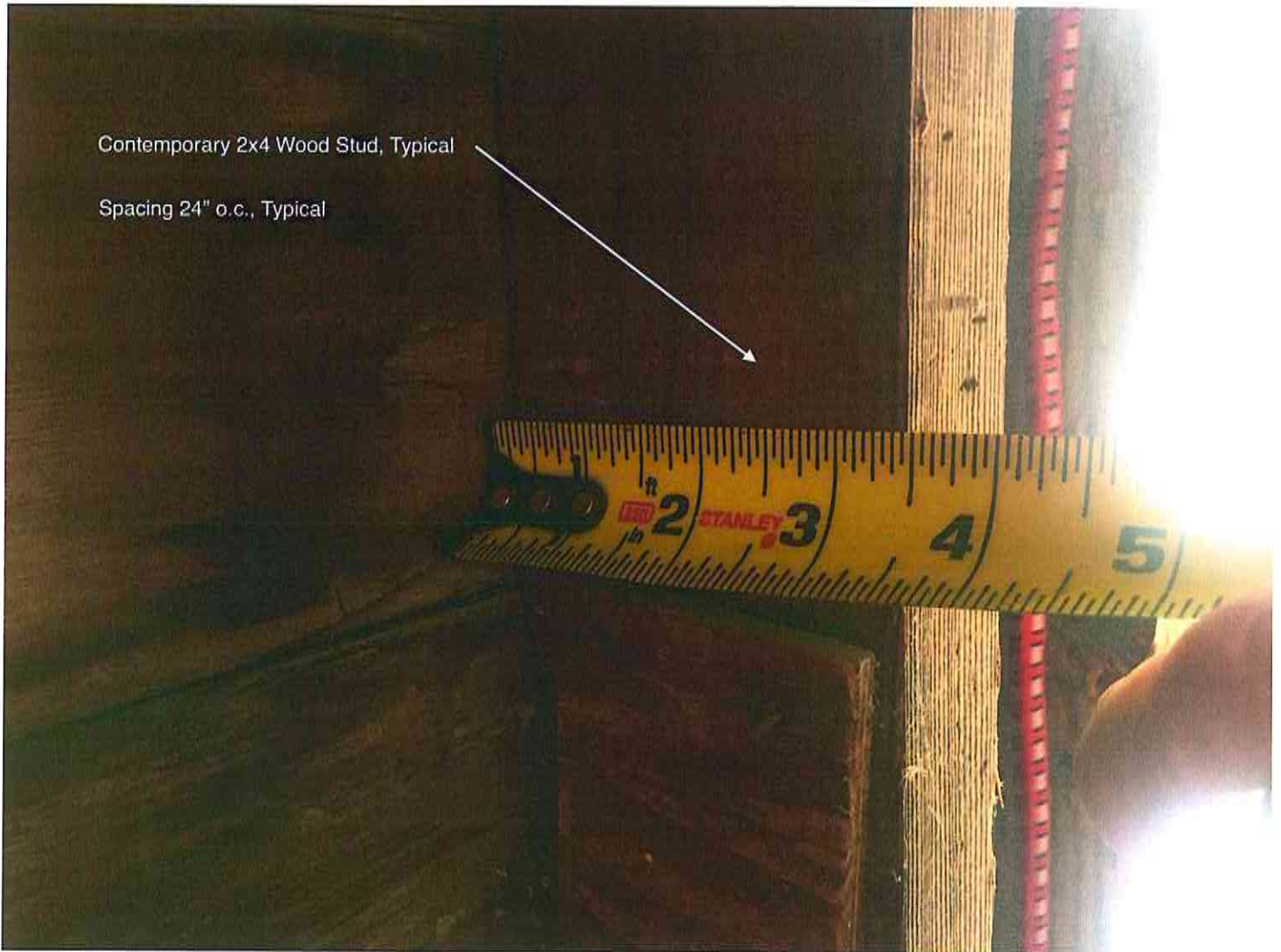
North Elevation of Garage



East Wall Elevation

Contemporary 2x4 Wood Stud, Typical

Spacing 24" o.c., Typical

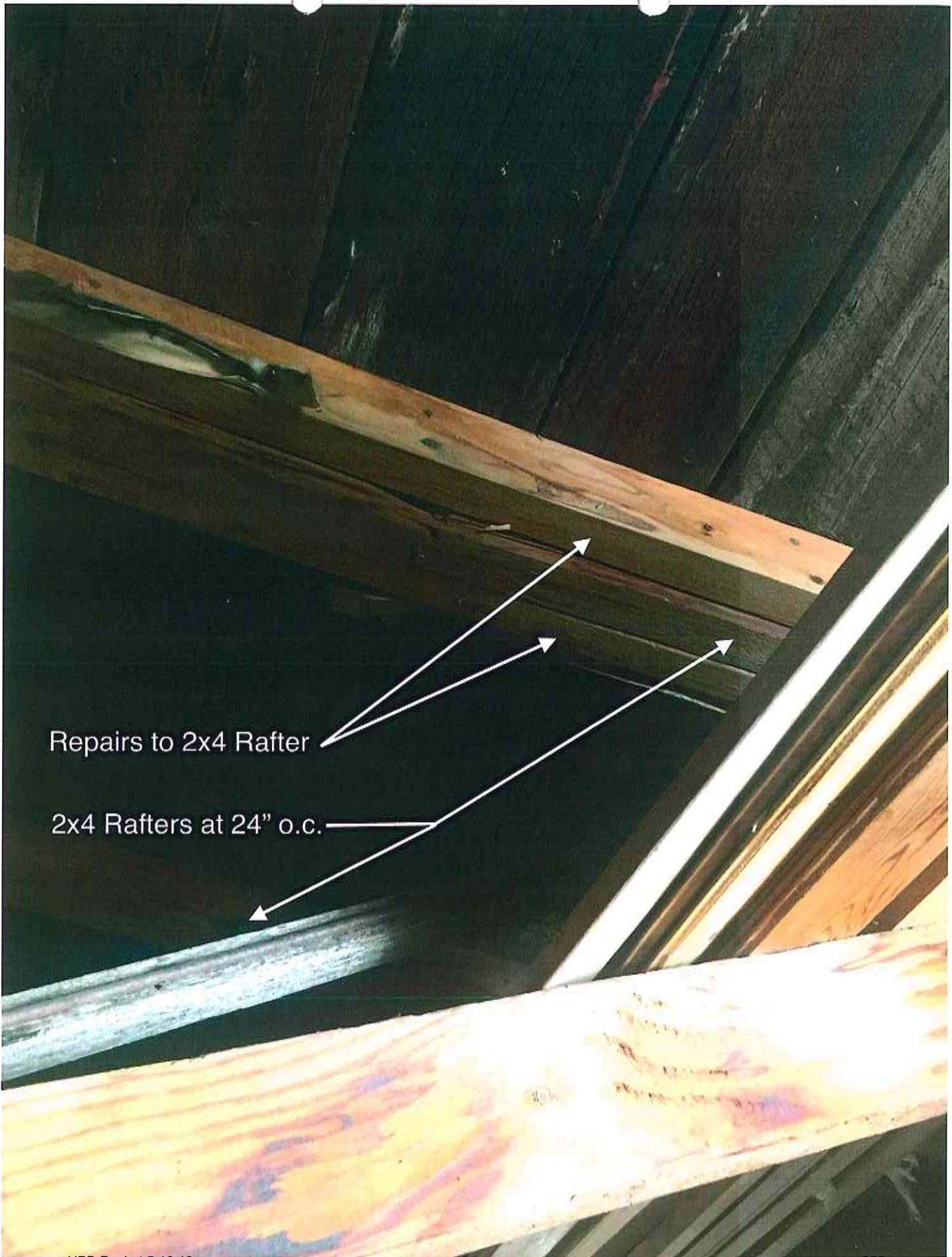




Exterior Siding Dimension of Garage
Size is Contemporary and Does Not
Match House Siding



Dimension of Siding on House



Repairs to 2x4 Rafter

2x4 Rafters at 24" o.c.















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Memorandum

To: Planning Department, Park City Municipal Corporation, Utah
From: Anne Oliver, Principal Investigator, SWCA Environmental Consultants
Date: April 24, 2018
Re: Determination of Significance for Garage at 1503 Park Avenue

Introduction

The Planning Department has requested a formal determination of significance for a two-car garage immediately west of the house at 1503 Park Avenue. The property is listed on the Park City Municipal Corporation (PCMC) Historic Sites Inventory (HSI) as a Landmark Site that is, by PCMC definition, eligible for the National Register of Historic Places (NRHP).

Background Research and Site Visit

Two historic site forms have been prepared for the property and both state that the house was built in ca. 1900 (Ewanowski 2015 and Blaes 2008). The date was derived from data on file with the Summit County Assessor, which is often not reliable for properties built prior to World War II. Based on style and materials (particularly window types), it seems more likely that the house was built in the 1920s or ca. 1930. The first confirmed presence of a house on the property is when Victor and Jennie Peterson were recorded as the owners of a house that they were living in at 1503 Park Avenue in the 1930 U.S. Census (Ewanowski 2015).

The two-car garage is the only outbuilding on the property and is noted as present on the 2008 and 2015 site forms. However, neither form provides a date of construction for the garage, notes whether it contributes to the historic significance of the property, or comments on its integrity or eligibility for the NRHP.

No historic tax appraisal cards or historic photographs were found for the property. And because the property was built near the outskirts of town, it is outside the boundaries of all Sanborn Fire Insurance Company maps that might have noted its presence through the years. However, historic aerial photographs of the area were consulted and these confirm that the garage had been built on its present location by 1952 and remained there in 1962 (Figures 1 and 2).

A site visit to the property was conducted on April 11, 2018. Present were Dennis Hulbert, property owner; Craig Elliott, Elliott Workgroup; Anya Grahn, PCMC Historic Preservation Planner; and Anne Oliver, SWCA. The exterior and interior of the garage were visually inspected and photographed, with particular attention paid to 1) physical details that might confirm a date of construction and 2) the historic integrity of the garage.

Building Description

The garage at 1503 Park Avenue measures 22 feet 3 inches deep and 20 feet 0 inches wide (Figure 3). It was built on a concrete slab foundation with a low stem wall that supports wood-framed walls clad in drop siding. The walls are finished with corner boards. Exposed rafter tails are visible under the open eaves and the moderately pitched roof is covered with asphalt roll roofing that has been laid over an upper layer of randomly sized pieces of plywood and a lower layer of original board sheathing (Figures 4-7).

Two overhead garage doors are on the south side of the building; these are wood-framed and fitted with plywood panels, two above and two below a central band. Within this band, each garage door has two four-pane, fixed windows flanked by smaller plywood panels. A three-panel, single-light wood person door opens on the south end of the east wall. On the east and west sides, toward the rear (north) end of the building, are a pair of one-by-one, fixed, single-pane windows. A porcelain knob remaining from early electrical service is visible under the eave on the east wall (Figure 8).

On the interior, the walls and ceiling are unfinished and the original framing is visible, including the board sheathing over the rafters (Figures 9 and 10). The framing lumber and sheathing is somewhat randomly sized, indicating that the garage may have been built, at least in part, from salvaged materials. The trusses originally spanned the width of the garage but these have been reinforced with wood support posts by the present owner. A few cracked rafters have also been supplemented with sistered lengths of lumber and diagonal bracing. The original steel door-opening hardware, including corner reinforcing and springs, remains on both garage doors (Figure 11).

Most elements of the building exterior appear largely unchanged since the time of construction. The few alterations are limited to repainting, the application of plywood sheathing over the original board sheathing on the roof, and the replacement of the original roof covering (of unknown material) with asphalt roofing. As well, a small, hip-roofed addition was built on the north end of the garage in ca. 1995 by the present owner. It is wood-framed and clad in T1-11-type plywood siding, and is accessed by a hollow-core wood door on the east side (see Figures 6 and 7).

Based on a professional assessment of materials and style (particularly of the garage doors), the garage dates to ca. 1950. In further support of this, the construction of a two-car garage in the 1920s or 1930, especially for a relatively modest property, would have been highly unusual, but it would have been much more common after World War II when multiple car ownership became more common.

Significance and Integrity

As defined by the National Park Service (1997), a resource may be significant and considered eligible for the NRHP if it:

- is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); or
- is associated with the lives of persons significant in our past (Criterion B); or
- embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or
- yields, or may be likely to yield, information important in prehistory or history (Criterion D).

To be eligible for the NRHP (and to be designated as a Landmark Site by the PCMC Land Management Code) a resource that meets one or more of these criteria must also retain integrity of location, design, setting, materials, workmanship, feeling, and association.

Only the historic site form from 2008 evaluated the significance and integrity of the property at 1503 Park Avenue (Blaes 2008). The conclusion was that the house was significant under Criterion A for its association with Park City's Mature Mining Era (1894-1930). The eligibility of the property under Criteria B, C, and D was not evaluated. Although the construction date of ca. 1900 appears to be inaccurate, it seems certain that the house had been built by 1930 when the Petersons were the recorded owners. The house therefore remains significant (and eligible as a Landmark Site) only for its association with the Mature Mining Era.

Because the garage dates to ca. 1950, it falls outside of the period of significance for the property and can be considered a non-contributing outbuilding. The garage retains a high degree of integrity but it does not have enough significance in its own right to be listed on the NRHP or the PCMC HSI independently of the house, which is the principal building on the site.

Conclusion

In summary, the garage at 1503 Park Avenue falls outside the period of significance for the property and is therefore considered a non-contributing outbuilding.

References

Blaes, Dina

2008 Historic Site Form – Historic Sites Inventory form for 1503 Park Avenue, Park City, Summit County, Utah. On file at Planning Department, Park City Municipal Corporation, Park City, Utah.

Ewanowski, John

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National Park Service

1997 National Register Bulletin: How to Apply the National Register Criteria for Evaluation. U.S. Department of the Interior, Washington, DC.

Utah Division of Natural Resources

1952 Image No. 19156 (DRU 1K-75 B). Utah Geological Survey Aerial Imagery Collection. Available online at <https://geodata.geology.utah.gov/imagery/>. Accessed April 24, 2018.

1962 Image No. 70649 (DRU 3BB-120). Utah Geological Survey Aerial Imagery Collection. Available online at <https://geodata.geology.utah.gov/imagery/>. Accessed April 24, 2018.



Figure 1. Aerial photograph of property at 1503 Park Avenue, 1952. Garage indicated by red arrow. Courtesy Utah Division of Natural Resources.



Figure 2. Aerial photograph of property at 1503 Park Avenue, 1962. Garage indicated by red arrow. Courtesy Utah Division of Natural Resources.



Figure 3. Overview of house and garage at 1503 Park Avenue, 2018, view facing north.



Figure 4. West and south sides of garage at 1503 Park Avenue, 2018, view facing northeast.



Figure 5. South and east sides of garage at 1503 Park Avenue, 2018, view facing northwest.



Figure 6. Ca. 1995 shed-roofed addition on north side (rear) of garage at 1503 Park Avenue, 2018, view facing west.



Figure 7. North and west sides of garage at 1503 Park Avenue, 2018, view facing southeast.



Figure 8. Porcelain knob under east eave of garage at 1503 Park Avenue, 2018, view facing west.



Figure 9. Interior of south gable end of garage at 1503 Park Avenue, 2018, view facing south.



Figure 10. Roof framing system of garage at 1503 Park Avenue, 2018, view facing northwest.



Figure 11. Door-opening and bracing hardware on original garage doors at 1503 Park Avenue, 2018, view facing south.

ADDRESS: 1503 Park Avenue
PARCEL # : SA-243



15-11-12. DETERMINATION OF HISTORICAL SIGNIFICANCE

... It is hereby declared that all Buildings, Structures and Sites within Park City which substantially comply with the standards of review found in Section 15-11-[12](A), are determined to be Significant for the purposes of this Chapter.

(A) **STANDARDS OF REVIEW.** In determining the Historic Significance of the Property at the hearing, the HPB shall evaluate whether the Building, Structure or Site demonstrates a quality of Significance in local, regional, state or national history architecture, archaeology, engineering or culture, and integrity of location, design, setting, materials, and workmanship according to the following criteria:

Criteria	Evaluation
(1) The Building, Structure or Site is associated with events or lives of Persons Significant to our past; and/or	Yes, mining era.
(2) The Building, Structure or Site embodies the distinctive characteristics of a type, period or method of construction or that represent the work of a master; and/or	Yes, the building embodies the distinctive characteristics of type and period: one-story, frame, drop siding, period cottage, side-gable roof form, paired windows, gable entry porch.
(3) The architectural or historical value or Significance of the Building, Structure or Site contributes to the Historic value of the Property and surrounding Area; and/or	Yes, the architectural and historic value of the site contributes to the significance of the property and area.
(4) The Building, Structure, or Site is at least fifty (50) years old, or has achieved Significance within the past fifty (50) years if the Property is exceptional importance to the community; and/or	Yes, c. 1920
(5) The relation of Historic or architectural features found on the Building, Structure or Site to other such features within the surrounding Area; and/or	Yes, the architectural and historic features are comparable to those on other significant sites in the area.
(6) Any other factors, including aesthetic, which may be relevant to the historical or architectural aspects of the Building, Structure or Site.	Typical mining era cottage in scale, massing, and form.

In addition to on-site visual analysis, the following were consulted in determining substantial compliance with the standards of review found in Title 15, Chapter 11, Section 12 Determination of Historical Significance.

Tax Photo	SHPO
1982 Survey Evaluation	
Permit Files	
SHPO¹	Utah Historic Sites Database ID # 57739.
Tax Assessor	
PCHS&M²	
Other	Accessory structure

¹ State Historic Preservation Office

² Park City Historical Society and Museum

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATIONName of Property: **Victor and Jennie Peterson House**Address: **1503 Park Avenue**

Twnshp

Range

Section:

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

UTM:

Current Owner Name: **Dennis Paul and Terri Hulbert (jt.)**USGS Map Name & Date: **Park City West**Current Owner Address: **1563 Tollgate Road****Quad/2011****Park City, UT 84098**Tax Number: **SA-243**Legal Description (include acreage): **see continuation sheet****2 STATUS/USE**Property Category☒ building(s)☐ structure☐ site☐ objectEvaluation☒ eligible/contributing☐ ineligible/non-contributing☐ out-of-periodUseOriginal Use: **single dwelling**Current Use: **single dwelling****3 DOCUMENTATION**Photos: Dates☒ digital: **Nov. 2013 (4)**☒ prints: **1995, 2006 (2)**☐ 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.

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

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

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

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

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

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

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: period cottage type No. Stories: 1

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

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

Number of associated outbuildings 1 and/or structures 0.

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

1503 Park is a bungalow cottage type house that has not had many modifications made to it. While the bungalow cottage is not one of the main three house types built during the historic Park City mining era, it was still common during that time period. Not much is known about the early years of the house, as it is just outside of the boundaries for the Sanborn maps, and there is no historic tax photo to reference. Though the conclusions about the form are difficult to reach, the materials are telling, and do not appear to have been majorly altered. The side gable roof is sheathed with composition shingles, and the roof of the garage on the lot is sheathed with tar paper. The walls are clad with drop novelty wood siding, as are the walls of the garage. The windows are wooden single hung type windows, and there is a pair on either side of the centered door. The door appears to be a wood frame and panel door with three narrow upper lights, and has a wood screen door in front of it. A small gable protrudes from the roof to cover the porch area, and is supported by square wood piers that taper slightly towards the top. The house is raised up on a concrete foundation. The garage is to the rear of the house, and has space for two cars. 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. 1900**

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 property is located outside of the original Park City survey, and it was owned by the Ontario Mining Company until the 1930s along with the other land in the southwest corner of Section 9. This combination makes it difficult to determine a construction date and early owners for the house, which was built around 1900. Furthermore, the property is outside of the Sanborn Map boundaries for Park City, so its development and renovations over time are difficult to understand.

The southwest corner of Section 9 was sold from Jacob Arthur to R.C. Chambers in 1878. Chambers was the director of the Ontario Mining Company, and he sold this land to the company in 1882. While the Ontario Company presumably prospected on this land, the closest developed mine was the Three Kings shaft on the mountainside to the west of town. The Ontario mines and mill were south of Park City, so it is unclear if they used this land to the north for anything. It was common for early Park City residents to live on land that they did not own, squatting in houses that were owned by mining companies or the Townsite Company. This was the case on this parcel, where the house was built decades before the title was deeded from the Ontario Mining Company to an individual owner.

Victor Peterson was the first individual owner of this property which he bought in 1935. Vic had been living in the house with his wife Jennie since at least 1930, as evidenced by the Federal Census of that year. Vic was born in 1893 in Millcreek, Utah, moving to Summit County as a child and attending Park City High School before enlisting in the Navy for World War I. After his returning from Europe, Vic and Jennie were married. Vic attended the University of Utah and became a teacher in the Park City schools, where he worked for over forty years. The Petersons lived at 1503 Park Avenue until 1973, when they moved to Salt Lake City. Victor Peterson died in 1982.

1503 Park was owned by the La Monde Partnership of Los Angeles from 1973 to 1975, when it was sold to Stephen Hurley and Fred Vedder. Hurley sold his interest in 1979 to Dennis Hulbert. Vedder sold his interest in 1991, and the property is currently owned entirely by Dennis and Terri Hulbert.

Legal Description (include acreage): **PARCEL 1: BEG AT A PT 598 N & 1388 FT EOF THE SW COR OF SEC 9,T2SR4E,SLBM, & RUN TH N 25*24'W 52 FT; TH S 69*30'W160 FT; TH S 28*43'E 59.5 FT; TH N 62*0'E 156 FT TO THE PLACE OF BEG.EXCEPTING THEREFROM THE FOLLOWING: BEG AT A PT THAT IS N 578.88 FT & E1224.58 FT FR THE SW COR OF SEC 9,T2SR4E SLBM (BASIS OF BEARING BEING S 89*36'30" E FR SD SW COR OF SEC 9 TO THE SE COR OF THE SE 1/4 OF THE SW 1/4 OF SDSEC 9); SD PT ALSO BEING THE SW COR OF SILVER TOWN CONDOMINIUMS AS RECORDED07-19-76 AS ENTRY NO 132627 IN OFFICE OF SUMMIT COUNTY RECORDER; TH N 34*35'00" W 12.87 FT; TH N 69*30'00" E 158.46 FT; TH S 25*24'00" E 14.30 FT TO A PT ON THE S'LY PROPERTY LINE OF SD SILVER TOWN CONDO; TH ALG SD S'LY PROPERTY LINE S70*08'43" W 156.56 FT TO THE PT OF BEG. ALSO PARCEL 2:BEG AT A PT 598 FT N & 1388 FT E FR THE SW COR OF SEC 9,T2SR4E,SLBM; & RUN THALG THE E'LY LINE OF THAT CERTAIN PROPERTY DESC IN A DEED, ENTITLED"CONVEYANCE & OPTION", RECORDED NO 55509 IN BOOK F OF QCD PAG 482, IN SUMMITCOUNTY RECORDERS OFFICE N 25*24'00" W 48.03 FT; TH N 69*45'15" E 8.84 FT TO APT ON THE W'LY R/W LINE OF PARK AVE, SD PT IS LOCATED S 24*24'28" E (PARK CITYMONUMENT CONTROL MAP S 24*31'00" E) 251.30 FT & S 65*35'32" W 33.00 FT FR THE SURVEY MONUMENT LOCATED AT THE INT/SEC OF PARK AVE & EMPIRE AVE; TH ALG THE W'LY R/W LINE OF PARK AVE S 24*24' 28" E 91.13 FT; TH ALG THE N'LY LINE OF THAT CERTAIN QCD BOOK 353 PAGES 667-668 ENTRY #238494 IN OFFICE OF SUMMIT COUNTY RECORDER, S 65*08'30" W 9.51 FT; TH ALG THE N'LY LINE OF THAT CERTAIN PROPERTYDESC IN DEED ENTITLED "CONVEYANCE & OPTION", RECORDED QCDF-507 ENTRY #56281SUMMIT COUNTY RECORDERS OFFICE, S 65*08'30" W 150.88 FT; TH N 28*43'00" W 48.72FT; TH ALG THE S'LY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN A DEED, ENTITLED"CONVEYANCE & OPTION", RECORDED IN NO 55509 IN BOOK F OF QCD, PAGE 482 IN SUMMIT COUNTY RECORDERS OFFICE, N 66*54' 02" E 156.10 FT (DEED N 62*00'00" E156.00 FT) TO THE PT OF BEG DESC CONT 7,873.04 SQ FT(LESS ANY PORTION LYING IN SILVER TOWN CONDO) BAL 0.33 ACRES M51-517 M67-352M128-350 593-463 615-523 629-777-780 (SEE 630-244 AFFIDAVIT) 939-258**

1503 Park Avenue, Park City, Summit County, Utah

Historic Site Form—continuation sheet



1503 Park Avenue. Southeast oblique. November 2013.



1503 Park Avenue and outbuilding. Southwest oblique. November 2013.

1503 Park Avenue, Park City, Summit County, Utah

Historic Site Form—continuation sheet



1503 Park Avenue. East elevation. November 2013.



1503 Park Avenue. Northeast oblique. November 2013.

TITLE SEARCH FORM

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

Address: 1503 Park Avenue

Tax Number: SA-243

City: Park City, UT

Legal Description (include acreage): see historic site form for complete legal description

Current Owner: Dennis Paul and Terri Hulbert

Address: (see historic site form for address)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/4/1878	Jacob Arthur	Robert C. Chambers	W		[SW quarter S9]
5/20/1882	R.C. Chambers	Ontario Silver Mining Company	Q		[see record for legal description]
3/12/1924	Ontario Silver Mg. Co.	Ontario Silver Mg. Co.	Deed		"SW 1/4 [S9], excepting"
8/15/1935	Ontario Silver Mn'g Co.	Victor Peterson	Q.C.D.		
6/13/1958	Victor E. & Jennie Peterson	Victor E. & Jennie Peterson	W.D.		
10/18/1973	Victor E. & Jennie Peterson	La Monde Partnership of LA	W.D.		598'N & 1388'E fr SW corner Sec. 9
5/8/1975	La Monde Partnership of LA	Stephen Hurley & Fred Vedder	W.D.		
2/20/1979	Stephen Hurley & Fred Vedder	Fred Vedder & Dennis Hulbert	W.D.		(Vedder und. 75% int.; Hurlbert 25% und. int.)
10/24/1991	Fred Vedder	Dennis Hulbert	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 9/24/2014

Outside of extents of 1889 Sanborn

1889

Outside of extents of 1900 Sanborn

1900

Outside of extents of 1907 Sanborn

1907

Outside of extents of 1929 Sanborn

1929

Outside of extents of 1941 Sanborn

HPB Packet 5.16.18 1941

Vic Peterson Retires after Serving Youth of Park City for 40 Years

PARK CITY— After 40 years of teaching in the Park City schools, Mr. Victor Peterson retires as mathematics instructor at the Park City High School.

Busy Career

Mr. Peterson was born in Mill Creek, Utah, and moved to Park City at an early age. He graduated from the Park City High School and received a B. S. degree from the University of Utah. Mr. Peterson began his teaching in Snyderville where he taught from 1920 to 1924 when he transferred to the Jefferson School in Park City. From 1924 to 1936, except for one year's leave to attend the University, he taught at the Lincoln School. In 1936 he transferred to the Marsac Junior High where he remained until 1942 when he was assigned to the Park City High School as mathematics instructor, which position he held at the time of his retirement.

Mr. Peterson served in the Navy during World War I. He has always been an active member of the American Legion Post, having served two terms as commander. Since 1952 he has been Post Adjutant. He served as Scoutmaster for the LDS Boy Scouts for several years and later was Scoutmaster for the Kiwanis Troop.

He is married to Jennie Colman of New York City.

High in Their Praise

School patrons and former students are unanimous in their praise for his unfailing dedication to teaching and hope his future years will be pleasant and enjoyable.



VIC PETERSON

Mr. Peterson, "Vic" as he is best known to his host of friends, is retiring due to ill health.

He has been a resident of the Park City area for the past 50 years and plans to remain in his home town Park City, in the center of his fishing and hunting grounds, and among his "fishing pals," where he is happiest.

The Petersons plan to spend part of the winter in a milder climate for the benefit of his health, and it is the sincere wish of his friends that his health will improve greatly and we may enjoy his pleasant association with Park City residents for many years yet to come.

Congratulations and all good wishes are extended to Victor Peterson for a busy and happy retirement.



Vic Petersons Note Golden Date

Fifty years ago Victor Peterson took Jennie Coleman as his bride on April 26, 1919, in Jennie's home town, Yonkers, New York. On April 26, 1969 the Park City couple will be honored at a Golden Wedding Anniversary reception at the Silver King Motel.

Mr. and Mrs. Peterson met when Victor was back east during his military service in World War I. Shortly after their wedding they came to Utah and lived in Snyderville about five years before moving in 1925 to their present home at 1503 Park Avenue, Park City.

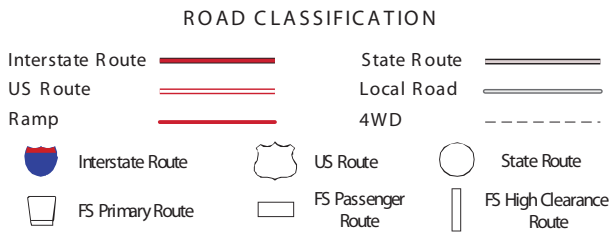
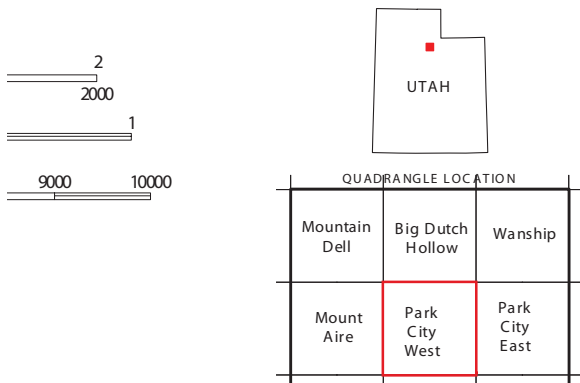
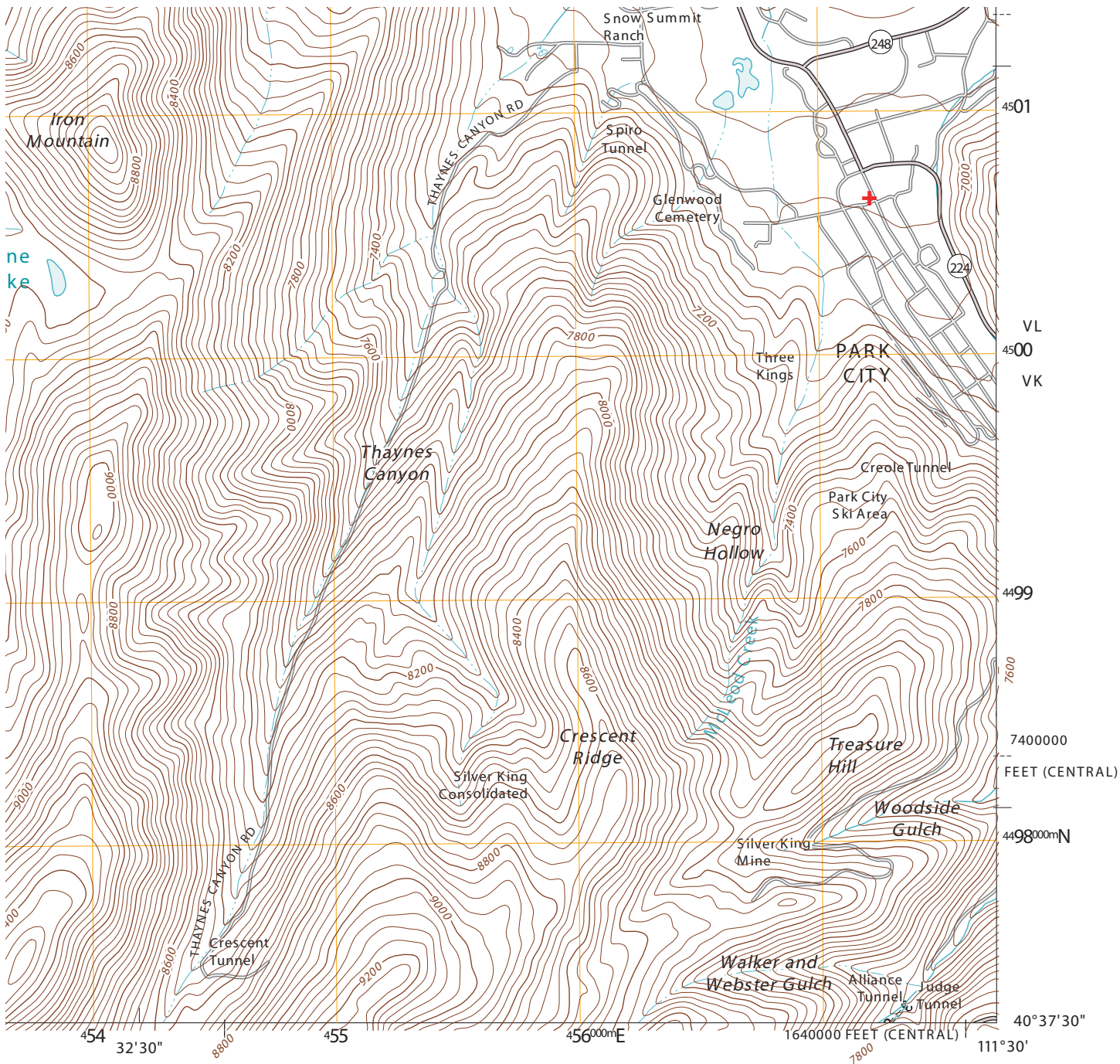
Victor is a 1916 graduate of

the Park City High School where he taught math as well as other subjects during his 40-year tenure as a teacher in the Park City School District. He taught at the Marsac School prior to his high school teaching.

Mrs. Goldie Voigt, of Nampa, Idaho and a sister of Victor, and Mr. and Mrs. William Blonquist are sponsoring the "Open House" to which all friends of the Golden Wedding couple are invited. The reception will be from 3 to 5 p.m. Victor and Jennie ask that no gifts be sent or brought. They just want to greet their friends.

Park Record, 8/31/1961

Park Record, 4/17/1969



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

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

HISTORIC SITE FORM

PARK CITY MUNICIPAL CORPORATION (11-16)

1 IDENTIFICATION

Name of Property: **Victor and Jennie Peterson House**

Address: **1503 Park Avenue**

Twtnshp

Range

Section:

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

UTM:

Current Owner Name: **Dennis Paul and Terri Hulbert (jt.)**

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

Current Owner Address: **1563 Tollgate Road**

Quad/2011

Park City, UT 84098

Tax Number: **SA-243**

Legal Description (include acreage): **see continuation sheet**

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

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

National Register of Historic Places: ☐ Ineligible ☒ Eligible ☐ Listed (date:)

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (4)**

☒ prints: **1995, 2006 (2)**

☐ 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.

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

Researcher/Organization: John Ewanowski, CRSA Architecture
HPB Packet 5.16.18

Date: April 2015

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: period cottage type No. Stories: 1
Foundation Material: concrete Wall Material(s): drop-novelty wood siding
Additions: x none minor major (describe below) Alterations: none x minor major (describe below)
Number of associated outbuildings 1 and/or structures 0 .

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

1503 Park is a bungalow cottage type house that has not had many modifications made to it. While the bungalow cottage is not one of the main three house types built during the historic Park City mining era, it was still common during that time period. Not much is known about the early years of the house, as it is just outside of the boundaries for the Sanborn maps, and there is no historic tax photo to reference. Though the conclusions about the form are difficult to reach, the materials are telling, and do not appear to have been majorly altered. The side gable roof is sheathed with composition shingles, and the roof of the garage on the lot is sheathed with tar paper. The walls are clad with drop novelty wood siding, as are the walls of the garage. The windows are wooden single hung type windows, and there is a pair on either side of the centered door. The door appears to be a wood frame and panel door with three narrow upper lights, and has a wood screen door in front of it. A small gable protrudes from the roof to cover the porch area, and is supported by square wood piers that taper slightly towards the top. The house is raised up on a concrete foundation. 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. 1930

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

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

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

This property is located outside of the original Park City survey, and it was owned by the Ontario Mining Company until the 1930s along with the other land in the southwest corner of Section 9. This combination makes it difficult to determine a construction date and early owners for the house, which was built around 1900. Furthermore, the property is outside of the Sanborn Map boundaries for Park City, so its development and renovations over time are difficult to understand.

The southwest corner of Section 9 was sold from Jacob Arthur to R.C. Chambers in 1878. Chambers was the director of the Ontario Mining Company, and he sold this land to the company in 1882. While the Ontario Company presumably prospected on this land, the closest developed mine was the Three Kings shaft on the mountainside to the west of town. The Ontario mines and mill were south of Park City, so it is unclear if they used this land to the north for anything. It was common for early Park City residents to live on land that they did not own, squatting in houses that were owned by mining companies or the Townsite Company. This was the case on this parcel, where the house was built decades before the title was deeded from the Ontario Mining Company to an individual owner.

Victor Peterson was the first individual owner of this property which he bought in 1935. Vic had been living in the house with his wife Jennie since at least 1930, as evidenced by the Federal Census of that year. Vic was born in 1893 in Millcreek, Utah, moving to Summit County as a child and attending Park City High School before enlisting in the Navy for World War I. After his returning from Europe, Vic and Jennie were married. Vic attended the University of Utah and became a teacher in the Park City schools, where he worked for over forty years. The Petersons lived at 1503 Park Avenue until 1973, when they moved to Salt Lake City. Victor Peterson died in 1982.

1503 Park was owned by the La Monde Partnership of Los Angeles from 1973 to 1975, when it was sold to Stephen Hurley and Fred Vedder. Hurley sold his interest in 1979 to Dennis Hulbert. Vedder sold his interest in 1991, and the property is currently owned entirely by Dennis and Terri Hulbert.

Legal Description (include acreage): **PARCEL 1: BEG AT A PT 598 N & 1388 FT EOF THE SW COR OF SEC 9,T2SR4E,SLBM, & RUN TH N 25*24'W 52 FT; TH S 69*30'W160 FT; TH S 28*43'E 59.5 FT; TH N 62*0'E 156 FT TO THE PLACE OF BEG.EXCEPTING THEREFROM THE FOLLOWING: BEG AT A PT THAT IS N 578.88 FT & E1224.58 FT FR THE SW COR OF SEC 9,T2SR4E SLBM (BASIS OF BEARING BEING S 89*36'30" E FR SD SW COR OF SEC 9 TO THE SE COR OF THE SE 1/4 OF THE SW 1/4 OF SDSEC 9); SD PT ALSO BEING THE SW COR OF SILVER TOWN CONDOMINIUMS AS RECORDED07-19-76 AS ENTRY NO 132627 IN OFFICE OF SUMMIT COUNTY RECORDER; TH N 34*35'00" W 12.87 FT; TH N 69*30'00" E 158.46 FT; TH S 25*24'00" E 14.30 FT TO A PT ON THE S'LY PROPERTY LINE OF SD SILVER TOWN CONDO; TH ALG SD S'LY PROPERTY LINE S70*08'43" W 156.56 FT TO THE PT OF BEG. ALSO PARCEL 2:BEG AT A PT 598 FT N & 1388 FT E FR THE SW COR OF SEC 9,T2SR4E,SLBM; & RUN THALG THE E'LY LINE OF THAT CERTAIN PROPERTY DESC IN A DEED, ENTITLED"CONVEYANCE & OPTION", RECORDED NO 55509 IN BOOK F OF QCD PAG 482, IN SUMMITCOUNTY RECORDERS OFFICE N 25*24'00" W 48.03 FT; TH N 69*45'15" E 8.84 FT TO APT ON THE W'LY R/W LINE OF PARK AVE, SD PT IS LOCATED S 24*24'28" E (PARK CITYMONUMENT CONTROL MAP S 24*31'00" E) 251.30 FT & S 65*35'32" W 33.00 FT FR THE SURVEY MONUMENT LOCATED AT THE INT/SEC OF PARK AVE & EMPIRE AVE; TH ALG THE W'LY R/W LINE OF PARK AVE S 24*24' 28" E 91.13 FT; TH ALG THE N'LY LINE OF THAT CERTAIN QCD BOOK 353 PAGES 667-668 ENTRY #238494 IN OFFICE OF SUMMIT COUNTY RECORDER, S 65*08'30" W 9.51 FT; TH ALG THE N'LY LINE OF THAT CERTAIN PROPERTYDESC IN DEED ENTITLED "CONVEYANCE & OPTION", RECORDED QCDF-507 ENTRY #56281SUMMIT COUNTY RECORDERS OFFICE, S 65*08'30" W 150.88 FT; TH N 28*43'00" W 48.72FT; TH ALG THE S'LY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN A DEED, ENTITLED"CONVEYANCE & OPTION", RECORDED IN NO 55509 IN BOOK F OF QCD, PAGE 482 IN SUMMIT COUNTY RECORDERS OFFICE, N 66*54' 02" E 156.10 FT (DEED N 62*00'00" E156.00 FT) TO THE PT OF BEG DESC CONT 7,873.04 SQ FT(LESS ANY PORTION LYING IN SILVER TOWN CONDO) BAL 0.33 ACRES M51-517 M67-352M128-350 593-463 615-523 629-777-780 (SEE 630-244 AFFIDAVIT) 939-258**

1503 Park Avenue, Park City, Summit County, Utah

Historic Site Form—continuation sheet



1503 Park Avenue. Southeast oblique. November 2013.



1503 Park Avenue and outbuilding. Southwest oblique. November 2013.

1503 Park Avenue, Park City, Summit County, Utah

Historic Site Form—continuation sheet



1503 Park Avenue. East elevation. November 2013.



1503 Park Avenue. Northeast oblique. November 2013.





TITLE SEARCH FORM

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

Address: 1503 Park Avenue

Tax Number: SA-243

City: Park City, UT

Legal Description (include acreage): see historic site form for complete legal description

Current Owner: Dennis Paul and Terri Hulbert

Address: (see historic site form for address)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/4/1878	Jacob Arthur	Robert C. Chambers	W		[SW quarter S9]
5/20/1882	R.C. Chambers	Ontario Silver Mining Company	Q		[see record for legal description]
3/12/1924	Ontario Silver Mg. Co.	Ontario Silver Mg. Co.	Deed		"SW 1/4 [S9], excepting"
8/15/1935	Ontario Silver Mn'g Co.	Victor Peterson	Q.C.D.		
6/13/1958	Victor E. & Jennie Peterson	Victor E. & Jennie Peterson	W.D.		
10/18/1973	Victor E. & Jennie Peterson	La Monde Partnership of LA	W.D.		598'N & 1388'E fr SW corner Sec. 9
5/8/1975	La Monde Partnership of LA	Stephen Hurley & Fred Vedder	W.D.		
2/20/1979	Stephen Hurley & Fred Vedder	Fred Vedder & Dennis Hulbert	W.D.		(Vedder und. 75% int.; Hurlbert 25% und. int.)
10/24/1991	Fred Vedder	Dennis Hulbert	W.D.		

Researcher: John Ewanowski, CRSA Architecture

Date: 9/24/2014

Outside of extents of 1889 Sanborn

1889

Outside of extents of 1900 Sanborn

1900

Outside of extents of 1907 Sanborn

1907

Outside of extents of 1929 Sanborn

1929

Outside of extents of 1941 Sanborn

Vic Peterson Retires after Serving Youth of Park City for 40 Years

PARK CITY—

After 40 years of teaching in the Park City schools, Mr. Victor Peterson retires as mathematics instructor at the Park City High School.

Busy Career

Mr. Peterson was born in Mill Creek, Utah, and moved to Park City at an early age. He graduated from the Park City High School and received a B. S. degree from the University of Utah. Mr. Peterson began his teaching in Snyderville where he taught from 1920 to 1924 when he transferred to the Jefferson School in Park City. From 1924 to 1936, except for one year's leave to attend the University, he taught at the Lincoln School. In 1936 he transferred to the Marsac Junior High where he remained until 1942 when he was assigned to the Park City High School as mathematics instructor, which position he held at the time of his retirement.

Mr. Peterson served in the Navy during World War I. He has always been an active member of the American Legion Post, having served two terms as commander. Since 1952 he has been Post Adjutant. He served as Scoutmaster for the LDS Boy Scouts for several years and later was Scoutmaster for the Kiwanis Troop.

He is married to Jennie Colman of New York City.

High in Their Praise

School patrons and former students are unanimous in their praise for his unfailing dedication to teaching and hope his future years will be pleasant and enjoyable.



VIC PETERSON

Mr. Peterson, "Vic" as he is best known to his host of friends, is retiring due to ill health.

He has been a resident of the Park City area for the past 50 years and plans to remain in his home town Park City, in the center of his fishing and hunting grounds, and among his "fishing pals," where he is happiest.

The Petersons plan to spend part of the winter in a milder climate for the benefit of his health, and it is the sincere wish of his friends that his health will improve greatly and we may enjoy his pleasant association with Park City residents for many years yet to come.

Congratulations and all good wishes are extended to Victor Peterson for a busy and happy retirement.



Vic Petersons Note Golden Date

Fifty years ago Victor Peterson took Jennie Coleman as his bride on April 26, 1919, in Jennie's home town, Yonkers, New York. On April 26, 1969 the Park City couple will be honored at a Golden Wedding Anniversary reception at the Silver King Motel.

Mr. and Mrs. Peterson met when Victor was back east during his military service in World War I. Shortly after their wedding they came to Utah and lived in Snyderville about five years before moving in 1925 to their present home at 1503 Park Avenue, Park City.

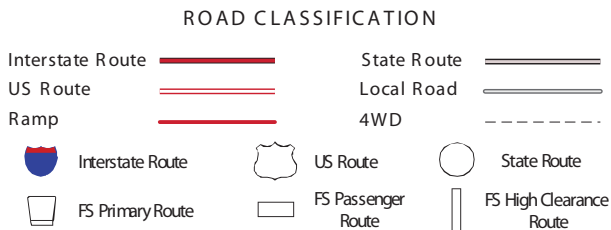
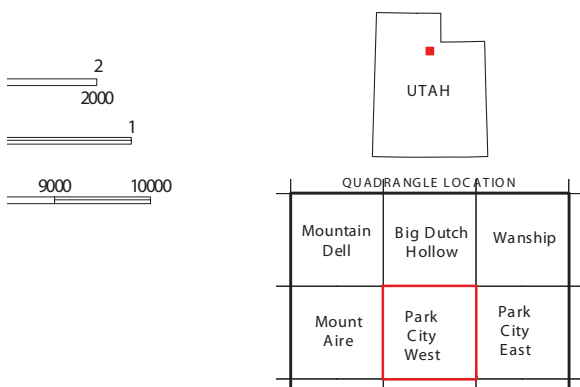
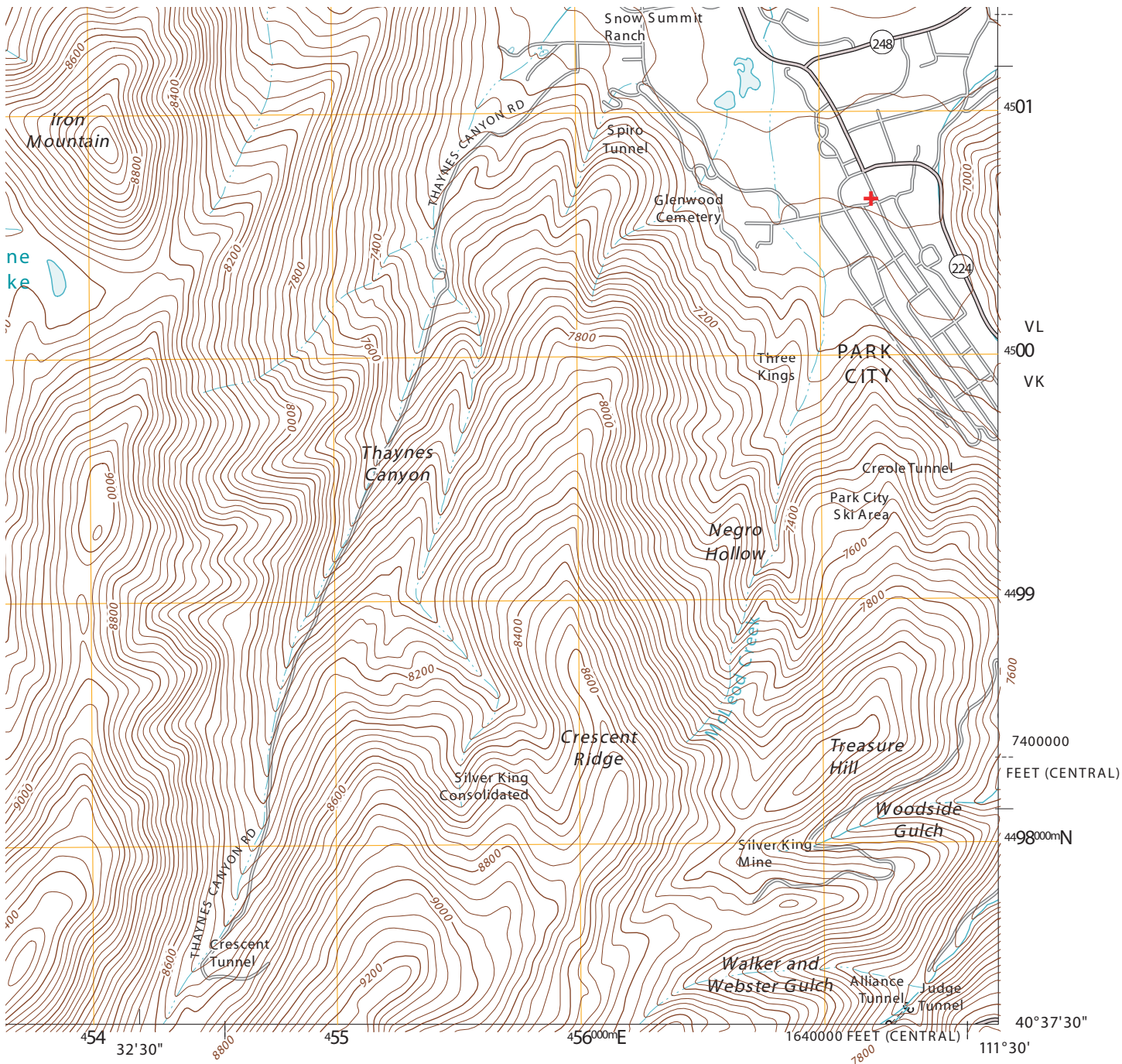
Victor is a 1916 graduate of

the Park City High School where he taught math as well as other subjects during his 40-year tenure as a teacher in the Park City School District. He taught at the Marsac School prior to his high school teaching.

Mrs. Goldie Voigt, of Nampa, Idaho and a sister of Victor, and Mr. and Mrs. William Blonquist are sponsoring the "Open House" to which all friends of the Golden Wedding couple are invited. The reception will be from 3 to 5 p.m. Victor and Jennie ask that no gifts be sent or brought. They just want to greet their friends.

Park Record, 8/31/1961

Park Record, 4/17/1969



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

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